

1/223/2001

Cs. 11068/2001



S. No 9593. Date 22/12/2001

Sold to B. Anita. W/o. Lawrence Peterson

For Whom... Set. P. S. Tharsh...

C.No 9561/2001

0200 007916

SUB-REGISTER
Ex-Office Stamp Vendor
UPPAL. R.R. DIST.

SALE DEED

This Sale Deed is made and executed on this 24th day of Dec 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. Mrs. B.ANITA, WIFE OF SRI. LAWRENCE PETERSON, aged about 36 years,

2. Mr. LAWRENCE PETERSON, SON OF SRI. M.J.PETERSON, aged about 40 years,

Both are R/o. H.No.1-4-45/1, St.No.8, Habsiguda, 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.
Managing Director



2001 వ సం॥ డిసెంబర్ నెల 21+...
 తేది చగలు 11-12 గుంటల మద్య
 ఉప్పల్ సబ్-డివిజన్ లో
 దాఖలు చేసి ఉన్నందు
 రూ... 2336/- చెల్లించినది

1వ పుస్తకం 11223/2001. పంపు
 దస్తావేజుల ద్వారా గుంటల సంఖ్య
 14 వరకు
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు

వాసి ఇచ్చినట్లు నిర్ధారించబడి

ఎర్రమ బ్రాజన (మేలు)



John Mod

John Mod S/o Sathyanarayana
 (Bunnen) Plot no: 280. Rameswaram
 Thiruvananthapuram 611 011.



నిరూపించినది

(N. Rav) S/o. T. Sathyanarayana. (Bunnen) S-4-187/384
 M-4 Road Sec 4

K. Suresh S/o Ramachandra, Bunnen
 H No 6-420 Boduppal M Road

2001 వ సం॥ డిసెంబర్ నెల 21+...
 1923 కా. ర. దేవుని నెల 13 వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు
 ఉప్పల్



S. No. 594. Date. 22/12/2000 Rs. 20000/-
 Sold. B. Anita w/o. Lawrence Peterson
 For V. Set of others

02CC 007917

SUB-REGISTER
 Ex-Office Stamp Vendor
 UPPAL, R.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 M. Properties & Investments Pvt. Ltd.
 Managing Director



1వ పుస్తకం 11223 (2001) సంపు
 దస్తావేజుల నెంబరు 14 సంఖ్య
 14 చిట్టా వరస
 సంఖ్య 2
 సబ్-రెజిస్ట్రారు

Endorsement under section 42 of Act II of 1896

No 11223 of 2001 Date 24/12/2001

I hereby certify that the proper deficit
 stamp duty of Rs. 525/- (Rupees Five
 hundred and Twenty-five only)
 has been paid in respect of this instrument
 from Sri. Saham Modi
 on the basis of the agreed Market Value
 consideration of Rs. 4,12,500/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal

Dated:

24/12/2001

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





73138

G. N. N. N.

31082 Date 22/12/2007 Rs. 500/-

B. Anita w/o. Lawrence Peterson

self & other R/o City

:: 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..1.1.2.2.3)2001 సంపు
దస్తావేజాల నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
.....14.....వరకు
పంఖ్య.....3.....
సబ్-రజిస్ట్రార్

1వ పుస్తకము 2001 సం|| శా.శ. 1923 పు
..1.1.2.2.3.. నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా...11068-2-107
2001 ఇష్యూడైనది
2001 వర్షానంతరం 24. లేది
[Signature]
[Signature] అధికారి





76139

31083... 32/12/2000 Rs. 500

B. Anita who Lawrence Peterson

Self & other.

Rs. 500

G. NARSIMH
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.8A/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



1వ పుస్తకం: 1223/2001... సంపు
దస్తావేజుల వెళ్ళుట కు నివేదిక సంఖ్య
..... 14 పేజీల సంఖ్య
సంఖ్య 4
సబ్ రిజిస్ట్రార్

ఫైలు





73140

31084 22/12/2001

B. Anita vs. Lawrence Peterson

Self & others

Rs. 640

G. NARSAIAH
S.L. No. 8/90
R.D. 4/09-2001
Madurai, R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.303, on the Third Floor, in Block No.C in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 775 Sft., together with undivided share in the Schedule Land to the extent of 31 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.C, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.4,12,375/- (Rupees Four Lakhs Twelve Thousand Three Hundred and Seventy Five 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.4,12,375/- (Rupees Four Lakhs Twelve Thousand Three Hundred and Seventy Five 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 Modi
Managing Director



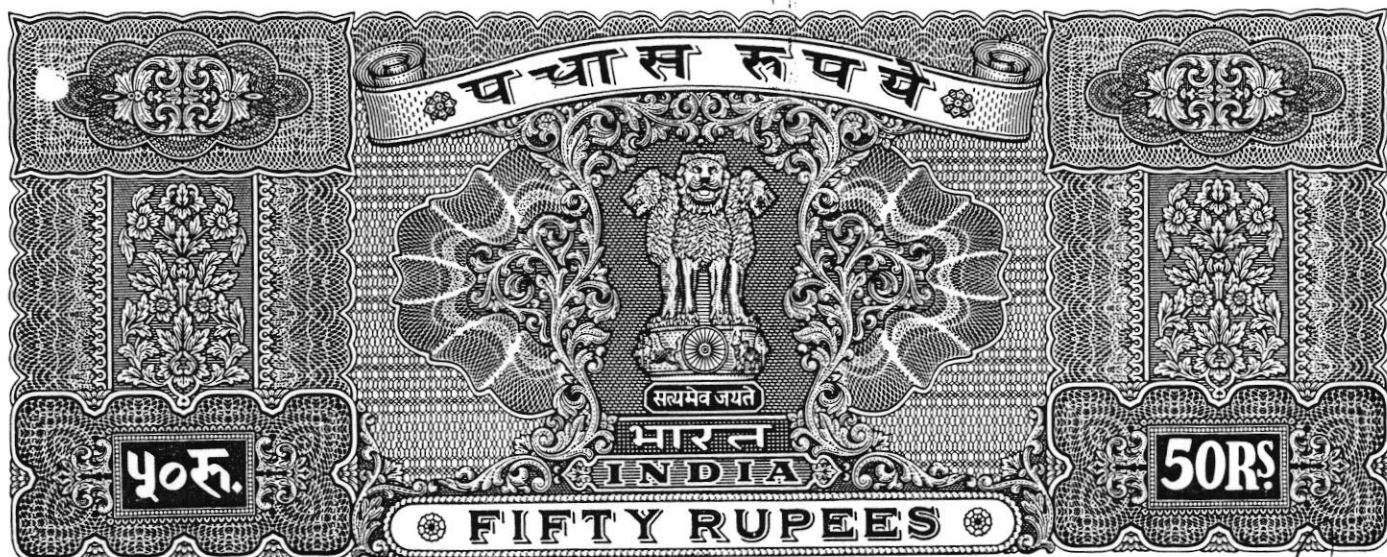
1వ పుస్తకం 11223/2001... సంపు
దస్తావేజుల వెళ్లిన 1 గిరి... సంఖ్య
..... 14 ... వా గిరి... వరస
సంఖ్య..... 5

సబ్-రిజిస్ట్రారు

11223



50 Rs.



31085 22/12/2009 50/-

B. Anita vs. Lawrence Peterson

Self & other

R/o G-4

G. NARSAIAH

S.V.L. No. 6/90

R. NO. 4/90 2001

Nacharam

:: 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.

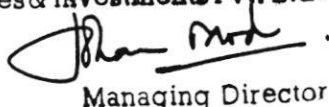
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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..

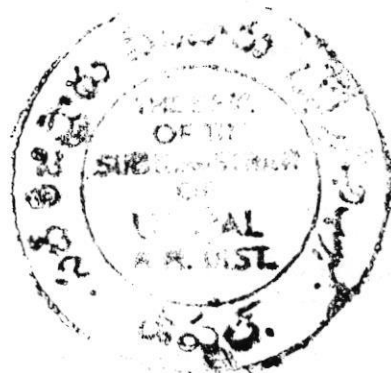
For Modi Properties & Investments Pvt. Ltd.



Managing Director



'క' పుస్తకం 11223/2001... సంఖ్య
దస్తావేజాల వెంటనే కాగితముల సంఖ్య
... 14 ... కాగితపు వరస
సంఖ్య 6
సబ్ రిజిస్ట్రారు



50 Rs.



31086.

22/12/2009 50/-

B. Anita Wb Lawrence Peterson

Self & other

Rs. 50/-

G. Narsaiah
S.V.L. No. 8190
R. NO. 4
Kudabetam

:: 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.

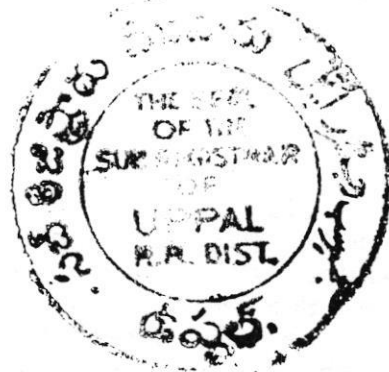
Contd.8..

For Modi Properties & Investments Pvt. Ltd.

John Muth
Managing Director



శ్రీ పురం 11223/2001... సంపు
దస్తవేజుల పాతా వాగిదారుల సంఖ్య
14 దాఖలపు వరస
సంఖ్య 7
సబ్-రిజిస్ట్రారు



50 Rs.



31087

22/12/2001

B. Anita w/o Lawrence Peterson

self & other

R/o (4th)

G. N. [Signature]
G. N. [Signature]
S. [Signature]
[Signature]

:: 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.

[Signature]
Managing Director



1వ పుస్తకం. 1.1.2.3.1.2.3.1.... సంఖ్య

దస్తావేజాల వెంబడిం దానితయల సంఖ్య

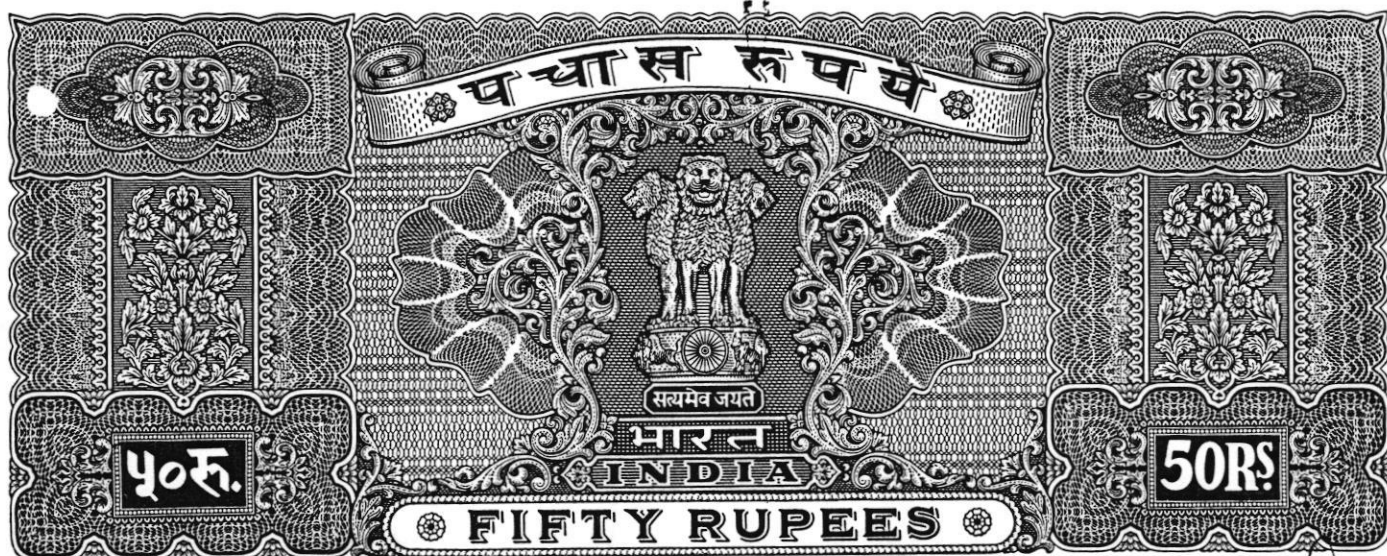
..... 14 ... ఈ దానితపు నరస

సంఖ్య 8

సబ్-రిజిస్ట్రారు



50 Rs.



31088

22/12/2007 50/-

B Anita w/o Lawrence Peterson

Self 4 other

Rco. City

:: 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.

[Signature]
Managing Director



'శ పుస్తకం 11223/2001..... సంపు
దస్తావేజుల మేరకు కాగితముల సంఖ్య
..... 14 - ఈ కాగితపు పరప
సంఖ్య 9
సబ్-రిజిస్ట్రారు



50 Rs.



No. 31089... Date 22/12/2000 Rs. 50/-

Sold to B. Anita... who Lawrence Peterson

Self of other

Rb. Hyd

:: 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.4,12,375/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director



'ఉ' పుస్తకం 11.223/2001.....నంబు
దఫ్తరులో నమోదు కాగితముల సంఖ్య
14 - ఈ కాగితపు వరస
సంఖ్య 10
సబ్-రిజిస్ట్రారు





31090. Date 22/12/2001 Rs. 50/-
 B. Anita, wife of Lawrence Peterson
 self & other Rs. 50/-

G. Narsaiah
 G. NARSAIAH
 S.V.L. No. 8/90
 R. NO. 4/99-2201
 Nandaram P. P.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.303, on Third Floor in Block No.C, having super-built-up area of 775 Sft., with undivided share of land to the extent of 31 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 bound-
 ed in:

NORTH :: Flat No.302.
 SOUTH :: 40' Wide Road.
 EAST :: Swimming Pool.
 WEST :: Flat No.304.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

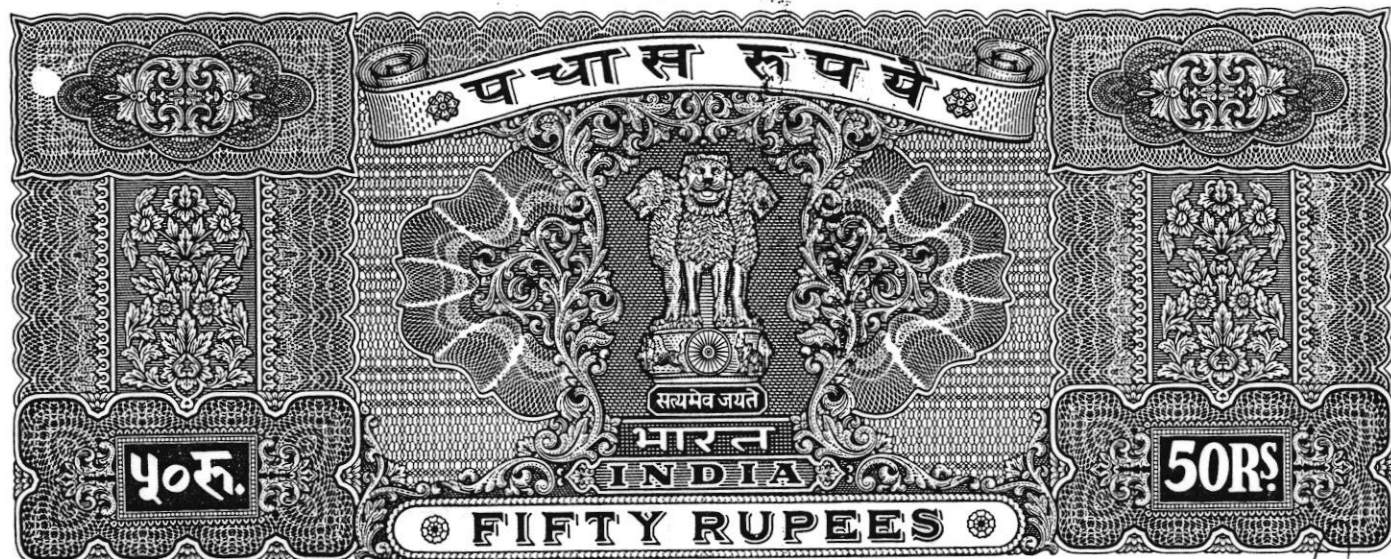
John Mark
 Managing Director



'A' పుస్తకం 11223/2001... సంఖ్య
దస్తావేజుల పేర్లను కాగితముల సంఖ్య
14 : ఈ కాగితపు వరస
సంఖ్య 11
చట్ట రిజిస్ట్రారు



50 Rs.



31091 22/12/2001 Sol

B. Anita who Lawrence Peterson
Self & Other R/o Hys

G. N. N. N.
S.V.L. N. N.
R. NO. 45/2001
Nacharam P. R. N.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 24th day of Decr 2001 in the
presence of the following witnesses;

WITNESSES:

1. big (Clar)
2. lowi

For Modi Properties & Investments Pvt. Ltd.

John M. M.
Managing Director
V E N D O R

Drafted by

N. N. N.

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

1వ పుస్తకం 11223/200.1.. సంపు

దస్తావేజులు నెంబ్రం కాగితముల సంఖ్య

..... 14. ఈ కాగితపు వరస

సంఖ్య 12

చట్ రిజిస్ట్రారు

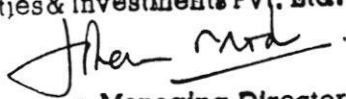


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.303, in Third Floor, in Block No.C, 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 : 31 Sq.Yds., Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sq.ft.,
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor : 775 Sq.ft.,
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.3,600/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,12,375/-

For Modi Properties & Investments Pvt. Ltd.

Date: 24/12/2001.

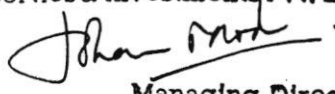

Signature of the Executant

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.

For Modi Properties & Investments Pvt. Ltd.

Date: 24/12/2001.


Managing Director
Signature of the Executant

1వ పుస్తకం 11223/2000.1... సంపు
 దస్తావేజుల వెంట్రం కాగితముల సంఖ్య
14..... ఈ కాగితపు వరస
 సంఖ్య.....13.....

సబ్ రిజిస్ట్రారు



FLAT NO. 303 ON 3rd FLOOR, BLOCK-C
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: 1) Mrs. B. ANITA, W/O. LAWRENCE PETERSON

2) Mr. LAWRENCE PETERSON, S/O. M. J. PETERSON

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

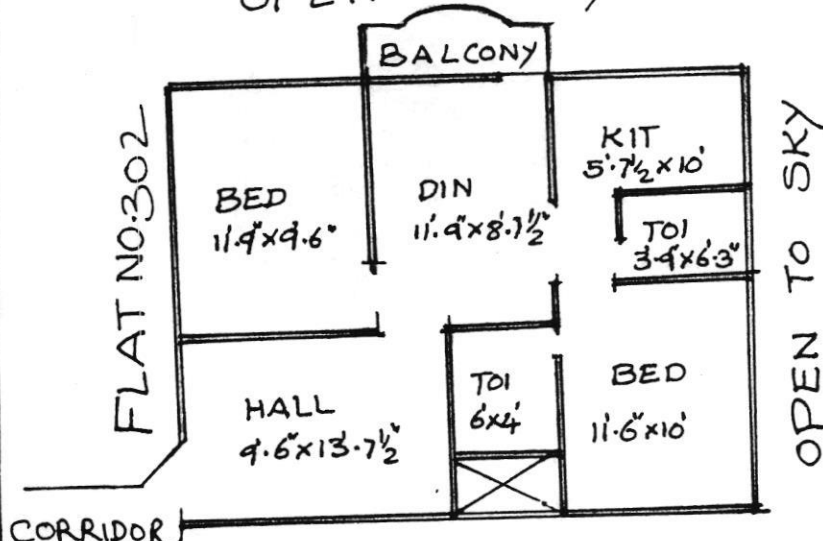
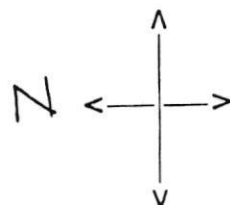
SQ. YDS. OR 25.91

SQ. MTRS.

31

U/S. OUT OF AC. 4.32 GT
SUPER BUILT-UP AREA: 775 SQ. FT.

OPEN TO SKY



FLAT NO. 304

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

SIG. OF THE VENDOR

WITNESSES :

1. *(Signature)*

2. *(Signature)*

1వ పుస్తకం. 11223/2001.... సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

