

3711/2002

33672/2002



S. No. 3284 Date 22/4/2002 Rs. 20000/-

02CC 139827

D. Ravinder S/o D. Ramulu Kto Hysr

For Whom..... Self & Heirs

G. GOPI
SUB-REGISTRAR
 Office Stamp Vendor
 UPPAL R.R. 2002

SALE DEED

This Sale Deed is made and executed on this 23rd day
 of April 2002 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 32 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. D.RAVINDER, SON OF SRI. D.RAMULU, aged about 34 years,
2. Mrs. D.SUJATHA, WIFE OF SRI. D.RAVINDER, aged about 34 years,

Both are Residing at H.No.1-94, Annapurna Colony, Mallapur, Hyderabad - 500 076.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

[Signature]
 Managing Director



1వ వుత్తరం... 3711/2002 సంపు
 దస్తావేజుల మొత్తం రూ. 14 ల సంఖ్య
 ఈ కారితో సర
 సంఖ్య 1
 సబ్-డివిజన్ కార్యదర్శి

2002వ సంపు ఏప్రిల్ నెం 23...
 తేది పగలు 1-2...
 ఉప్పు...
 రూ. 1335/- చెల్లించినది

వాసి ఇచ్చినట్లు రిపుకొన్నది
 ఎడమ బ్రౌటన వేలు

Gaurang Modi
Gaurang Modi

Gaurang modi S/o. Jayashankar
 OCC. Business Plot Plot no.

3339 3339, Sapphire apartments
 Cheekoti garden Begumpet, H.O.

Attended General Power of
 Attorney, Power No. 4/2002
 At Sec Appal.

నిరూపించినది

① *Quasle Kuntal* (K. P. Reddy S/o. K. Ramu Reddy
 OCC. RA Service (O) S-4-187/344
 M. G. Road, Sec 2

② *R. Srinivas Rao* S/o. SRI. SEETHA RAO
 P.No. 55/2, MADHAT NAGAR, A-2 RAO NAGAR
 JFC BAO. OCC. BUSINESS.

2002వ సంపు ఏప్రిల్ నెం 23...
 1924... నెం 3...
 ఉప్పు...

R. Srinivas Rao
 సబ్-డివిజన్ కార్యదర్శి

500Rs.



SUPD 22-4-2007 Rs. 19597

D. Ravinder S/O. D. Ramada 140 Hyd

SELF. Secutheas.

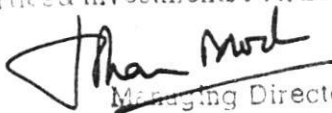
:: 2 ::

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.3..


Managing Director



1వ పుస్తకం 3711/2002 సంపు
దస్తావేజులు నె. గాగితములు సంఖ్య
14 ఈ గాగితపు పరిమా
పంఖ్య 2
సర్దింజిస్తాను

endorsement under section 42 of Act of 1894
No 3711 of 2002 Date 23/4/2002

I hereby certify that the proper deficit
stamp duty of Rs 3030/- (Rupees Three -
thousand thirty only.
has been paid here by instrument
from Sd. Gaudang mady
on the basis of the Market Value
considered as Rs 2.67000/- being
higher than the assessed Market
Value.

S.R.O. Uppal
Dated: 23/4/2002

and Registrar
Collector U.S. 41 & 42 c
INDIAN STAMP ACT





No. 8403.....Date 22-4-2004.....Rs. 500/-

Sold To D. Ramindar.....S/o D. Ramchari R/o Hvy

Whose self & others

A. N. S. S. S. S.
S.V.L. No. 6/90
R.No. 45/02-2004
Mocharam, 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.

Shan Moh
Director



1 వ పుస్తకం 3711/2002 నంబరు
దస్తావేజుల మేరకు రిజిస్ట్రేషన్ నంబరు
14 ఈ రిజిస్ట్రేషన్ కరెన్సీ
పంఖ్ 3
సబ్ రిజిస్ట్రేటరు

1 వ పుస్తకము 2002 నంబరు 1924 వ
3711 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి ప్లానింగు
నిమిత్తం గిరిజా పేరున 3692-1-1507
2002 జనవరి 23
2002 న ఏప్రిల్ 23
R. R. R.



500Rs.



No. 3404 Date 22-01-2002 Rs. 49500
 Sold To D. Ravinder S/o D. Ramanna R/o 142
 Who self Easness

G. NARAYAN
 S.V.L. No. 6/90
 R.No. 45/02-2004
 Nucharam, 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.

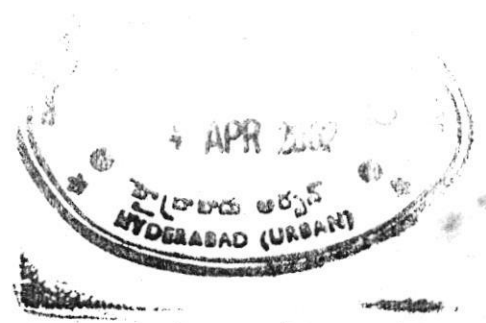
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

[Signature]
 Managing Director



1 వ పుస్తకం... 3711/2002 నంబరు
దస్తావేజుల పేరుపై గానితంబు నంబరు
..... 14 ఈ గానితంబు పేరు
నంబరు 4
సచివశాసనాధికారి



500Rs.



8405 Date 22-4-2002 Rs. 50049000

To D. Ravinder S/o D. Ramprasad R/o Hvd

Self & others

[Signature]
S.V. ...
R.N. ...
Mochal ...

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.210, on the Second Floor, in Block No.8 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.8, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven 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.2,67,000/- (Rupees Two Lakhs Sixty Seven 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

[Signature]
Managing Director



1వ పుస్తకం 3711/2002 నంబరు
దస్తావేజుల వెంట్రాఫ్ గానితముల సంఖ్య
..... 17
సంఖ్య 5
[Signature]





19001

No 8406 Date 82-6-2002 Rs 500/-

D. Ravinder S/o D. Ramulu No 142

Self Address

:: 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 has paid part of the sale consideration amount of Rs.55,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,12,000/- depending on the progress of work in the scheduled premises.

5. 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 Modi Properties & Investments Pvt. Ltd.

Contd.7..

Director



21 వ పుస్తకం 3711/2002 సంపు
దస్త్రా నేజాల వెంకటేశ్వర శాస్త్రిగారి సంఖ్య
14 ఈ శాస్త్రిగారి చరణ
సంఖ్య 6
సహాయక (సహాయక) గారు





8407... 22-4-2002... 19802
 D. Ravindra S/O D. Ramana 12/11/02
 Self & others

G. N. S. SAHAI
 S. No. 6/90
 S. No. 45/02-2002
 Tehsil, P.

:: 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.

[Signature]
 Managing Director

20



1వ పుస్తకం 3711/1002 సంపు
దస్తావేజుల వెంట్రూ కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 7
సచివశ్రీ





8/4/08, Date 22.4.2008, Rs. 500/-

D. Ravinder S/O D. Ramulu R/O Hyd

Self & others.

G. NARSAIAH
S.A. No. 6/90
R.No. 45/02-2004
Machilipatnam, R.R. Dist

:: 8 ::

v) 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.

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.

Manoj
Managing Director

1వ పుస్తకం 3711/1002 మొత్తం
 దస్తావేజుల మొత్తం కాగితముల పరిమాణం
 14 అంగుళాలు కాగితపు పరిమాణం
 పంఖ్య 8

సహాయక
 సహాయక





8409 22-11-2002 10.500/19885

D. Ravinder S/o D. Ramulu
Self & others. 12/0 Hyd

:: 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.

Contd.10..

For Modi Properties & Investments Pvt. Ltd

Managing Director



3711/2012

14

9

[Signature]





No. 8410.....Date 22-4-2009 Rs. 500/-
 Sold To D. Ravinder S/O D. Ramudu 12/10/2009
 self & others

G. NARSAIH
 S.V.L. No. 870
 R.No. 45/02/2004
 Charam, 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.

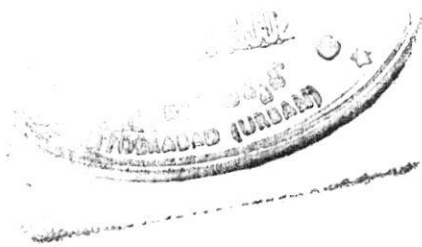
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.2,67,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd. 11..

Managing Director



ప్రస్తుతం... 3701/2002 నంబరు
దస్తావేజుల వెంట్రుక తాగకండి చందా
14
10
చందా
[Signature]



AP 7-JUL

500Rs.



No. 8411 Date 22-11-2002 Rs. 1900/-
 Sold To D. Ravinder Reddy D. Ramana Rao
 For Whom Self & others

G. Narasiah
 S. No. 6770
 R. No. 15/02-2004
 Charam. R.R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.210, on Second Floor in Block No.8, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter parking space admeasuring 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 :: Flat No.211.
 SOUTH :: Flat No.209.
 EAST :: 4' Wide Passage.
 WEST :: 30' Wide Road.

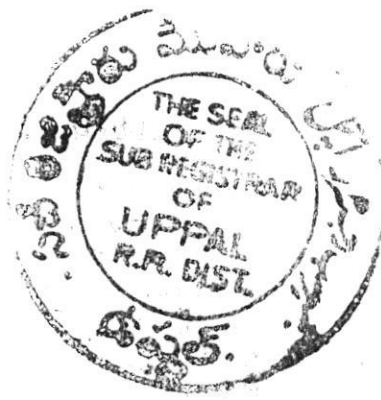
For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director

Contd.12..



1వ పుస్తకం... 3711/2001... సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు చరణ
సంఖ్య 11
[Signature]



75



No. 8413.....Date 27-4-2002.....No. 80961

Old To ... D. Ravinder ... S/o D. Ramcharan ... 8/10/74

self & others


 A. N. P. S.
 1000 1000 1000
 1000 1000 1000
 1000 1000 1000

11 11 12 12 13 13

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 23rd day of April 2002 in the presence of the following witnesses:

WITNESSES:

1. Bhallakand
(K.P. REDDY)
2. P. Bhasker

For Modi Properties & Investments Pvt. Ltd.


Managing Director
VENDOR

Drafted By
Inland
(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 32.2002, R. R. Dist.



ప్రప పుస్తకం 3711/2000 నంబరు
దస్తావేజాల వెంటనే కాగితకంబుల నంబరు
14 ఈ కాగితపు కట్ట
పంఖ్య 12
[Signature]

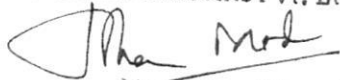


ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.210, on Second Floor, in Block No.B, of 'MAYFLOWER PARK' at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (G+5)
(b) Type of Structure : Framed Structure
- 2) Age of the Building : 1 year
- 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., Scooter Parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 450 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,67,000/-

For Modi Properties & Investments Pvt. Ltd.

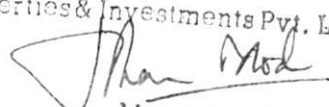
Date: 23/04/2002.


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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director
Signature of the Executant

Date: 23/04/2002.

శ్రీ పుస్తకం.....3711/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 ... 14 ... ఈ కాగితపు పరిమాణ
 సంఖ్య ... 13 ...
 సబ్ రిజిస్ట్రారు



FLAT NO. 210, ON 2ND FLOOR, BLOCK-B
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

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) D. RAVINDER, S/o. SRI. D. RAMULU
2) MRS. D. SUJATHA, W/o. SRI. D. RAVINDER

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

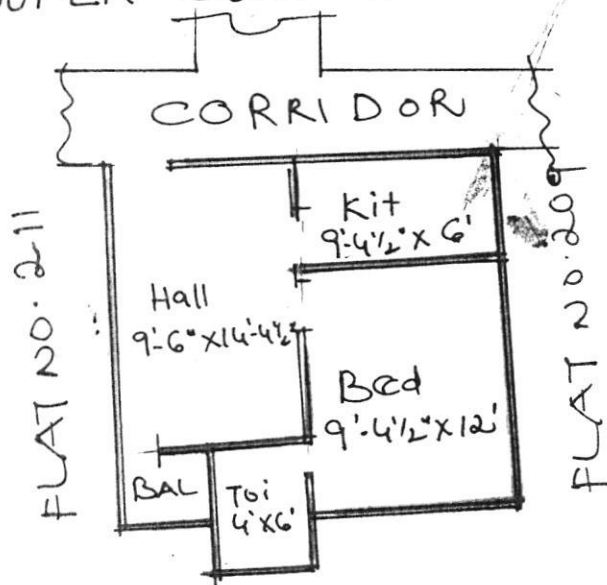
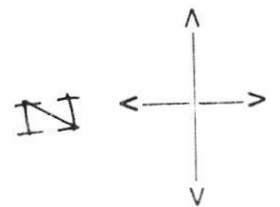
AREA:

18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 450 SQ. FT



OPEN TO SKY

WITNESSES:

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

SIG. OF THE VENDOR

1వ పుస్తకం... 3711/2001 సంపు
 దస్తావేజుల మొత్తం... సంఖ్య
 14 ఈ వాగ్దాతు కర
 సంఖ్య 14
 సబ్-డివిజన్

