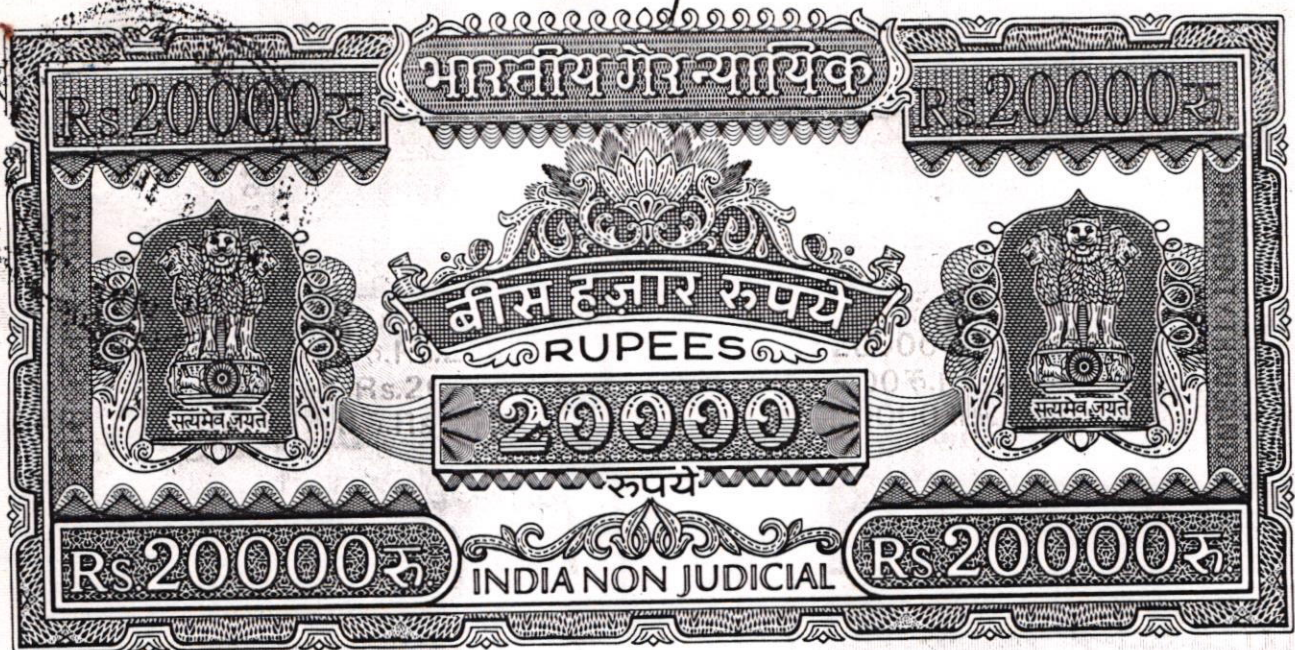


U. 1589/2002

1601/2002



S. No. 1536 Date 25/2/2002

02CC 137343

N. Shanti w/o. M.S. Varijakshan R/O Huch
Self & others

REGISTER
Office Stamp Vendor
UTPAL. R.R. DIST.
25/2

SALE DEED

This Sale Deed is made and executed on this _____ day
of Feb 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

1. Mrs. V.SHANTI, WIFE OF Mr. M.S.VARIJAKSHAN, aged about 53 years,
2. Mr. M.S.VARIJAKSHAN, SON OF LATE SRI. SRINIVASAN, aged about 59 years,
3. Mr. V.SHIVKUMAR, SON OF Mr. M.S.VARIJAKSHAN, aged about 28 years,

All are Residing at H.No.24-88/3, Anandbagh, Malkajgiri, Hyderabad - 500 047.

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

Sohan Modi
Managing Director



1వ పుస్తకం 1601/2002 సంపు
 దస్తావేజుల సంఖ్య 14
 ఈ దస్తావేజు వరకు
 సంఖ్య 1
 ముద్రాపాత్రులు

2002వ సంపు (1వ) సంపు 25
 తేది పగలు 1-2 గురించి ముద్ర
 ఉత్పత్తి సబ్-డివిజన్లు అధికారులు
 రాఖలు చేసి రుసుము
 రూ. 1900/- చెల్లించినది

వాసి ఇచ్చినట్లు అప్పుకొన్నది
 ఎడమ బ్రాజ్ ముద్ర



విరూపాక్షానంద

Shan Moh
Shan Moh

Shan Mohd. S/o. K. Padma Reddy
 CC - Business Dist No 280
 Road No. 25, Justice Hills
 Hyderabad

① (Substant) (I.P. 2002), S/o. K. Padma Reddy
 M. Service - ON - 5-4-187/1384
 Mr G. Road, Sec 2nd

Letter to Sanyasavaram and Barnes to appeal, Hyderabad

2002వ సంపు (1వ) సంపు 25వ తేది
 1923వ సంపు (1వ) సంపు 6వ తేది

Shan Mohd
 ఉత్పత్తి





1వ వుత్తరం 1601/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 2

సబ్ రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1892

No 1601 of 2002 Dated 25/1/2002

I hereby certify that the proper deficit
 stamp duty of Rs 235/- (Rupees TWO -

hundred and thirty five only,

has been laid thereon of this instrument
 from Sri. Soham Modi

on the basis of the agreed Market Value
 consideration of Rs 378500/-, being
 higher than the consideration, agreed Market
 Value.

S.R.O. Murali

Dated:

25/1/2002

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



500Rs.



6210

22/2/2002 Rs. 500/-

54820

Belong to V. Shanti w/o M.S. Varjakshan
self & others R/O HYD

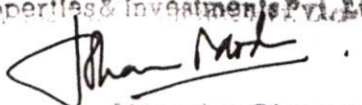
C. MAHESH
S. V. L. No. 1999
R. No. 15/2/02
Uduppal, R. R. Dist

:: 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.

Contd.4..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

RECEIVED
10/10/2002

1వ పుస్తకం 1601/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 3
 సబ్ రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| కా. శ. 1023 పు
 1601 ... వెంబరగా రిజిస్ట్రేరు చేయబడి స్కానింగు
 నిమిత్తం గ.ర్తింపు వెంబరగా 15.09.2002-1-1.50.2
 2002 ఇ.ప.నంబరు
 2002 వ పుస్తకం నెం. 25 తది
 రిజిస్ట్రేరింగు అధికారి

RECEIVED
10/10/2002

500Rs.



54821

6211

22/2/2002 No. 5001-

V. Shanti u/o M. S. Varadachari

Self others No. HYD

:: 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.,

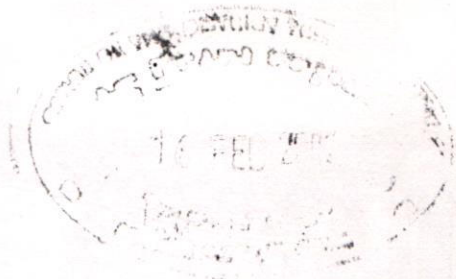
D. The Vendor has obtained the necessary technical approval from HUDA vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

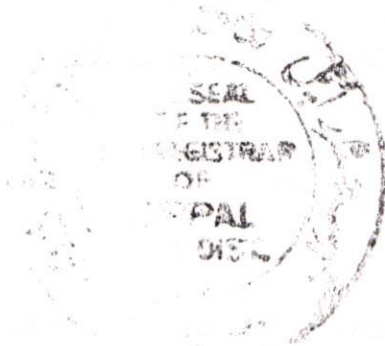
For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director



1వ వుత్తరం 1601/2000 నంబు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 4
పబ్ రిజిస్ట్రారు



500Rs.



54822

6212

22/2/2002 Rs. 500/-

V. Shanti w/o M.S. Varjakshan

Self & others &/o H/o

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 98/2002
Boduppal, B. R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.514, on the Fifth Floor, in Block No.A 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.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,78,500/- (Rupees Three Lakhs Seventy Eight Thousand Five Hundred 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.

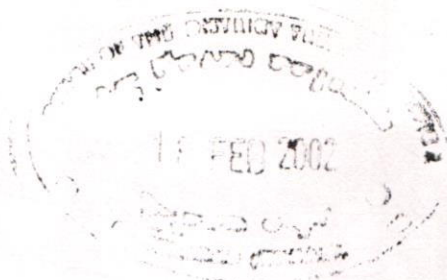
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.3,78,500/- (Rupees Three Lakhs Seventy Eight Thousand Five Hundred 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.

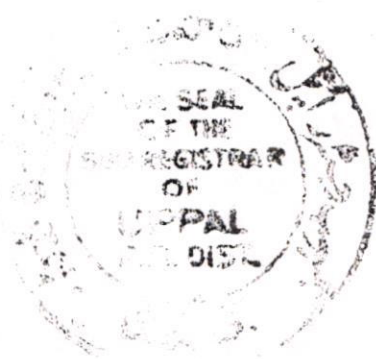
Contd.6..

Per Modi Properties & Investments Pvt. Ltd.

[Signature]
Director



పుస్తకం 1601/2002 సంపు
దస్తవేజుల నమోదం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 5
సబ్ రిజిస్ట్రారు



500Rs.



6213

22/2/2002 Rs. 500/-

54823

V. Shanti w/o. M.S. Varajakshan

Self. Rothery. a/o Hyd

C. MAHESH
S. V. L. No. 24 of 1990
R. No. 12302
Poduppal. 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 the sale consideration amount of Rs.3,78,500/- to the Vendor.

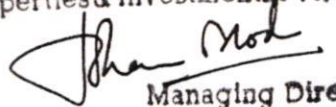
5. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

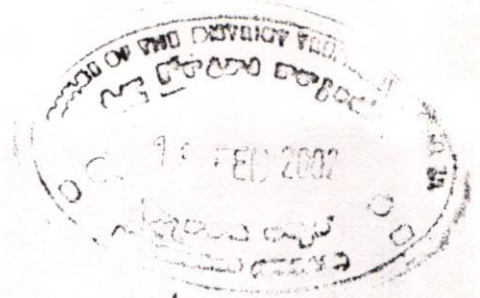
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Contd.7..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



శాసనసభ సంఖ్య 1601/2002
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 14
ఈ కాగితపు వరస సంఖ్య 6
సబ్-రిజిస్ట్రారు





6567 25/2/2002 1002
 4739
 V. Shanti u/o M. S. Vanjambhishan
 self & others

R. S. 448

:: 7 ::

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

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

The Modi
 Managing Director

1వ పుస్తకం... 1601/2012 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 7
సబ్ రిజిస్ట్రారు





6568

25/4/2002

47335

V-Shankar who M.S. Varadachari

self & others

RC copy

:: 8 ::

C. MAHESH

S.V.L. 25 of 1999

H. No. 13/2002

Boduppal, R. R. Dist

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.

Managing Director

1వ పుస్తకం 1601/2472 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 8
 సబ్ రిజిస్ట్రారు



1 వ పుస్తకం 1601/2972 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరప
 పంఖ్య 9

పబ్-రిజిస్ట్రారు



A.P. 78

100Rs.



No. 6570 Date 25/12/02

Sold To V. Shants who M. S. Varjaban m

For Whom... Selling Agent

:: 10 ::

R. C. Gyl

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.3,78,500/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Tha Moh
Managing Director



1 వ పుస్తకం 1601/2007 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
10 సంఖ్య
సబ్-డివిజన్



500Rs.



No. 6218. 22/2/2002 Rs. 500/- 54828
Sold To V. Shanti w/o. M.S. Varujakshan
30/11/2002 2/10 HYP

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

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

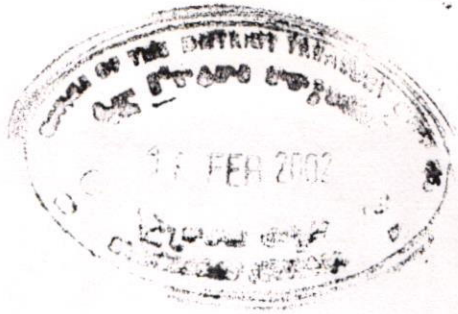
All that the Flat bearing No.514, on Fifth Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring 15 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bound-
ed in:

NORTH :: Jogging Track.
SOUTH :: Cut-out.
EAST :: 4' Wide Passage.
WEST :: Flat No.513.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Director



1వ పుస్తకం	1601/1991	సంఖ్య
దస్తావేజుల మొత్తం కాగితముల సంఖ్య		
14	ఈ కాగితపు వరస	
సంఖ్య	11	
పబ్ రిజిస్ట్రారు		



500Rs.



6219

22/2/2002 500/-

54829

V. Shanki w/o. M.S. Varjashan

Self Father & H/O

C. M. J. SH
S. V. L. N. S. H.
R. M. S. H.
Gandhi B. H. S.

:: 12 ::

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

WITNESSES:

For Modi Properties & Investments Pvt. Ltd.

1. P. S. Reddy
(K. V. Reddy)

John Modi
Director
VENDOR

2. R. J. Reddy
(R. J. Reddy)

Prasad
Anand
S. V. L. N. S. H.
Gandhi B. H. S.



1వ పుస్తకం 1601/200 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 12

సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.514, 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+5)
(b) Type of Structure : Framed Structure
- 2) Age of the Building : / 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 :
g) In the 5th Floor : 700 Sft.,
- 5) Annual Rental Value : Rs. 500/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,78,500/-

For Modi Properties & Investments Pvt. Ltd.

Date: 25/02/2002.

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.

Date: 25/02/2002.

Managing Director
Signature of the Executant

1వ వుస్తకం 1601/2011 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 12
 సబ్ రిజిస్ట్రారు



FLAT NO. 514 IN 5TH FLOOR, BLOCK NO. A
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

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

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD., REP. BY ITS M.D: MR. SOMAM MODI

S/O. MR. SATISH MODI

VENDEE: (1) V. SHANTI W/O. M.S. VARIJAKSHAN (2) M.S. VARIJAKSHAN

S/O. LATE. SRINIVASAN (3) V. SHIV KUMAR S/O. M.S. VARIJAKSHAN

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

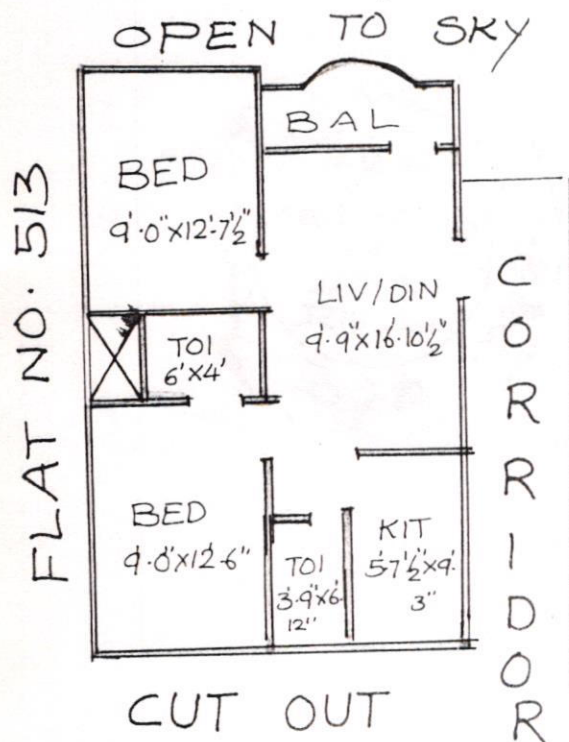
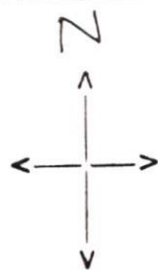
AREA:

28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 700 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

WITNESSES:

1. *Pranav*

2. *R. Ravi*

SIG. OF THE VENDOR

1వ వుస్తకం 1601 గాని సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

