



Date : 23-01-2002

Serial No : 662

Denomination : 10,000

Purchased By :

For Whom :

03AA 344162

RAMEELA DILIP

SELF

W/O LATE DILIP KUMAR
R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 25th day
of January 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

Mrs. RAMEELA DILIP, WIFE OF LATE SHRI. DILIP KUMAR, aged about 59 years, Residing at Flat No.203, Arihant Basant, Bagh Lingampally, Kachiguda, 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.

Soham Modi

Managing Director

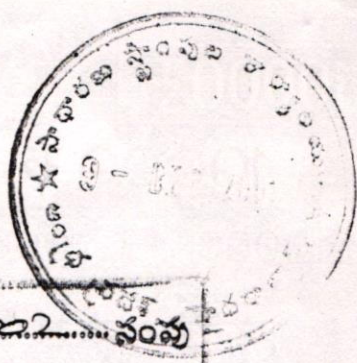
29.01.02
Received Cheque from SRS.

Chq. 402714

Rs. 2,00,000/-

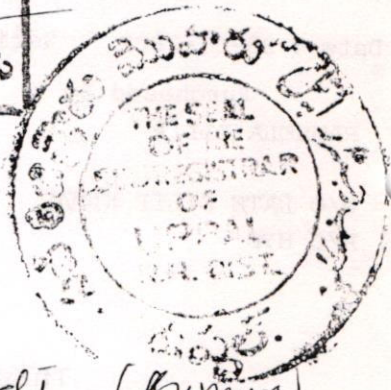
dt. 2.01.2002

Preceded



1వ పుస్తకం 534/2002 వంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు పరస
 సంఖ్య 1
 వజ్-రిజిస్ట్రారు

2002వ సం॥ డిసెంబర్ నెల 25...
 తేది పేజీలు 11-1-2 ... గుంటుల మద్య
 ఉప్పల్ సబ్ డివిజన్ లో
 దాఖలు చేయబడినవి
 రూ॥ 176/- చెల్లించినవి



వ్రాపి ఇచ్చినట్లు ఒప్పుకొన్నది
 నిడమ (బొటన వేలు)

John Mod.

John Mod. s/o sathyanarayana (runner)
 Plot no: 200 Road no: 25 Hyderabad

and

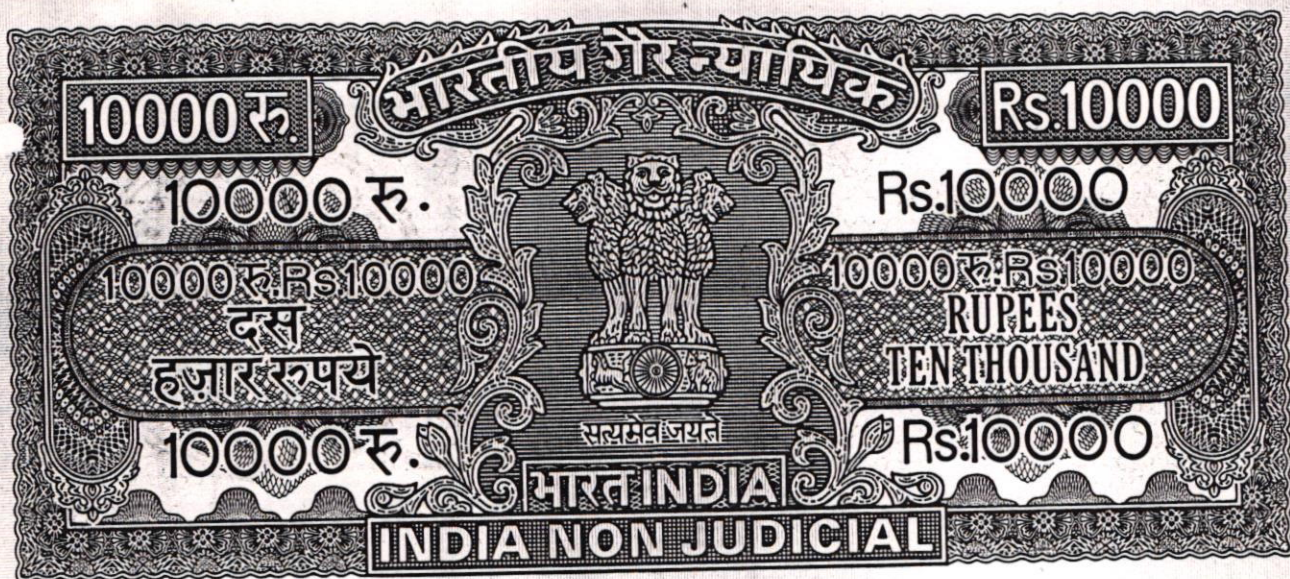


నిరూపించినది

- 1) *John* (s/o T-Sathyanarayana) Plot no: 200 Road no: 25 Hyderabad
- 2) *John* (s/o K. Reddy s/o K. Reddy) Plot no: 200 Road no: 25 Hyderabad

2002వ సం॥ డిసెంబర్ నెల 25వ తేది
 1923కా.శ. చట్టం నెల 5వ తేది

W. V. S. S. S.
 వజ్-రిజిస్ట్రారు
 ఉప్పల్



Date : 23-01-2002 Serial No : 663 Denomination : 10,000

03AA 344163

Purchased By :
RAMEELA DILIP

For Whom :

***SELF**

W/O LATE DILIP KUMAR
R/O HYD

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

:: 2 ::

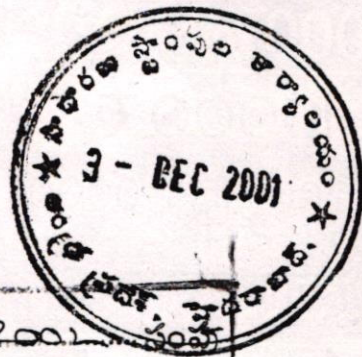
WHEREAS

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 Medi Properties & Investments Pvt. Ltd.

John Moh
Managing Director

Contd.3..



1వ పుస్తకం 534/2002

దస్తావేజాల మొత్తం కారితముల సంఖ్య

..... 13 కు కారితపు పరప

సంఖ్య 2

సబ్ రిజిస్ట్రారు

Endorsement under section 43 of Act II of 1908

No 534 of 2002 Date 25/1/2002

I hereby certify that the proper ad valorem stamp duty of Rs 10,200/- (Rupees ~~ten thousand~~ two hundred only)

has been laid in respect of this instrument from Sri Sobhan Modi on the basis of the agreed Market Value consideration of Rs 2,30,000/- being higher than the consideration/agreed Market Value.

S.H.O. Uppal
Dated: 25/1/2002

Sub Registrar
and Collector U.S. 44 & 42
INDIAN STAMP ACT



500Rs.



146 23/1/2002 500/- 05607
 Rameela Dilip... AP-7-II K... Dilip Kumar S. V. L. No. 26 of 1999
 self Rb. Hyd R. No. 48/2002
 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.

Phan Modi
 Managing Director

Contd.4..



1వ పుస్తకం... 534... 13... సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 13 ఈ కాగితపు వరస
సంఖ్య 3
సబ్-రిజిస్ట్రార్

1 వ పుస్తకము 2002 సం|| శా. శ. 1923 పు
... 534... నెంబరుగా రిజిస్టరు చేయబడి ప్లానింగు
నిమిత్తం గుర్తింపు నెంబరుగా 536-1-1507
2002 ఇవ్వడమైనది
2002 వ శివచరిత్ర 25. చేరి
రిజిస్ట్రార్



500Rs.



149 23/1/2004 Rs. 500/- 05802
Ramela Dilip. who. Late. Dilip. Kumar C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2002
S. V. L. No. 26 of 1999
R. No. 48/2002
S. V. L. No. 26 of 1999
R. No. 48/2002

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

Contd.5..

500Rs.



No. 148 Date 23/1/2002 Rs. 500/-
 Sold To Rameela Dilip P. who. late. Dilip Kumar MANESH
 R. h. t. u. d
 S. V. L. No. 28 of 1999
 No. 43/2002
 G. O. P. P. R. P. P. P.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.510, 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.2,30,000/- (Rupees Two Lakhs Thirty 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.2,30,000/- (Rupees Two Lakhs Thirty 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.

For Modi Properties & Investments Pvt. Ltd

John Modi
 Managing Director

Contd.6..

1వ పుస్తకం 534 12002 సంపు

దస్తావేజాల మొత్తం కాగితముల సంఖ్య

..... 13..... ఈ కాగితపు వరస

సంఖ్య 5

సబ్-రిజిస్ట్రారు



500Rs.



05610

No. 149 Date 23/1/2002 Rs. 500/-

Sold To: Rameela Dilip, W.P. late. Dilip Kumar
Sext Rb. Hyd

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

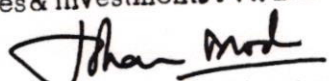
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

4. The Purchaser 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.

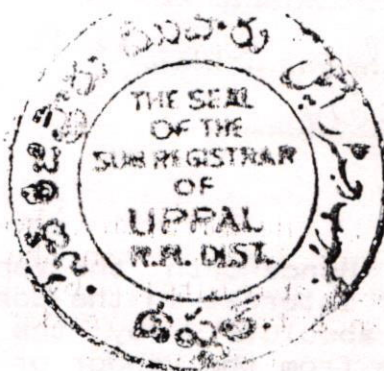
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.7..

1వ పుస్తకం 534/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు వరస
 సంఖ్య 6
 సబ్ రిజిస్ట్రార్



500Rs.



05611

150 Date 23/11/2002 Rs. 500/-
 To Rameela Dilip W/o Late Dilip Kumar C. MAHESH
 Self R. H. Hyd S.V.L. No. 26 of 1999
 R. No. 48/2002
 Doduppal. R. R. Dist

:: 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.,

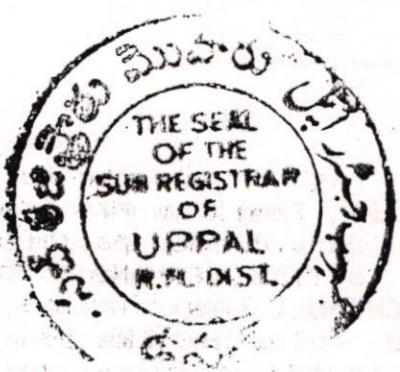
iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking 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.

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director

Contd.8..

1వ పుస్తకం 534/2002 నంబరు
 దస్తావేజుల మొదటి భాగముల సంఖ్య
 13
 పేజీల సంఖ్య 2
 పబ్-రిజిస్ట్రార్



500Rs.



157

23/12/2022 500/- 00612
Ramela Dilip who late Dilip Kumar D. HANESH
Self 26. Hyd

:: 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.

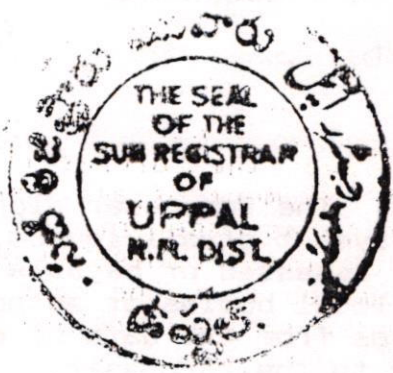
For Modi Properties & Investments Pvt. Ltd.

contd.9..

Man Moh
Managing Director



1వ పుస్తకం 584/2002 నంబరు
దస్తావేజుల మొత్తం కొనుగోలుల సంఖ్య
13
సంఖ్య 8
పబ్-జిప్తాగారు



500Rs.



152 Date 23/1/2002 Rs. 500/- 05613

Sold To... Rameela Dilip. who. Late. Dilip kumar Rb. Hyd
Whom... self

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppal. 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.

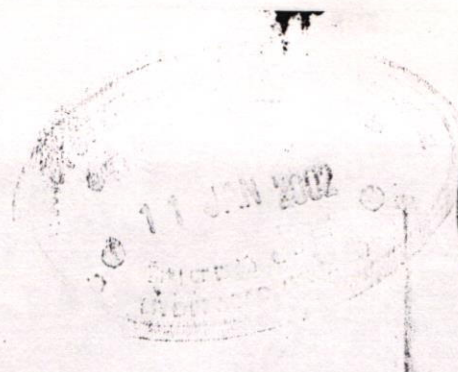
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

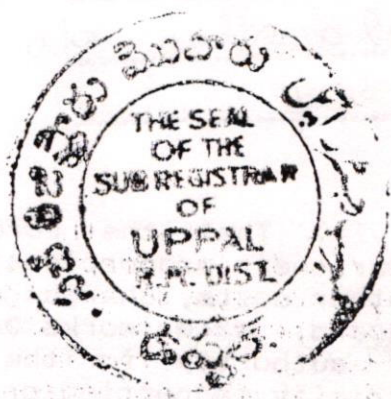
John Moh
Managing Director

Contd.10..

24008



1వ పుస్తకం. 534/2002..... సంపు
దస్తావేజాల మొత్తం గానితముల సంఖ్య
..... 13 వరస
సంఖ్య 9
నవ్ రెడ్డిస్వామి





AP-7-II 305335

153

23/11/2002 500/-

Ram elapili. who.
selfLate Dilip Kumar
R.L. H. d

Handwritten signature
C. MAHESH
S.V.L. No. 26 of 1999
A. No. 48/2002
Boduppal. 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., (b) 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.2,30,000/-.

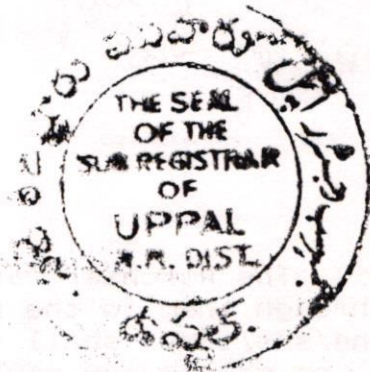
For Modi Properties & Investments Pvt. Ltd.

Handwritten signature
Managing Director

Contd.11..



1వ పుస్తకం 534/2002 నంబరు
దస్తావేజాల మొత్తం కారితముల సంఖ్య
13 వరకు
సంఖ్య 10
సబ్-రిజిస్ట్రారు



500Rs.



154 to 23/1/2002 Rs. 500
 Ramella Dilip, who. Late Dilip Kumar
 self R.H. 11/1/02

Label

S. No. 20 of 1999
 dated 15.12.02
 Sub. Dept. H. R. Dept.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.510, 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 bound-
 ed in:

NORTH :: Flat No.511.
 SOUTH :: Flat No.509.
 EAST :: 4' Wide Passage.
 WEST :: Main Gate.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 25th day of January 2002 in the presence of the following witnesses;

WITNESSES:

1. *R. Pull*
(Raminder)

2. *by*

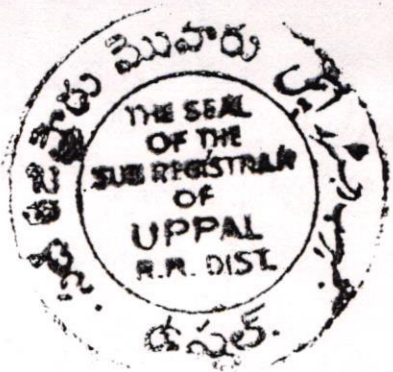
Drafted By
meand
(R. NANDISHWAR)
 D. W. L. No.5/87
 R. No. 30/2002, R. R. Dist

for Modi Properties & Investments Pvt. Ltd

Man Moh
Managing Director

V E N D O R

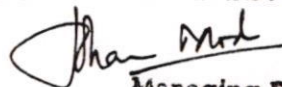
1వ పుస్తకం 534/2002.....నంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
13..... ఈ కాగితపు వరస
 సంఖ్య11.....
 సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.510, on Fifth Floor,
at Block 'A', of Mayflower Park,
Block No.4, Residential Loca-
lities, Mallapur Village, Uppal
Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (A+S)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 years.
- 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.
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. 4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
MV of the Building : Rs. 2,30,000/-

For Modi Properties & Investments Pvt. Ltd


Managing Director

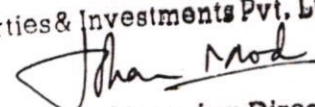
signature of the Executant

Date: 25/1/02

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:

25/1/02

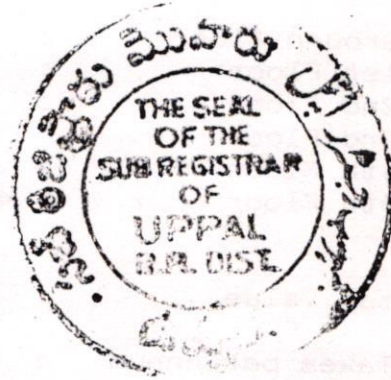
1వ పుస్తకం. 534/2002..... సంపు

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

.....13..... ఈ కాగితపు పరప

సంఖ్య12.....

సబ్-రిజిస్ట్రారు



FLAT NO. 510, IN 5TH FLOOR, BLOCK NO. 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: MRS. RAMEELA DILIP

W/O. LATE DILIP KUMAR

REFERENCE :

SCALE: 1"

INCL: ☒

EXCL: ☐

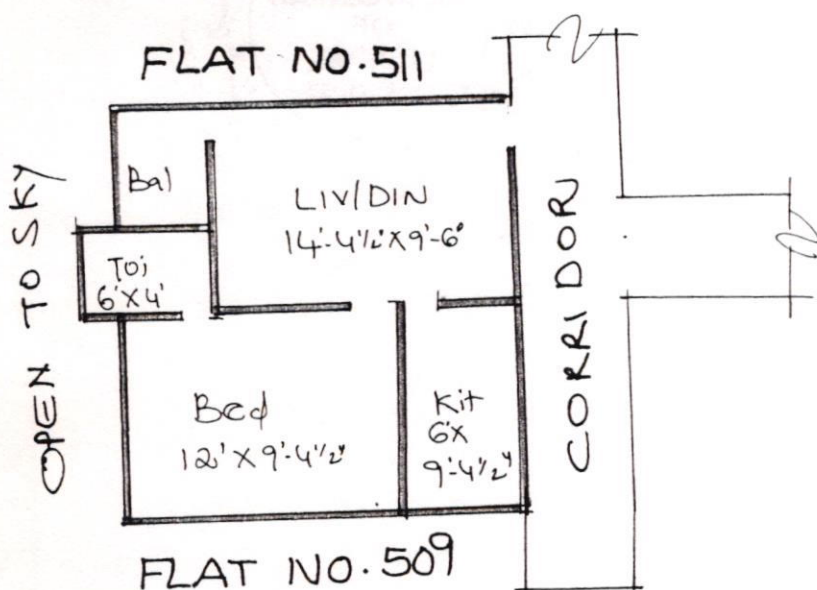
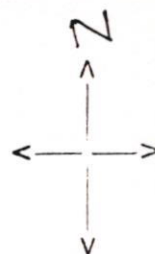
AREA: 18

SQ. YDS. OR 15.04

SQ. MTRS.

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

SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

Sohan Modi

Managing Director

WITNESSES :

1. *R. Rameela*

2. *[Signature]*

SIG. OF THE VENDOR

1వ పుస్తకం-234/2002..... సంపు
 దస్తావేజుల మొత్తం కలిపి సంఖ్య
13..... వరస
 సంఖ్య.....13.....
 సబ్-రిజిస్ట్రారు

