

3326/2002



No. 3160 Date 6/4/2002 Rs. 2500/-

Sold to A. Jay. Kumar S/o B. P. Singh (late)

For Whom Sd.

02DD 389895

B. GOPI
 SUB-REGISTRAR
 Ex-Office Stamp Vendor
 UPPAL, R.E. Bldg.,

SALE DEED

This Sale Deed is made and executed on this _____ 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

Mr. AJAY KUMAR, SON OF LATE B.P.SINGH, aged about 46 years, Residing at Flat No.202, Bhagyodaya Apts., St.No.3, Bhavani Nagar, Nacharam, Hyderabad - 500 076.

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.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director



15 మార్చి 2002 నంబు
 దస్తావేజుల మొత్తం కాగితాల సంఖ్య
 14 ఈ కాగితపు పరస
 సంఖ్య 1
 పబ్-రిజిస్ట్రారు

2002 వ సం|| ఏప్రిల్ నెల 11...
 తేది చగలు 2-3...
 ఉప్పులో...
 రూ. 1945/- చెల్లించినది

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ ప్రాటన ప్రాలు



నిరూపించినది

[Signature]

[Signature]
[Signature]



Business 5-4-187/30 & III Floor
 Saham Mansion M.G. Road
 Sec 2nd.

[Signature] (R. P. Reddy & Co. Padma leddy)
 ex. MA Service, (0) 5-4-187/30
 M. G. Road, Sec 2nd.

2002 వ సం|| ఏప్రిల్ నెల 11...
 1924 వ.శ. 23 (ఆర్) నెల 21...
 ఉప్పు

[Signature]
 ఉప్పు

500Rs.



10492 10/4/2002 500/-
A. J. Kumar 10. B. P. Singh (title)
Set

C. MAHESH
S.V.L. No.
R. No.
Boduppal, M.R. Dist.

:: 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

సంఖ్య 3326/2002 సంఖ్య
 దస్తావేజుల మొత్తం 14 సంఖ్య
 పంఖ్య 2

జి.పా.డి.సి.

Endorsement under section 42 of Act II of 1899

No 3326 of 2002 Date 11/4/2002

I hereby certify that the proper deficit stamp duty of Rs 9890/- (Rupees Nine thousand eight hundred and ninety Only) has been paid hereon. The instrument from Sri Soham Modi on the basis of the Market Value consideration of Rs 389,000/- being higher than the considered Market Value.

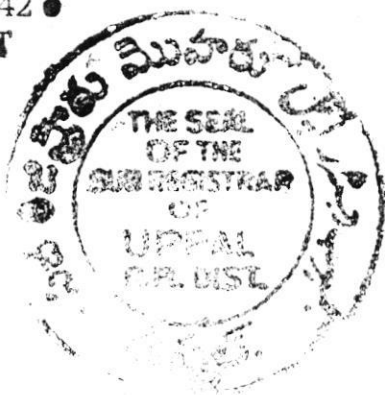
S.R.O. Uppal

Dated:

11/4/2002

Sub Registrar and Collector U.S. 41 & 42

INDIAN STAMP ACT



500Rs.



10493 10/4/2002 Rs. 500/- 13816
 A. Jay Kumar S/o B.P. Singh (late)
 Sen

C. MAHESH
 S.V.L. No. 25 of 1999
 R. No. 43/2002
 Boduppal, 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

Contd. 4..

Shan Modi
 Managing Director



1వ పుస్తకం 33.26/2002 ... సంపు
 దస్తావేజుల వెబ్‌సైటు ... సంపు
 ... 14 ... భాగము నవంబరు
 సంపు 3
 ...

1వ పుస్తకము 2002 సం|| శా.శ. 1924 పు
 33.26 ... నెంబరుగా రిజిస్టరు చేయబడి ప్లానింగ్.
 నిమిత్తం గుర్తింపు నెంబరుగా 33/0.7-1/502
 2002 ఇచ్చినది
 2002 వ.వ.ఎల్.నెల్ 11. ఫేరి
 ...



500Rs.



10494 10/4/2002 500/-
 A Joy Kumar S/o. B. P. Singh (late)
 Self

10511

C. MAHESH
 S.V.L. No. 24 of 1999
 R. No. 1012
 Boduppal, N.R. Dist.

11 4 11

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 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

Sh. Modi
 Managing Director



1వ పుస్తకం 3326	2002 సంపు
దస్తావేజుల మొత్తం కొలియాల సంఖ్య	
14	ఈ కొలికపు వరస
సంఖ్య 4	
[Signature]	



500Rs.



No. 10495 10/4/2008 500/-
A Jay Kumar) B.P. Singh (late)
Sel

10515
C. MAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal, H.R. Dist.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.405, on the Fourth Floor, in Block No.8 in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 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.3,89,000/- (Rupees Three Lakhs Eighty Nine 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.3,89,000/- (Rupees Three Lakhs Eighty Nine 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


Managing Director

1వ పుస్తకం 3326/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరిమాణం
 సంఖ్య 5
 డిజిటైజ్ చేయబడినది



AP 7-11-L

500Rs.



10498 10/4/2002 500/- 10910
 ATax/cumr S/o B.P. Singh (late)
 Seb

January
 C. MAHESH
 S.V. No. 267/1099
 R No. 48/2002
 Goddipal, H.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 do hereby confirm and acknowledge the same.

4. The purchaser has paid part of the sale consideration amount of Rs.2,61,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.1,28,000/- vide Cheque No.795506, Dated 5-4-2002, issued by ICICI Home Finance Co. Ltd., drawn on ICICI Bank Ltd., Hyderabad Branch,

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

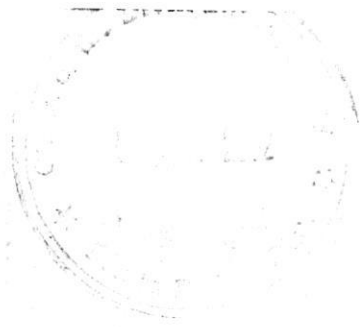
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Shan mod
 Managing Director



1వ వుస్తకం 3326/2002 సంపు
దస్తావేజాల మొత్తం కొనిపెట్టిన సంఖ్య
14 ఈ కొనిపెట్టిన కరప
సంఖ్య 6
సహ సీజిప్టోరు



AF 7-11-L

500Rs.



10492 10/4/2002 S201- 10857
 A Jay Kumar S/o B.P. Singh (late)
 Self

C. MAHESH
 S.V.L. No. 26 of 1999
 R. No. 48/2002
 Bodupalli, Dist. Bapatla

:: 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..

Per Modi Properties & Investments Pvt. Ltd.

Man Modi
 Managing Director

1వ పుస్తకం 3326/2002 సంపు
 దస్తావేజుల వెంటకం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య
 దిజిప్తారు





10498 10/4/2002 500/- 108:3
 Ajoy Kumar S/o B. P. Singh (late)
 R6 H 17

C. MAHESH
 S.V.L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, K.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

John Modi
 Managing Director

1వ పుస్తకం 3326/2002 సంపు

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

..... 14 ఈ కాగితపు వరస
సంఖ్య 8

జి. జి. ప్రిన్టర్లు



500Rs.



10499 10/4/2002 500/-
 ASay/cum S/o B.P Singh (late)
 SCA

C. MAHESH
 S.V.L. No. 234/1999
 R. No. 48/2002
 Boduppal, K.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.

Contd.10..

For Modi Properties & Investments Pvt. Ltd.

Manoj Modi
 Managing Director

1వ పుస్తకం నెం. 26/2002 సంపు
దస్తావేజుల వెంట్రం తాగు/నిల సంఖ్య
..... 14 ఈ కారితపు పరస
సంఖ్య 9
సబ్ రిజిస్ట్రారు





10820

10500

10/4/2002 Sec/

A Tax/cum S/o. B. P. Singh (late)

Self

S/o. H. J.

MAHESH
S.V. N. S. P. S.
B. P. S. S. S. S.
B. P. S. S. S. S.

:: 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.3,89,000/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

Modi
Managing Director

1వ పుస్తకం 3326/2002. సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు చరస
 సంఖ్య 10
 సబ్ రిజిస్ట్రారు



500Rs.



10501 10/4/2002 500/- 10851
A Jap/cumr Y. B. P Singh (late)
Self Y. H. J

C. MAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal, H.R. Dist.

:: 11 ::

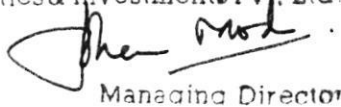
SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.405, on Fourth Floor in Block No.8, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 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 :: 4' Wide Passage.
SOUTH :: 40' Wide Road.
EAST :: 4' Wide Passage.
WEST :: Flat No.406.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

'వ' పుస్తకం 3326/2002... సంపు
 దస్తావేజుల వెంటర్ 1/11... సంపు
 14 సంపు నరస
 సంఖ్య 11
 పబ్లికేషన్స్





10502 10/4/2002 500/- 10952
 A Jaxkum 1/6 B.P. Singh (late)
 S.A. R.K.D

C. MAHESH
 S.V.L. No. 28 of 1999
 R. No. 48/2002
 Boduppal, R.R. Dist.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 11th day of April 2002 in the presence of the following witnesses;

WITNESSES:

1. (Peasla Ram)
 K.P. REDDY

For Modi Properties & Investments Pvt. Ltd.

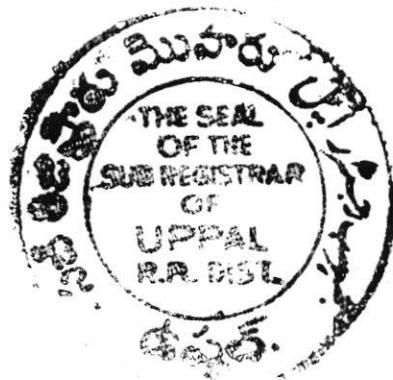
(The Modi)
 Managing Director
 VENDOR

2. K. Srinivas

Drafted By

(R. Nandishwar)
 D.W.L. No. 187
 R No. 30/2002, R.R. Dist.

1వ పుస్తకం. 3326/2002 సంపు
 దస్తావేజుల మొత్తం పాఠశాల పంఖ్య
 14
 సంఖ్య 12
 రిజిస్ట్రార్



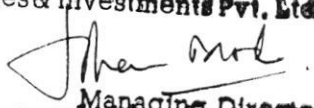
ANNEXURE-1-A

- 1) Description of the Building: Flat bearing No.405, on Fourth Floor, in Block No.8, 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 : 28 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 :
e) In the 3rd Floor :
f) In the 4th Floor : 700 Sft.,
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.3,89,000/-

For Modi Properties & Investments Pvt. Ltd.

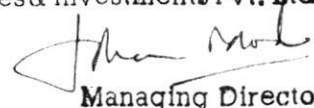
Date: 11/04/2002.


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.


Signature of the Executant

Date: 11/04/2002.

1వ పుస్తకం... 3226/2002... సంపు
 దస్తావేజుల మొత్తం పొ. నె. ల సంఖ్య
 ... 14 ... పొ. నె. ల వరస
 సంఖ్య ... 13 ...
 డి. జి. ప్రియ



FLAT NO. 405, IN 4TH 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: Mr. AJAY KUMAR
S/O. LATE B. P. SINGH

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA:

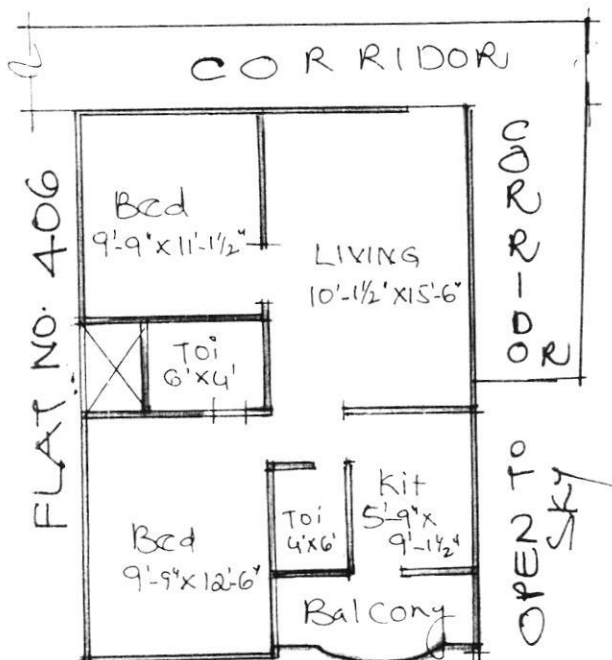
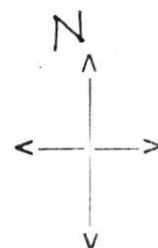
28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS.

SUPER BUILT-UP AREA: 700 SQ. FT.



OPEN TO SKY

WITNESSES:

1. [Signature]
2. [Signature]

for Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
SIG. OF THE VENDOR

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