



Date : 08-08-2002 Serial No : 3,806

Denomination : 20,000

02CC 152856

Purchased By :

ADILAXMI

For Whom :

SELF

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

S/O. J.V.SUBBA RAO
R/O. HYD

SALE DEED

784000
45000 of This Sale Deed is made and executed on this 8th day of August 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

7780 Mrs. J.ADILAXMI, WIFE OF SRI. J.V.SUBBA RAO, aged about 37 years, Residing at G-5, Uday Apartments, 1-1-3, New Bakaram, Laxmi Ganapati Temple Road, Hyderabad - 500 020.

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

For Modi Properties & Investments Pvt. Ltd.

Sohan Modi
Managing Director

Contd.2.

~~Copy~~ Gaurang mody P/o. Jayashil mody
P/o. Ser No. 105, Sapine apartment
Chakoti Garden. Begumpet, Hyderabad
through Special Power of Attorney,
Attested vide Power No. 9/2002 at
SRO, appd.



Date : 08-08-2002 Serial No : 3,807 Denomination : 20,000

02CC 152857

Purchased By :

For Whom :

J.ADILAXMI

SELF

[Signature]

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

W/O J.V.SUBBA RAO
W/O. HYD

:: 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..

[Signature]
Managing Director



1 వ పుస్తకము.....సరిపె
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

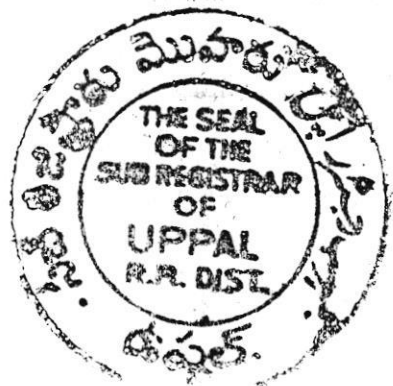
Endorsement Under Section 42 of Act II of 1899

No. 69/5 of 2002 Date 8/8/02

I hereby certify that the proper deficit
 stamp duty of Rs. 240/- Rupees Five thousand -
 - Two hundred forty only,

has been levied in respect of this instrument
 from Sri. Gangang Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 6,50,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal Sub Registrar
 and Collector U/S. 41&42
 Dated: 8/8/02 INDIAN STAMP ACT





No. 24140 Date 8/8/2001

82504

And to J. Adilaxmi who J.V. Subba Rao

Self

G. NARSAIAN

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam, R.R. Dist

R/o. Hyf

:: 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.

J. R. Modi
Managing Director



I వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు వరుస

సంఖ్య 3

సబ్-రిజిస్ట్రారు

I వ. పుస్తకము: 200 వ. సంఖ్య. శ.

192 వ. సంఖ్య. 6915 సెరబరుగా

రిజిస్ట్రారు చేయబడి స్కానింగు

నిమిత్తం గుర్తింపు నెంబరుగా

6879-1-1507 ఇవ్వడమైనది.

200 వ. సంఖ్య. 6915 సెరబరుగా

సబ్-రిజిస్ట్రారు





24141

Date 8/8/2002

82505

J. Adilaxmi vs. J.V. Subba Rao

R/o Hyd

G. NARSAIAH
B.V.L. No. 6/90
R.No. 45/02-2004
Nagheram, 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.

John Moh
Managing Director

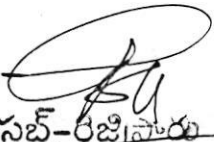


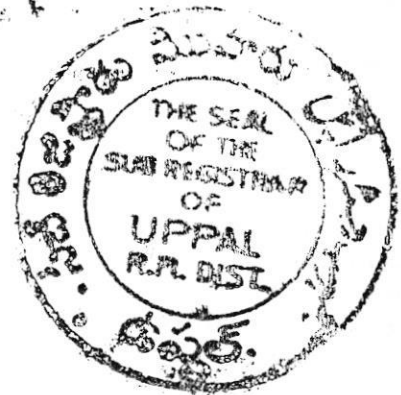
I వ పుస్తకము.....నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....15....ఈ కాగితపు వరుస

సంఖ్య.....4.....


సబ్-రజిస్ట్రారు





24/12/2002 Date 8/8/2002
 To: J. Arun Kumar who is V. Subba Rao
 sel
 R.L. G. S.

G. NARSAIHAM
 S.V.L. No. 6743
 H.No. 4003-2004
 Nacharam, A.S. 1984

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.211 & 212, on the Second Floor, in Block No.B. 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 two scooter parking space admeasuring of 30 Sft., in apartment Block No.B, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.4,84,000/- (Rupees Four Lakhs Eighty Four 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.

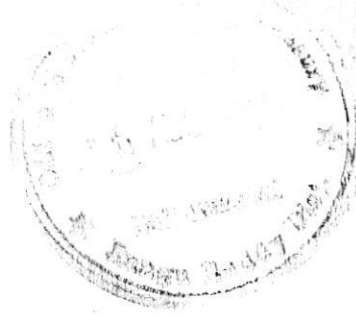
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,84,000/- (Rupees Four Lakhs Eighty Four 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.

Shan Modi
 Managing Director



1వ పుస్తకము...6915...సంఖ్య

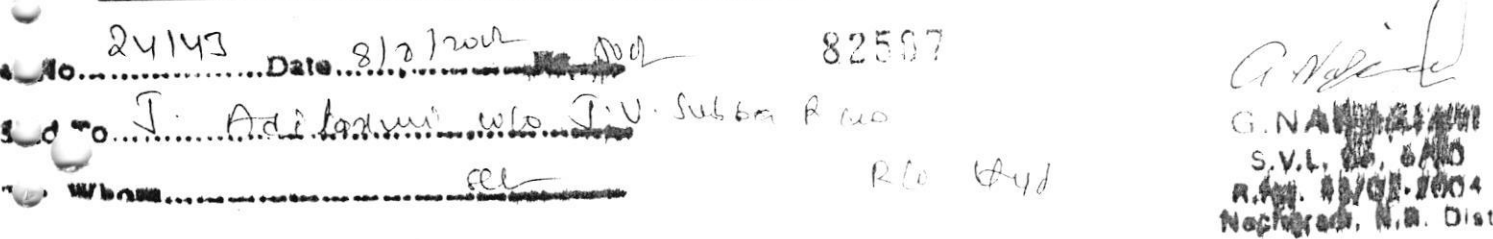
దస్తావేజుల మొత్తం కిరీతముల

సంఖ్య...15...ఈ కిరీతపు వరుస

సంఖ్య...5.....


సబ్-రజిస్ట్రారు




$$\begin{array}{ccc} \vdots & & \vdots \\ \vdots & \circ & \vdots \end{array}$$

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

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

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..

Shan Moh
Managing Director



I వ పుస్తకము. 49.15 సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 15 ఈ కాగితపు వరుస

సంఖ్య. 6


సహ-రిజిస్ట్రార్



AP/11/11

500Rs.



24144 Date 8/9/2002

82563

Old To J. A. Arora W/o J. V. Subba Rao

Rb. Hyd

G. NARSAIAH
S.L. No. 6/90
App. 15/02-2004
Sd/- Chdram. R.A. Digi

:: 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.

John Modi
Managing Director

I వ పుస్తకము. 61/5/నంబర్

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 7.....



సబ్-రిజిస్ట్రారు



AP/7/11/M

500Rs.



No. 24145 Date 8/8/2004 800 82599

old J. Arivisami vs J.V. Subba Rao

sel

Rb. 4/2

G. NARSAIAH
G.V.L. No. 6/90
R. 05/02-2004
R.R. 01st

:: 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.

Mani Modi
Managing Director



1 వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....15...ఈ కాగితపు వరుస
సంఖ్య.....8
సబ్-రిజిస్ట్రార్





No. 24146 Date 8/8/2002 82510
 To J. Adilaxmi Subby Rao
 Sch R/o. Hyd

G. NARSAIAH
 S.V.A. No. 6/90
 R.No. 45/02-2004
 Nachargh. 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 Modi Properties & Investments Pvt. Ltd.

Contd.10..

John Mod
 Managing Director



I వ పుస్తకము...నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు పరుష

సంఖ్య.....


సర్-రెజిస్ట్రార్





82511

No. 24147 Date 8/8/2002

Sold To J. Adilaxmi vs J.V. Subba Rao

sel

:: 10 ::

Rw typ

G. Narasiah
 G.NARSAIAH
 S.L. No. 6/90
 R.J. 45/02-2004
 Hyderabad, H.R. Dist

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.

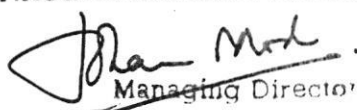
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.4,84,000/-.

For Modi Properties & Investments Pvt. Ltd.

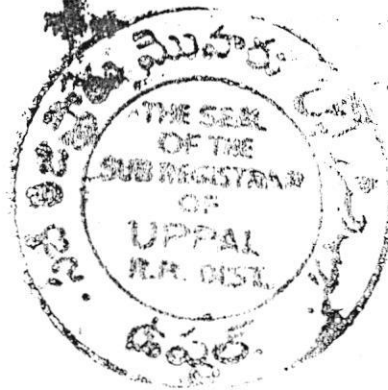
Contd.11..


 Managing Director



1వ పుస్తకము 6815/1958
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...10

[Signature]
 సబ్-రిజిస్ట్రార్



AP/1/1/1/1

500Rs



24148

Date 8/8/2002

82512

To D. Anil Kumar

J. V. Subba Rao

G. NARASIMHA

S.V.L. No. 6/90

A.No. 45/02-2004

Nacharam, A.R. Dist.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

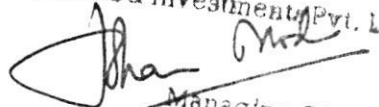
All that the Flat bearing Nos.211 & 212. on Second Floor in Block No.B, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a two reserved scooter parking space admeasuring of 30 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, 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.210.

EAST :: 4' Wide Passage.

WEST :: 30' Wide Road.

For Modl Properties & Investment Pvt. Ltd.

 Managing Director

Contd.12..

15 నవంబరు 6915400

ఉత్తర ప్రదేశ్ సర్కార్

సంఖ. 15... ఈ కారణం వల్ల

11


సహ-ఉత్తర





82513

No. 24149... Date 8/8/2002...

Sold To J. Adilarmi... Subba Rao

For Whom... sell

Rb. typ

G. NARSAIAM
S.V.L. No. 6/90
R. No. 45/02-2004
Neharoh, R.R. Dist

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 8th day of August 2002 in the
presence of the following witnesses:

WITNESSES:1. Prakashan2. [Signature]

For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director
VENDOR

Drafted By
mlaud

(R. NANDISHWAR)
S.V.L. No. 5/87
R. No. 30/2002, R. R. Dist.

1వ పుస్తకము 6815/నల్లపే

దస్తవేజుల నిమిత్తము కారితములు

సంఖ్య 15...ఈ కారితముల పనులు

...12...

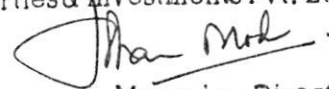

సబ్-రెజిస్ట్రార్



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing Nos.211 & 212, 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 : 36 Sq.yds. Out of Ac.4-32 Gts..
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 30 Sft., for two scooter parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 900 Sft..
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.4,84,000/-

For Modi Properties & Investments Pvt. Ltd



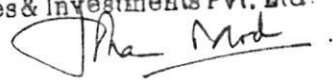
Managing Director
signature of the Executant

Date: 8/08/2002

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: 8/08/2002

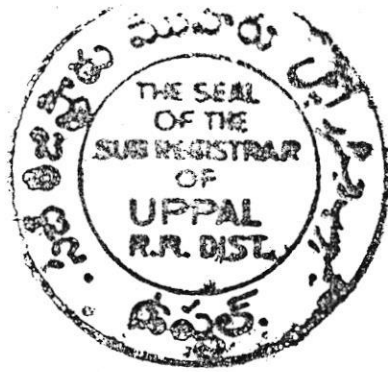
1 వ పుస్తకము.....6815/నంబరు

దస్తావేజుల మొత్తం కారితముల

సంఖ్య.....15.....ఈ కారితపు వరుస

సంఖ్య.....13.....


సబ్-రిజిస్ట్రారు



FLAT NOS. 211 & 212, 2ND FLOOR, Block-B
REGISTRATION PLAN SHOWING IN MAY FLOWER 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: MRS. J. ADILAXMI
W/O. SRI. J.V. SUBBA RAO

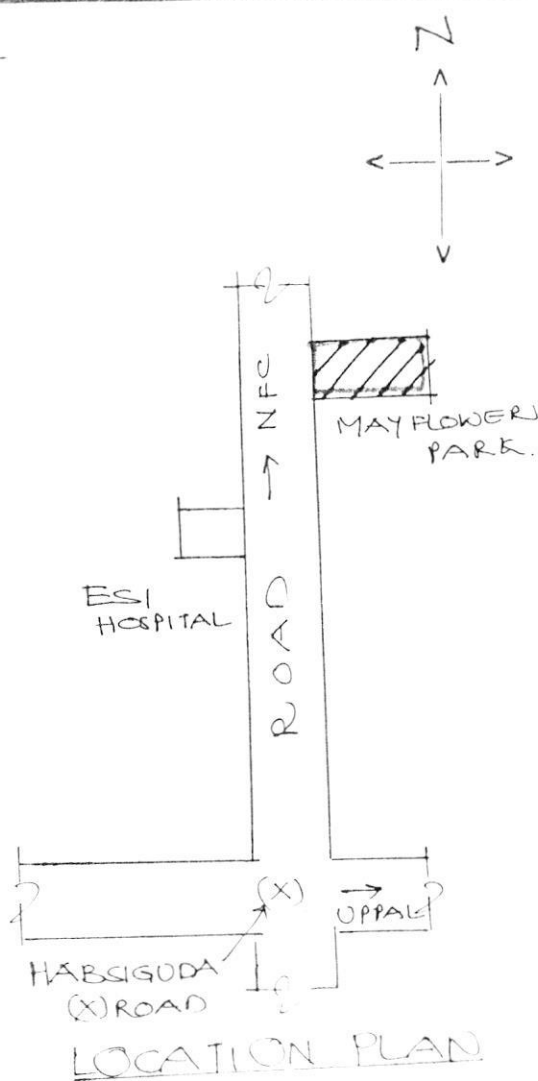
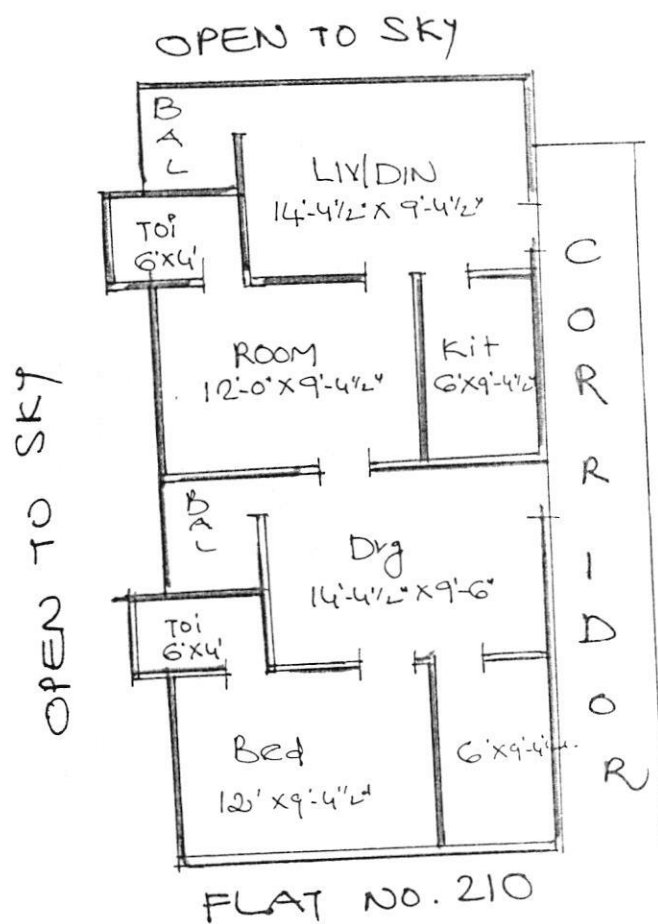
REFERENCE:
AREA: 36

SCALE: 1" =
SQ. YDS. OR 30.09

INCL: ☐ SQ. MTRS

EXCL: ☐

PLS. OUT OF AC. 4.32 GTS.
SUPER BUILT-UP AREA: 900 SQ. FT



WITNESSES:

1. [Signature]
2. [Signature]

SIG. OF THE VENDOR
For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

I వ పుస్తకము 69/15/నం||పు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15...ఈ కాగితపు వరుస

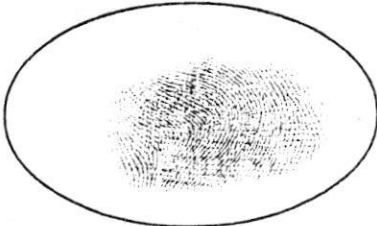
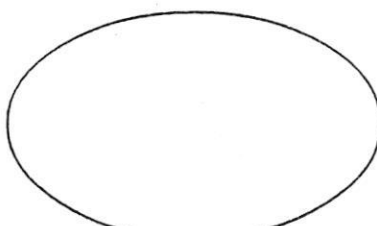
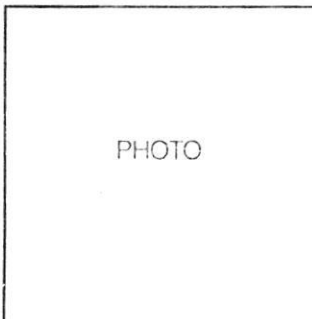
సంఖ్య 14.....


సబ్-రిజిస్ట్రారు

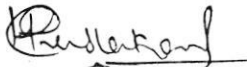


B 11/2/12

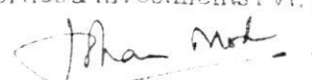
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:</u> <u>MODI PROPERTIES & Investments</u> <u>M. 170, having 14, 102 3-4-187/384</u> <u>M.G. ROAD Sec 3rd, Sep by 121</u> <u>mg. Mr. Soham MODI</u>
			<u>S.P. no.</u> <u>GAURANG MODI</u> <u>R/o. flat no. 105 Sapphire</u> <u>apartment, Cheekot Gardens,</u> <u>Begumpet, HYDERABAD</u>
			<u>PURCHASER:</u> <u>Mrs. J. Anil Laxmi</u> <u>R/o. G-5, Uday apartments,</u> <u>1-1-3, New Bakaram,</u> <u>Laxmi Ganapathi, Temple Road,</u> <u>HYDERABAD</u>
			

SIGNATURE OF WITNESSES

1. 
2. 

for Modi Properties & Investments Pvt. Ltd


SIGNATURE OF THE EXECUTANT'S

L. Chitambar

1 వ పుస్తకము..... 6815/నం||పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 15..... ఈ కాగితపు వరుస
సంఖ్య..... 15.....
పబ్-రిజిస్టరు

