



Date : 04-10-2001 Serial No : 6,910 Denomination : 15,000 02BB 249595

Purchased By :

For Whom :

YOUNUS MULLA

SELF & OTHERS

S/O LATE. MOHD MULLA

R/O SEC BAD

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

SALE DEED

This Sale Deed is made and executed on this 5th day of Oct 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

1. Mr. YOUNUS MULLA, SON OF LATE MOHD. MULLA, aged about 44 years,

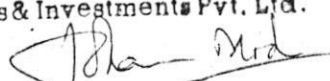
2. Mrs. FEROZA MULLA, WIFE OF SRI. YOUNUS MULLA, aged about 31 years,

both are Residing at 34, Sitaramnagar Colony, Sikh Village, Secunderabad.

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.


Managing Director



1వ పుస్తకం 9.5.2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14
 సంఖ్య 1
 పబ్లికేషన్స్

2001 వ సం|| ఆర్డర్ నెల 5...
 తేది పగలు 12-1 గంటల వ్యవస్థ
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసిన రసీదు
 రూ. 21.01/- చెల్లించినది



వాని ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎకమ ప్రొటెస్ట్ ప్రేలు

John Moh
John Moh S/o Sathish Reddy
 (Kupinen) Phone: 180 Ravello 15 July 1998



నిరూపించినది

- 1) by S/o P. Sathyanarayana (put service) 54-1871384 on 11/10/2001
- 2) A.S. Kumar S/o. A.S.K. Kumar, R/o. Hyderabad occ: Bus shell
 H.No. 12-151001, N.K. Nagar,

2001 వ సం|| ఆర్డర్ నెల 5... రేడి
 15234. ఆర్డర్ నెల 13... వ తేది

R. Sathish Reddy
 ఉప్పల్



Date : 04-10-2001 Serial No : 6,911 Denomination : 15,000 02BB 249596

Purchased By :

For Whom :

YOUNUS MULLA

SELF & OTHERS

S/O LATE. MOHD MULLA
R/O SEC BAD

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

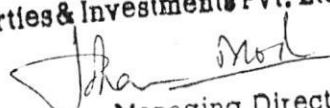
:: 2 ::

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.


Managing Director



శుద్ధం 8695/2001 సంపు
 దస్తావేజాల వెంతుం కారితయల నంబు
 14 నం కారితపు వరం
 సంఖ్య 2
 సబ్ రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1896

No 8695 of 2001 Date 5/10/2001

I hereby certify that the proper deficit
 stamp duty of Rs 2260/- (Rupees Two thousand
 two hundred and sixty only)
 has been laid in respect of this instrument
 from Sri. Saham Modi
 on the basis of the agreed Market Value
 consideration of Rs 366000/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal

Dated:

5/10/2001

Sub Registrar
 and Collector U.S. 41 & 42 of
 INDIA STAMP ACT





24704 Date 4/10/2001 No. 87872

Sold To... Younus mulla 36 late mohd. mulla, R. Sec. 6

For What... self 60 kers

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam R.R. Dist.

:: 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.

Managing Director

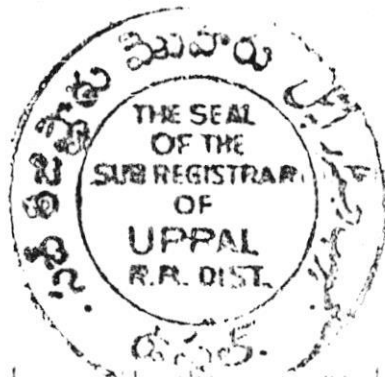
Contd.4..



1వ పుస్తకం 86.95/2001... సంపు
దస్తావేజాల మొత్తం కాగితాల సంఖ్య
..... 14 ఈ కాగితపు పరప
సంఖ్య..... 3

సహ రిజిస్ట్రారు

1వ పుస్తకము 2001 సం|| శా. శ. 1923 పు
86.95... నెంబరుగా రిజిస్టరు చేయబడి ప్లానింగు
నిమిత్తం గ:రింపు నెంబరుగా 8569-1-1/100
2001 ఇప్పడైనది
2001 పట్టాబర్తనల 5... నది
సహ రిజిస్ట్రారు





24705 u 11012001 500

97873

younus mulla, late mohd. mulla,

self 8015ers

R to see bad

G. NARSAIAN
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

:: 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 Modi Properties & Investments Pvt. Ltd.

Manoj
Managing Director



పంపు సంఖ్య 8695/2001. పంపు
 దస్తావేజుల వెంట్రాఫ్ కాగితాల సంఖ్య
 14 ఈ కాగితపు నరస
 పంపు 4

సబ్ డివిజన్





S. No. 24706 Date 4/10/2001 Rs. 500/-

Sold To... Younus mulla Sh. late. mohd mulla.

For Whom... self & others

EC rec. bad

G. Narayan
G. NARAYAN
S.V.L. No. 6/90
R. NO. 4/93-2001
Nacharam, R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing Nos.511 & 512, on the Fifth Floor, in Block No.A in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 Sft. and 100 Sft., respectively in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,66,000/- (Rupees Three Lakhs Sixty Six 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.3,66,000/- (Rupees Three Lakhs Sixty Six 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..

Per Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



S. No. 24767 Date 4/10/2001 Rs. 500/- mohd mulla, R.L. Sec. bad
 Sold To Younus mulla, SL Cat 97875
 For Whom Self 6015ers
 G. NARSAIAH
 S.V.L. No. 6/90
 R. NO. 4/99-2001
 Nacharam, R.R. Dist

:: 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.

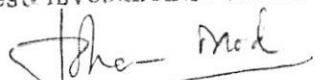
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.


 Managing Director



1వ పుస్తకం 84.95/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 14 కాగితపు పరచు
సంఖ్య 6

సహాయక నిర్వాహకులు

[illegible]



A. No. 24708 Date 4/10/2001 Rs. 500/- 97876
 P. To. Younus mulla, R/o. Mohd mulla, R/o. Sec. bad
 P. Whom self R/o. 15/15

G. NARSAIAH
 S.V.L No. 6/90
 R. NO 4/99-2001
 R.R. Dist

:: 7 ::

iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments 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 association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircase, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the purchaser ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) 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 association 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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

She. Modi
 Managing Director



1వ పుస్తకం 86.9.5/2001 సుప్రీ
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....14..... ఈ కాగితపు పరచు
సంఖ్య7.....

స. రిజిస్ట్రారు



OF THE
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

1. The common factor in the two services is the fact that they are both provided by the same organization, the American Red Cross, and are both provided to the same group of people, the American people. The common factor in the two services is the fact that they are both provided by the same organization, the American Red Cross, and are both provided to the same group of people, the American people.

Journal of Management Inquiry 18(6)



S. No. 24709 Date 4/10/2001 R. No. 5057877
 Sold To YOUNUS MULLA sb late. mohd mulla,
 R. No. Sec. bad
 For Whom self R. No. 5057877

G. NARSAIAN
 S.V.L. No. 6/90
 R. No. 4/99-2001
 Nacharam, R.P. Dist

:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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.

vi) 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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director





No. 24710 Date 11/01/2001 Rs. 500/- 7878

Sold To: Younus mulla, SL

Self 80/50rs

late. mohd. mulla,
PL sec. bad

G. NARSAIAN
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam R.R. Dist

:: 9 ::

vii) 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, before taking possession of the Schedule Apartments.

viii) 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.

ix) 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.

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

For May Properties & Investments Pvt. Ltd.

She Moh
Managing Director

Contd.10..



24711 4110/2001 Rs. 500/-
97879
younus mulla a. s/o. Lakshmi mulla, R.L. sec. bad
self 8015ers

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

:: 10 ::

xi) 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.

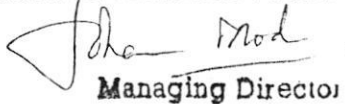
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.3,66,000/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd


Managing Director



ప పుస్తకం 86.95/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
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సంఖ్య 10
సహ-రిజిస్ట్రారు





24712 4110/2001 500/-

younus mulla, SL

late mohd mulla,
RL sec. bad

self 805ers

G. NARSAIAN
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam R.R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Semi-finished Flat bearing Nos.511 & 512, on Fifth Floor in Block No.A, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and reserved scooter and car parking space admeasuring about 15 Sft and 100 Sft., respectively, 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.510.

EAST :: 4' Wide Passage & Flat No.513.

WEST :: Main Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



No. 24713 Date 4/10/2001 Rs. 500/-
 To youngus mulla, late mohd mulla, R.L. see. bad
 For Whom self 2015ers

G. NARSAIAH
 S.V.L. No. 6/90
 R. NO. 4/99-2001
 Ancharam R.R. Dist

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 5th day of October 2001 in the presence of the following witnesses;

WITNESSES:

1. *(Signature)*
(J. Ramesh)
2. Naveen
(M. Naveenkumar)

For Modi Properties & Investments Pvt. Ltd

(Signature)
 Managing Director
 VENDOR

Drafted by

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



ప పుస్తకం 8695/2001 సంపు
దస్తావేజుల వెంతురం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు పరస
సంఖ్య 12

హరిజిష్టారు

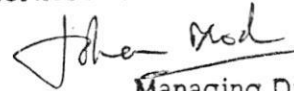


ANDOR

ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat Nos.511 & 512, in Fifth 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. (C+5)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : New years.
- 3) Total extent of site : 36 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.
100 Sft., of Car 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 :
g) In the 5th Floor : 900 Sft.,
- 5) Annual Rental Value : Rs. 6000/-
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 3,66,000/-

For Modi Properties & Investments Pvt. Ltd



Managing Director

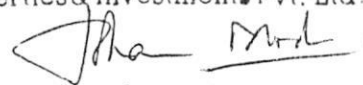
signature of the Executant

Date: 5/10/2001

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
For Modi Properties & Investments Pvt. Ltd.



Managing Director

Date: 5/10/2001

ప. పుస్తకం 8695/2001 సాపు
 దస్తావేజుల వె.త్తం కాగిత పుల సంఖ్య
 14 ఈ కాగితపు పర
 సంఖ్య 13
 శా. రిజిస్ట్రారు



SEMI-FINI SHED FLAT NOS. 511 & 512 ON 515 FLOOR
REGISTRATION PLAN SHOWING BLOCK-A, OF MAYFLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPUR(V)

UPPAL

Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD., REP. BY ITS M.D: Mr. SOHAM MODI

S/O. Mr. SATISH MODI

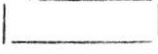
VENDEE : 1) Mr. YOUNUS MULLA, S/o. LATE. MOHD. MULLA

2) Mrs. FERROZA MULLA, W/o. SRI. YOUNUS MULLA

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

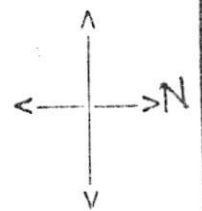
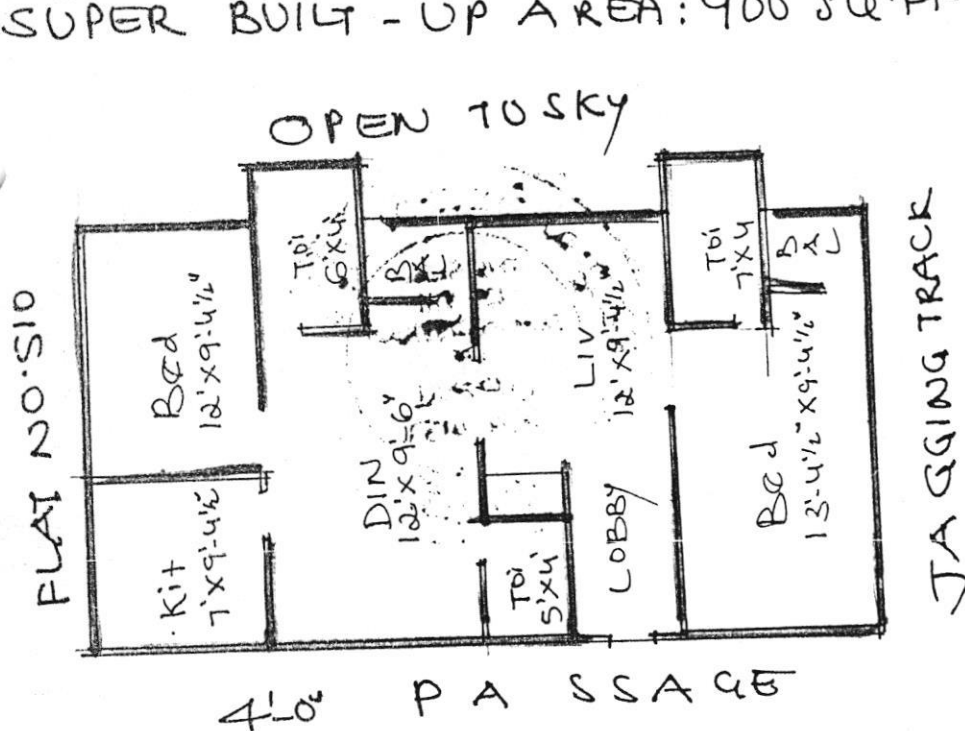
AREA :

36

SQ. YDS. OR 30.09

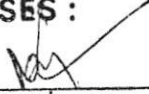
SQ. MTRS

UIS. OUT OF AC. 4-32 GB
SUPER BUILT - UP AREA: 900 SQ. FT

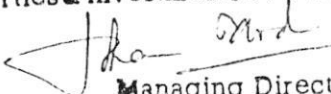


For Modi Properties & Investments Pvt. Ltd

WITNESSES :

1. 

2. Naveen


Managing Director
SIG. OF THE VENDOR

'వ పుస్తకం 8695/2001..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 రం కాగితపు వరస
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

