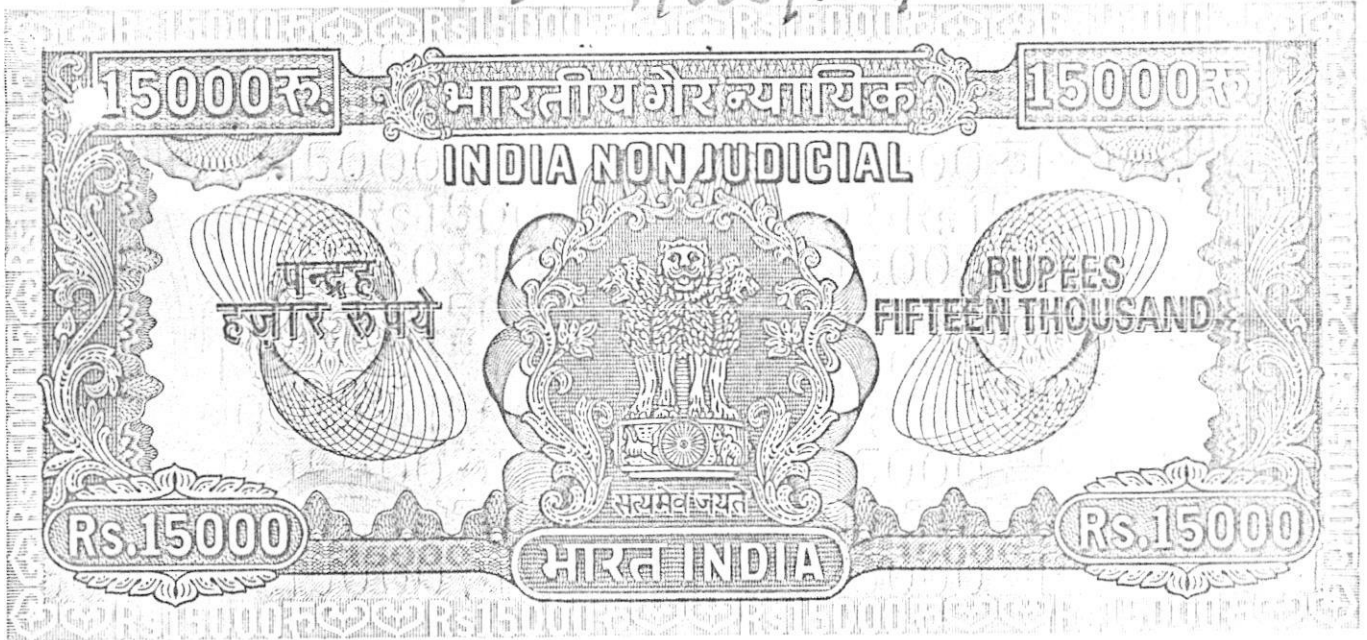


Q.3796/2001

H068/2001

Q.3796/2001



Date : 10-05-2001 Serial No : 3,236 Denomination : 15,000 02BB 217064

Purchased By :

ARUNA NAIK

SELF

For Whom :

W/O. NAGESWAR RAO
R/O HYD

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 11th day of May 2001 at Secunderabad by:

M/s. MODI PROPERTIES & INVESTMENTS PVT.LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 31 years,

hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

Mrs. ARUNA NAIK, WIFE OF SRI. NAGESWAR RAO, aged about 30 years, Residing at Flat No.421B, 4th Block, Janapriya Township, Mallapur, Hyderabad.

hereinafter jointly called the 'BUYER' (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

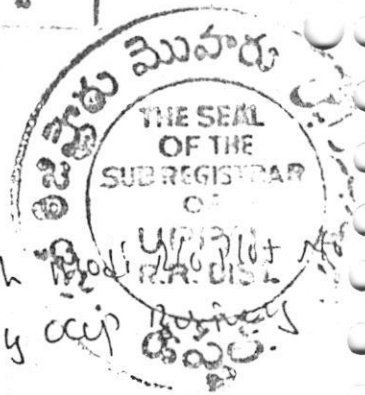
Sohan Modi
Managing Director

along with
A 316



4068/2001
 దస్తావజ్జు సేవలకు విధించబడినది
 14 శాసనసభ పత్ర
 పంఖ్య 1
 శా. సహాయ

2001 వ సం 30 మే 11
 పేజీ 1-2
 రూ. 1121=00 వెలియనది.



నాన్ యుజుల్ టిప్పుకోనది

ప్రొటెక్షన్ వేజు



వెలియనది

1

perstiv

Y.S.R. Murthy S/o Y. Anand Sreenani R/o 5-4-181/384
 Murthy Secy.

2

Voel

Sh. J. Dossanna, Secy. Secy. to 400, G. 90, Upul, Ad

2001

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2001

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13977 11/5/2001 43950 AP 23 II M

Arum Naile W/o Nagwar Rao

Self

Rw. 440

Rw
R. NARENDER
SVL No. 42 95
R No. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 2 ::

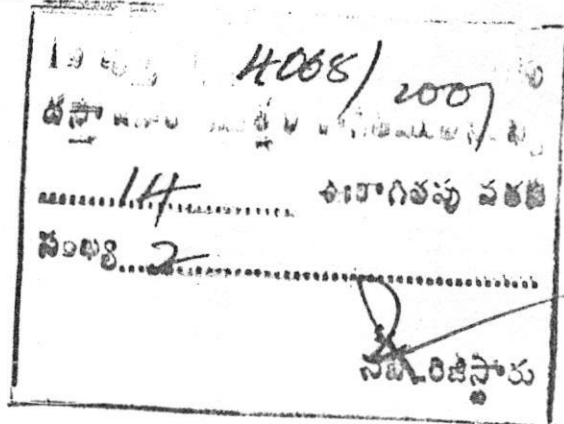
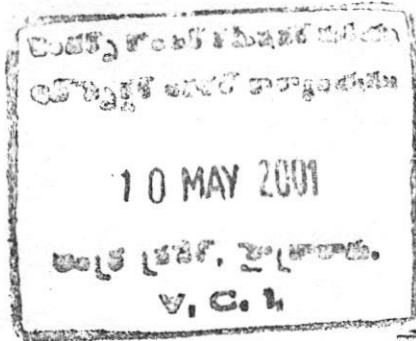
WHEREAS

A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director



1 వ పుస్తకము 2001 నం. కా. శ. 1923

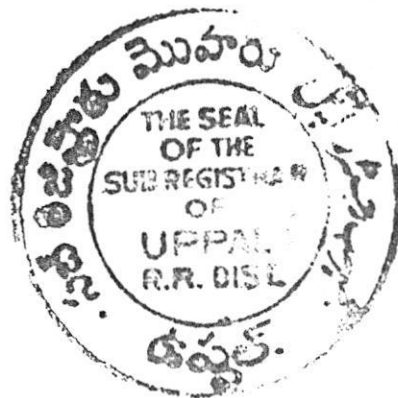
పు. 4068 నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం రిజిస్టరు నెంబరుగా 3996-1-1507

2001 ఇన్వెంట్రి మెయిన్.

2001 వ 33 నెంబరు 11 తేది

స్టాంపు రిజిస్ట్రార్





S. No. 13978... Date 11/5/2001... Rs. 49951 AP 23 II M

Sold To Aruns Nalla, W/o. Nageswar Rao

For Whom Self

R. NARENDER
SVL No. 12 95
R. No. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 3 ::

Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Vol. No.2845, Page No. 53 to 66
24/02/99	1 Acre along with A.C. Sheet Shed 1500 Sft.,	1491/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan.

For Modi Properties & Investments Pvt. Ltd.

Contd.4..

John Modi
Managing Director

రాష్ట్ర రికార్డుల కమిషనరీ కార్యాలయం
 రాష్ట్ర రికార్డుల కమిషనరీ కార్యాలయం
 10 MAY 2001
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
 V. C. R.

1వ పుస్తకం 44068/2007 పుస్తకం
 దస్తావీజులు మొత్తం 14 పుస్తకాలు
 పుస్తకం 14 పుస్తకం
 పుస్తకం 3 పుస్తకం
 సర్దిబట్టాడు





S. No. 13979.. Date.. 11/5/2001 Rs. 500/- 43352 AP 23 II M

Sold To Arun Kumar Naidu & Co. Nageswar Rao

For Vendor Self

R. N. NAGESWAR
SVL No. 13979
R. D. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.

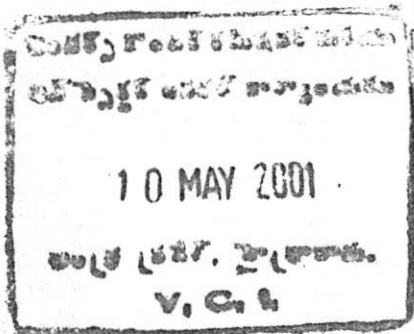
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.,

D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

For Medi Properties Investments Pvt. Ltd.

[Signature]
Managing Director



4068/2001
దస్తవీరు
చివరికి పత్రం
సంఖ్య 4
నవీన్ కుమార్

M U 524





U. No. 13980... Date... 11/5/2001... Re... Sb0149353

AP 23 II M

Sold To: Arun... Date... 11/5/2001... To: Nageswar Rao

Sell

R. 444

R. 444
R. 444
R. 444
R. 444
RAM NAGAR, HYDRA.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.412, on the Fourth Floor, in Block No.A in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft. in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

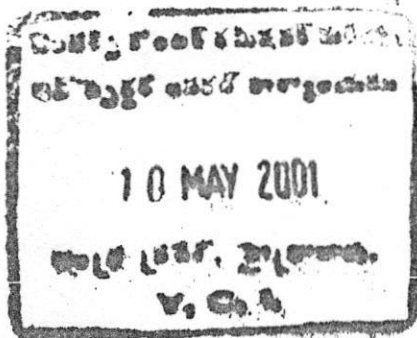
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

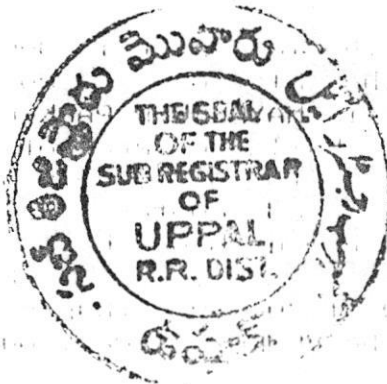
Contd.6..

For Modi Properties & Investments Pvt. Ltd.

John M. A.
Managing Director



4068/2001 ప.పు
దస్తావజులు నంబర్ 14 పేరేజీ నంబర్ 5
14 పరిశీలన పత్రం
నంబర్ 5
స.వి.సి.సా.సా.



HOW THIS DEED WITH SOLT AS UNDER:



13981... 11/5/2001... SVL-48951 AP 23 II M
 Arang Naga... who Nageswar Rao
 self
 Rto. 640

Ruy
 R. NARENDER
 SVL No. 42 95
 R No. 1/2001 2003
 RAM NAGAR, HYD'BAD.

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

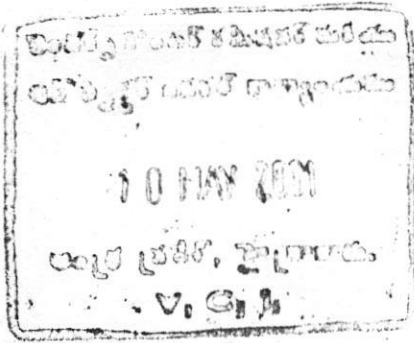
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER PARK.

ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Medi Properties & Investments Pvt. Ltd.

Contd. 7..

Jhan Me...
 Managing Director



1వ పుస్తకం 4068/2019
దస్తావజులు మొత్తం 14 నమూనా సంఖ్య
14
సంఖ్య 6
వికాసితపు సతవ
[Signature]





13982

11/5/2001

48855

AP 23 II M

Aruna

Nare

Narewar Rao

sell

R. 440

RUB
R. NARENDER
SVL No. 42 95
R. N. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 7 ::

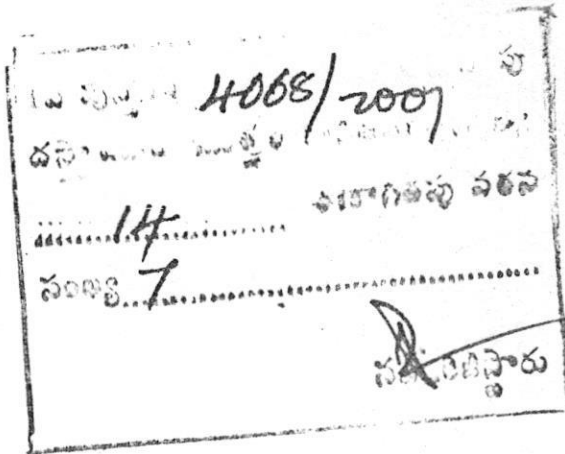
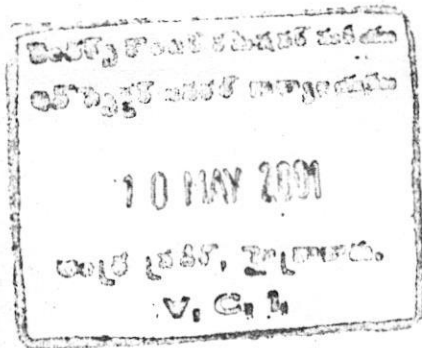
iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments in MAYFLOWER PARK constructed on the Schedule Land. As a member the purchaser shall abide by the rules and bye laws framed by the said society, association or company who shall be the administrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the forming of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director





13983

11/5/2001

No 48950

AP 23 III M

R. NARENDER

SVL No. 42 95

R.N.J. 1/2001 2003

RAM NAGAR, HYD'BAD.

Arundh Walle No Napejwar Rano
Self

R.N.J. 1/2001 2003

:: 8 ::

v) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking space and shall be maintained, managed the administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the society/association/company that may be formed by the owners and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

vi) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.

Contd.9..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



Q. 13984 - 11/5/2001 - 500 48957 AP 23 II M

Aruna Wala W/o Nagaswar Rao

ret

R. Narasimhan

R. NARASIMHAN
SVL No. 42 95
R No. 1/2201 1/03
RAM NAGAR, HYD'BAR

:: 9 ::

vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.

viii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, within 7 days of receiving a notice to do so.

Contd.10..

For M/s. Durgam Cheruvu Pvt. Ltd.

John M. L.
Manager



No. 13985... Date... 11/5/2001... Rs. 100/49950 AP 23 II M

Sold To Aruns. Nair... who Nageswar Rao

For Whom... sell

R44
R. NARENDER

SVL No. 42 95

R No. 1/2001 2003

RAM NAGAR, HYD'BAD.

:: 10 ::

ix) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominate contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.

x) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

xi) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు
 ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు
 10 MAY 2001
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
 V. C. 1

1వ పుస్తకం 4008/2007
 దస్తావీజుల మొత్తం సాగితిముఖ సలహా
 14 చూరగితపు వరస
 సంతకం 10
 సబ్ రిజిస్ట్రార్



ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు, హైదరాబాద్, ఆంధ్ర ప్రదేశ్.
 దస్తావీజుల మొత్తం సాగితిముఖ సలహా
 14 చూరగితపు వరస
 సంతకం 10
 సబ్ రిజిస్ట్రార్

ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు, హైదరాబాద్, ఆంధ్ర ప్రదేశ్.
 దస్తావీజుల మొత్తం సాగితిముఖ సలహా
 14 చూరగితపు వరస
 సంతకం 10
 సబ్ రిజిస్ట్రార్

ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు, హైదరాబాద్, ఆంధ్ర ప్రదేశ్.
 దస్తావీజుల మొత్తం సాగితిముఖ సలహా
 14 చూరగితపు వరస
 సంతకం 10
 సబ్ రిజిస్ట్రార్



S. No. 13986 Date 11/5/2001 Rs. 48950 AP 23 II M

Sold To Aruna Naidu Wogeywar Rao

For Whom Sells

R. NARENDER
SVL NO. 42 95
R. N. 1/2001 2003
RAM NAGAR, HYD'BAD.

Rb. 440

:: 11 ::

xii) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations in the Schedule Premises without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

xiii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any open place, compound etc., (be) use the apartment for illegal and immoral purpose (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof (f) use the premises as an office or for any other commercial purpose.

5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.1,70,000/-.

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd.12..



S No. 13987... Date 11/5/2001... Rs. 360/43960 AP 23 II M

Sold To Arundha Naidu who Rajeshwar Rao

Self

R. N. 6/40

R. N. 6/40
R. N. 6/40
SVL No. 12/95
R. N. 6/2001 2003
RAM NAGAR, HYD'BAD.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Semi-finished Flat bearing No.412, on Fourth Floor in Block No.A, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and reserved scooter parking space admeasuring about 15 Sft as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: Jogging Track.

SOUTH :: Flat No.411.

EAST :: 4' Wide passage

WEST :: Main Gate and 40' Wide Road.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 11th day of May 2001 in the presence of the following witnesses;

WITNESSES:

1. *[Signature]*

2. R. N. 6/40
(Arundha)

[Signature]
R. N. 6/40

Drafted by VENDOR

[Signature]

(R. NANDISHWARI)
D.W.L. No. 5/87
R.No. 56/2001, R.R. Dist.

విశాఖ పట్టణం నగర పంచాయతీ
 10 MAY 2001
 ఆంధ్ర ప్రదేశ్, విశాఖ.
 A, C, S

1వ పుస్తకం 4068/2001
 దస్తావేజుల ముద్రా తీసివేయబడినవి
 14
 సంఖ్య 12
 సహకారితపు వతప
 నాగేశ్వరరావు



PROPERTY HEREBY SOLD

Fourth Floor in Block No. 4, having super-built-up area of 420 sq. ft. divided into 18 shares of land to the extent of 18 sq. ft. each and scooter parking space measuring 18 sq. ft. each. Situated at Survey No. 179, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Rang Reddy District, as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: Jogging track.

SOUTH :: Flat No. 411.

EAST :: 4" Wide passage and drainage.

WEST :: Main gate and 40" Wide road.

IN WITNESS WHEREOF the Vendor hereto has signed this
 Date on the 10th day of May 2001 in the
 presence of the following witnesses:

WITNESSES:

VENDOR

ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat No.412, in Fourth Floor, in Block No.A, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (C45)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : new years.
- 3) Total extent of site : 18 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., of Scooter parking.
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor : 450 Sft.,
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 1,70,000/-

per Modi Properties & Investments Pvt. Ltd.

Date: 11/5/2001

signature of the Executant

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Signature of the Executant

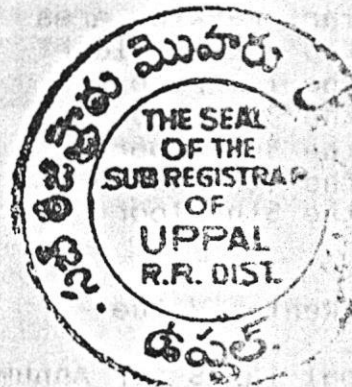
Date:

11/5/2001

per Modi

signature of the Executant

1వ పుస్తకం... 4068/1000 పుస్తకం
 దస్తావేజుల మొత్తం వాగితముల సంఖ్య
14..... వాగితపు వతవ
 సంఖ్య... 13.....
 నవ్. రెడ్డిస్వామి



SEMI-FINISHED FLAT NO. 412, 4TH FLOOR
REGISTRATION PLAN SHOWING BLOCK-A, MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPUR (V)

UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.

R.C.P. BY ITS M.D. Mr. SOHAM MODI

VENDEE

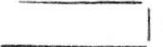
Mrs. ARUNA NAIK

W/O. SRI. NAGESWAR RAO

REFERENCE :

SCALE: 1" =

INCL: 

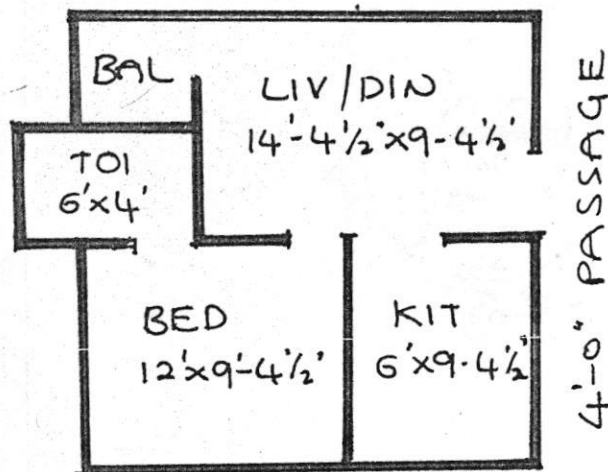
EXCL: 

AREA : 18

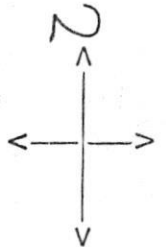
SQ. YDS. OR 15.04

SQ. MTRS.

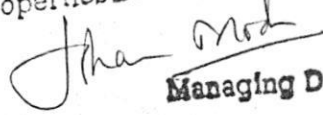
SUPER BUILT-UP AREA: 450 SQ. FT.



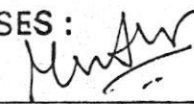
FLAT NO. 411



For Modi Properties & Investments Pvt. Ltd.


Managing Director

WITNESSES:

1. 

2. 

SIG. OF THE VENDOR

1వ పుస్తకం 4068/2007
 దస్తావేజుల పేరు: ఉత్తర గోదావరి జిల్లా
 14 శాసనసభ సభ్యుల పత్రం
 స.స.స. 14
 న.వి.సి.సి.స.స.

