

U. 708/2002
5000Rs.

707/2002



1695 29/1/2002 5000/-80490 AP23 IV G

Sold To... Rajeev P. Nair... Sh. K.A.S. Padmanabhan
Selb... Rb. Hyd

SALE DEED

This Sale Deed is made and executed on this 30th day of JAN 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.

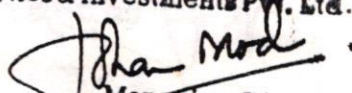
IN FAVOUR OF

Mr. RAJEEV P.NAIR, SON OF SRI. K.A.S.PADMANABHAN, aged about 28 years, Residing at Flat No.402, B.D.T Towers, Methodist Colony, Begumpet, Hyderabad - 500 016.

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.


Managing Director



1వ పుస్తకం 707/2002 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 13 కాగితపు పరస
 సంఖ్య 1

[Signature] - రిజిస్ట్రారు

2002వ సం|| డి.నవంబరి 30...
 తేది పేజీలు 1-2 వ.ల మధ్య
 ఉప్పల్
 దాఖలు
 రూ. 1,306/- చెల్లించినవి



[Signature]
[Signature]

Soham model & Co. Sathya models
 Occ. Business. Plot No. 280
 Road No. 75, Interhills, Hyderabad

వాసి ఇచ్చినట్లు నిపుకొన్నది
 ఎడమ బ్రాటన వేలు



- 1 నిరూపించినది
[Signature] (C. Prabhakar Reddy) & Co. Trading Agency. Occ. In service
 5-4-137/344, M.G. Road, Hyderabad
- 2 Chaudh Joo Kumar and Brothers & Co. Holbapur, Kull

2002వ సం|| డి.నవంబరి 30...
 1923కా.శ.వే.నంబరు 10

[Signature]
 పబ్లిక్ రిజిస్ట్రారు
 ఉప్పల్

5000Rs.



1696

29/1/2002

5000 80491

AP 23 IV G

Rajeev P. Nair Sd/- K.A.S. Padmanabhan
Sd/- R. Co. H. G.

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppal. 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 Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం 707/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
13
సంఖ్య 2
సబ్-రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1892

No 707 of 2002 Date 30/1/2002

I hereby certify that the proper deficit stamp duty of Rs 3540/- (Rupees Three thousand five hundred and forty only) has been laid in respect of this instrument from Sri. Soham Modi on the basis of the agreed Market Value consideration of Rs 256,000/- being higher than the consideration/agreed Market Value.

S.R.O. Uppal
Dated: 30/1/2002

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



5000Rs.



No. 1697 Date 29/1/2002 Rs. 5000 80492 AP 23 TV G

Sold To... Raveer... P. Nair... Su... K.A.S. Poolmanabhan

For Whom... Self... R. H. H. J. J.

5. 11. 1999
R. 48/2002
Dated 11. 11. 1999

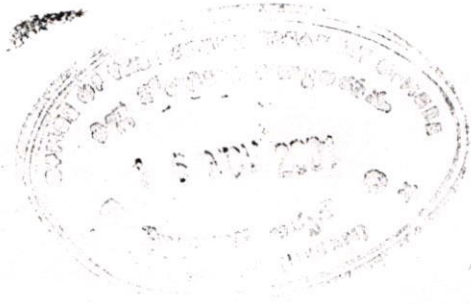
:: 3 ::

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.

Man Moh.
Managing Director

Contd.4..



'వ పుస్తకం 707/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 13
పంఖ్య 3
.....
..... రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| కా. శ. 1923 వు
707 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా 708-2/2002
2002 ఇష్టాదనైచది
2002 వ జనవరి నెంబరు 30... రేడి
..... రిజిస్ట్రారు



5000Rs.



No. 1698 Date 29/11/2002 Rs. 5000/80493

AP 23 IV 6

Sold To... Rajeev P. Nair Sh. K. A. S. Padmanabhan
Rel. Hdd

By Whom... Selu

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

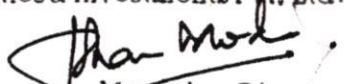
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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.

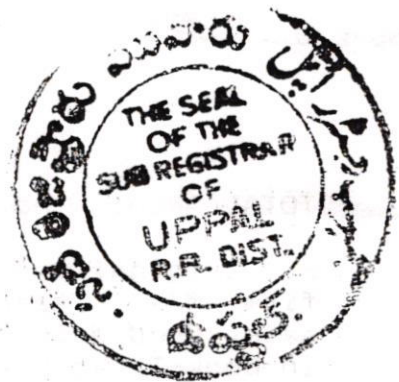
Contd.5..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



1వ పుస్తకం 707/2002 సంపు
దస్తావేజాల వెయ్యం కాగితముల సంఖ్య
..... 13 కాగితపు వరస
సంఖ్య 4
.....
.....



500Rs.



1699

29/1/2008 5:00 PM

AD-7-11 K

Rajeev P. Nair Sh. K.A.S. Padmanabhan
Sd/- R.W. Hyd

29/1/2008

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.509, on the Fifth Floor, in Block No.A in MAY-FLOWER 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.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,56,000/- (Rupees Two Lakhs Fifty Six Thousand only) and the VENDOR is desirous of selling the same.

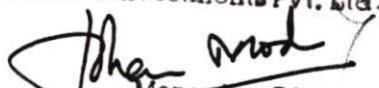
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

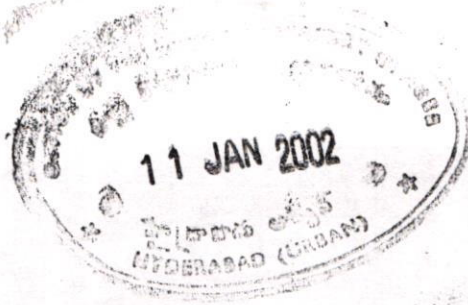
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,56,000/- (Rupees Two Lakhs Fifty 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..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



1వ పుస్తకం. 707/2002 సంపు
దస్తావేజాల వెంట్రా కాగితముల సంఖ్య
..... 13
పంఖ్య..... 5
.....
.....



500Rs.



No. 1700 Date 29/12/00 Rs. 500

Old To Rajeev P. Nair

Whom

AP-7-II K
K.A.S. Poolmanathan
10201
R. L. H. d

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppall. 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 has paid part of the sale consideration amount of Rs.35,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,21,000/- 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.

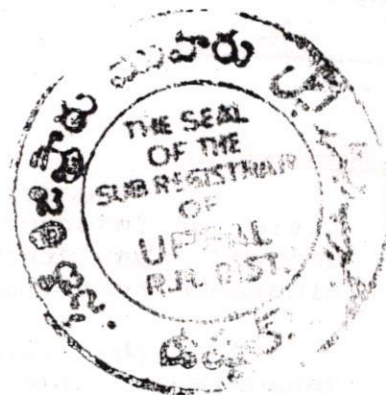
For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

Contd.7..



1వ పుస్తకం 707/2002 సంపు
దస్తావేజుల మొత్తం తాగితముల సంఖ్య
..... 13
వంఖ్య 6
పరిశీలించినవారు



500Rs.



No. 701 Date 29/1/2002 Rs. 500/- AP-7-II K
 Sold To Rajeev P. Nair S.A. 10202 Padmanabhan
 For Whom sel R. L. H. G.

:: 7 ::

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

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 Mark
 Managing Director



1వ పుస్తకం 707/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 13
పంఖ్య..... 7

[Signature]
సీని రిజిస్ట్రారు



INDIA NON JUDICIAL

500 रु.

RS. 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 1702 Date 29/1/2002 Rs. 500/- AP-7-II K
 Sold To Rajeev P. Nair su. K.A. S. 0203 Padmanathan
 self Rel Hyd

[Signature]
C. MAHESW
A.L. No. 25-1007
A. No 48, 25-2
A.L. No. 25-1007

8

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 Modl Properties & Investments Pvt. Ltd.


Managing Director

500Rs.



No. 1703 Date 29/1/2002 Rs. 500/- 10204 AP-7-II K
 Sold To Rajeev P. Nair Sh. K.A.S. Padmanabhan S. V. L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, R. R. Dist
 Sel. R. H. J.

:: 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.

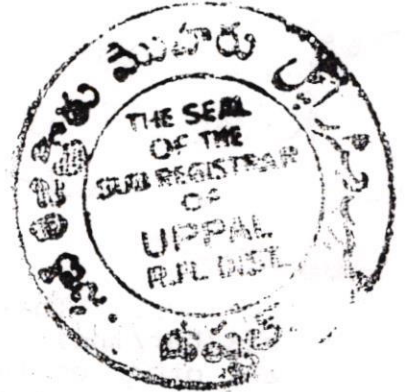
For Modi Properties & Investments Pvt. Ltd.

Contd.10..

John Modi
 Managing Director

1వ పుస్తకం. 10.7/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు వరస
 సంఖ్య 9

సహ-రిజిస్ట్రారు



500Rs.



1704 29/1/2002 Rs. 500/- 10205 AP-7-II K
 Sold to Rajeev P. Nair su. K.A.S. Padmanabhan C. MAHESH
 S. V. L. No. 26 of 1999
 R. No. 48/2002
 Beduppal, 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.2,56,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Sha Modi
 Managing Director

1వ పుస్తకం 701/2002 సంపు
 దస్తావేజుల మొత్తం గానితముల సంఖ్య
 13 ఈ గానితపు వరస
 సంఖ్య..... 10
 సబ్-రిజిస్ట్రారు



500Rs.



10205 AP-7-II K

S. No. 1705 Date 29/1/2002 Rs. 500

Sold To Rajeev P. Nair No. K.A.S. Poolmanabhan

By Whom Jee

R. R. Hrid

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.509, on Fifth Floor in Block No.A, 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.510.

SOUTH :: 40' Wide Road.

EAST :: 4' Wide Passage.

WEST :: Main Gate.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 30th day of Jan. 2002 in the presence of the following witnesses:

WITNESSES:

1. *Rajeev P. Nair*
(K.P. Reddy)

2. *R. R. Hrid*
Rajeev P. Nair

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

Drafted By VENDOR

R. R. Hrid
(R. R. Hrid)

Encl. No. 5/87
R. No. 509/02, R. R. Dist.

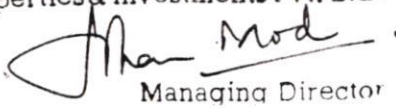
1వ పుస్తకం 707/2002 సంపు
 దస్తావేజుల మొత్తం నాగితముల సంఖ్య
 13 ఈ కార్యపు పరచ
 సంఖ్య 11
 నవ్విజిప్తారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.509, on 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. (G.F.)
(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 :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 450 Sft.,
- 5) Annual Rental Value : Rs. 400/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 2,56,000/-
For Modi Properties & Investments Pvt. Ltd.

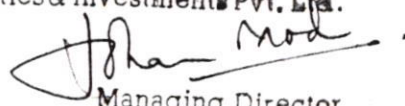
Date: 30/01/2002.


Managing Director
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: 30/01/2002.

1వ పుస్తకం 7.0.7/2002 సంపు
 దస్తావేజాల మొత్తం గతంలో సంఖ్య
 13
 సంఖ్య 12
 సబ్ రిజిస్ట్రారు



FLAT NO. 509, IN 5TH FLOOR, BLOCK A
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at

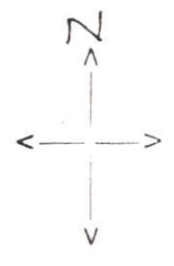
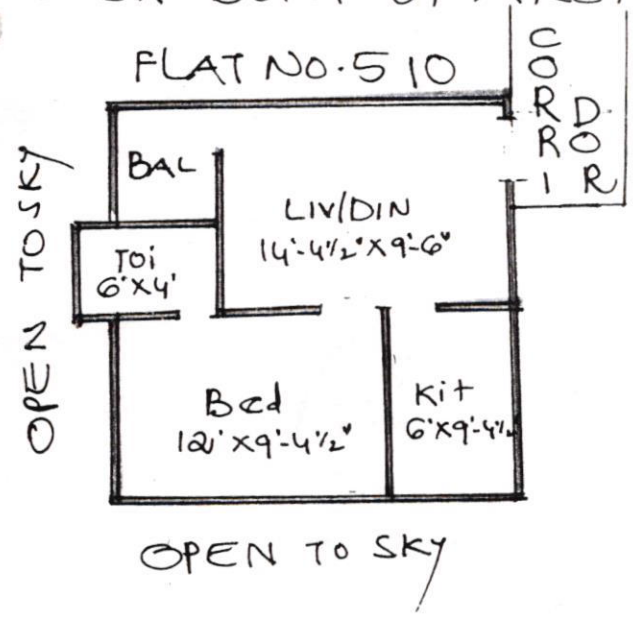
MALLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT.
LTD., REP. BY ITS M.D: MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: MR. RAJEEV P. NAIR
S/O. SRI. K.A.S. PADMANABHAN

REFERENCE: SCALE: 1" = SQ. YDS. OR 15.04 SQ. MTRS.
AREA: 18 INCL: EXCL:

U/S. OUT OF AC. 4-329 TS
SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*
2. *[Signature]*

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