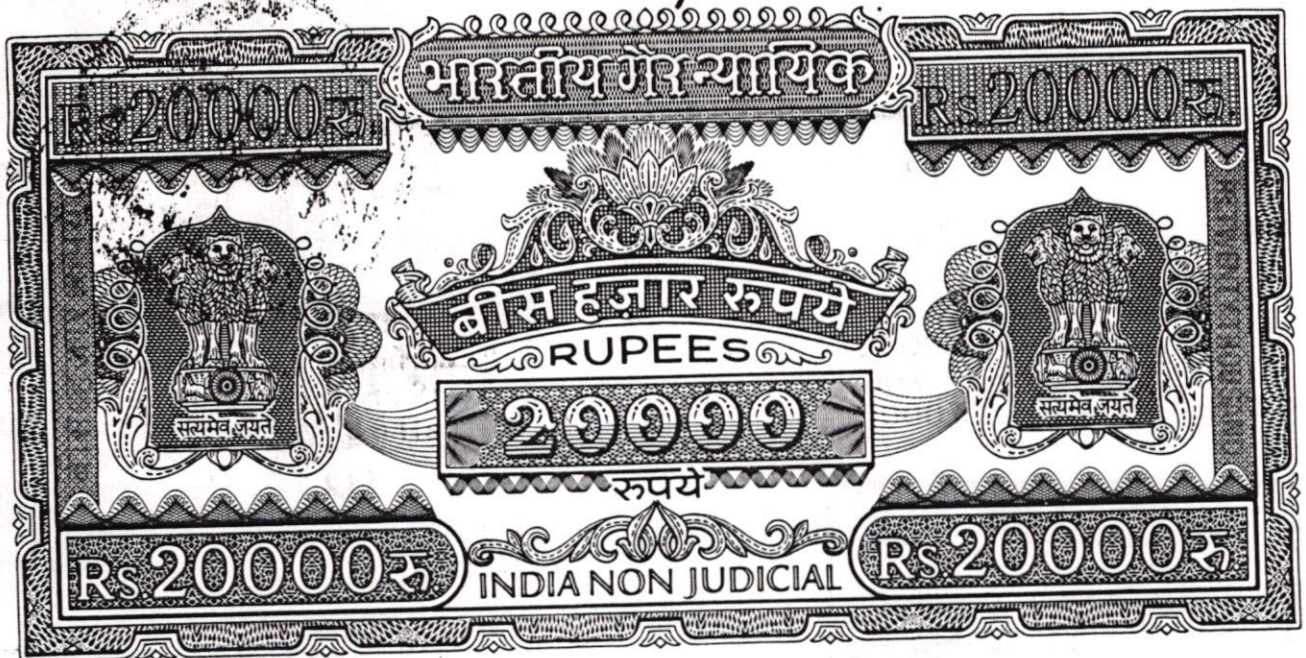


1600/2002

1588/2002



S. No. 1582 Date 25/11/2002 Rs. 20000/-
 Rajasekhar S/o A.S. Rao Re. seized
 sell

02CC 137839

25/11
 SUB-REGISTER

Office Stamp Vendor,
 UPPAL, R.R. DIST.

SALE DEED

This Sale Deed is made and executed on this _____ day
 of 25/11 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. RAJASEKHAR, SON OF SRI. A.S.RAO, aged about 29 years, Residing at P64/1, Akash II Officers Enclave, No.1, Airforce Officers Mess, Hakimpet, Secunderabad - 500 014.

hereinafter called the 'BUYER' (which expression where the context so permits shall mean and include her heirs, successors, legal representatives, executors, nominees, assignees etc..) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
 Managing Director



ప్రస్తుతం 1600/2000 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 1
 సబ్-డివిజన్ కు

2002 వ సం॥ (ఫిబ్ర) వరి నెల 25
 తేది పగలు 1-2 గంటల మధ్య
 ఉప్పల్ సబ్-డివిజన్ కు సీనియర్
 దాఖలు చేసి రుసుము
 రూ॥ 4285/- చెల్లించినవి

Rohan Modi
 Rohan Modi



ప్రాసి ఇచ్చినట్లు రిపుకొన్నది
 ఎడమ బొటన ముద్ర

Rohan modi & Co. Ratan modi
 O/O. Ramprasad Plot No. 280
 Road no. 23, Jubilee Hills
 Hyderabad



① Denaadry (L.P. Lender) & Co. K. Padma Reddy
 P/L - Service. Off. C-4-187/3 by
 m. G. Road, Sec Road.

Law for Hyderabad and other districts, Hyderabad

2002 వ సం॥ (ఫిబ్ర) వరి నెల 25
 1923 వ సం॥ ఫిబ్ర వరి నెల 6 వ తేది

ఉప్పల్
 ఉప్పల్



S. No. 1583 Date. 25/11/2018 Rs. 20000/-

Raja Sethar S. A. S. Rao R/o self
self

02CC 137340

REGISTER
By Office Stamp Vendor
UPPAL, R.R. DIST.

:: 2 ::

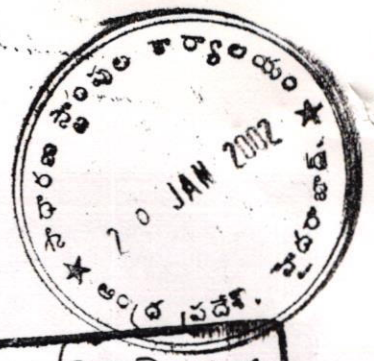
WHEREAS

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 Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం... 1600/2002... నంబర్
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 2
 సబ్ రిజిస్ట్రార్

Endorsement under section 42 of Act II of 1892

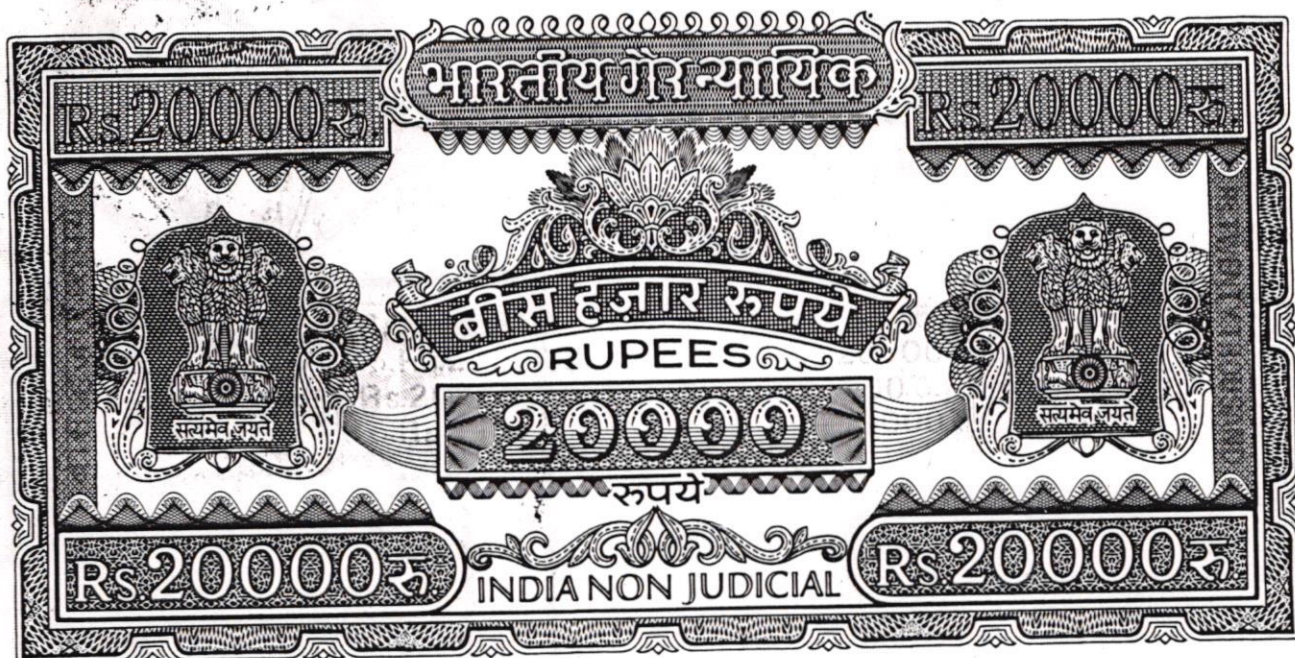
No. 1600 of 2002 Date 25/1/2002

I hereby certify that the proper deficit stamp duty of Rs. 10280/- (Rupees Ten thousand and Two hundred and Eighty only) has been paid in respect of this instrument from Sri. Sohem Modi on the basis of the agreed Market Value consideration of Rs. 8,56,000/- being higher than the consideration/agreed Market Value.

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

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





S. No. 1584 Date 25/12/2001 Rs. 20000/-
 Raja Sekhar S.G.A.S. Rao & Co. Secy

02CC 137341

[Signature]
 Stamp Vender
 UPPAL, 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.

[Signature]
 Managing Director



1వ పుస్తకం 1600/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 3
 నవ్ రిజిస్ట్రారు

1వ పుస్తకము 2002 సం|| శా.శ. 1923 పు
 1600 ... నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గ.రీంపు నెంబరుగా 1588-1-1507
 2002 ఇ.శ.వ.సం.వది
 2002 వ.శ.వ.సం.వది 25 శ.ది
 రిజిస్ట్రారు అధికారి





S. No. 1585 Date 25/11/2000 Rs. 20000/-
 Regd. Char. St. A.S. Co. Leo. Sec'd
 self

02CC 137342

[Signature]
 Stamp Vendor
 UPPAL, 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.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.

[Signature]
 Managing Director



1వ పుస్తకం 1600 పాని మంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 4
సబ్ రిజిస్ట్రారు



500Rs.



6192 22/2/2002 500/- 54841
Rajasekhar S/o AS Rao
Self R/o Secbad

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.310 & 311, on the Third Floor, in Block No.C in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 1400 Sft., together with undivided share in the Schedule Land to the extent of 56 Sq.Yards and a reserved Car & Scooter parking space admeasuring about 100 Sft & 15 Sft., respectively in apartment Block No.C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.8,56,000/- (Rupees Eight 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.

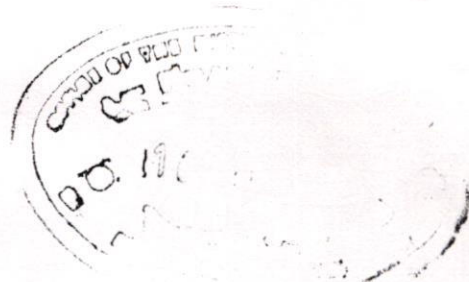
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.8,56,000/- (Rupees Eight 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.

John Modi
Director



1వ పుస్తకం 1600 రెణు సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య
సబ్ రిజిస్ట్రారు

1000



500Rs.



6193 22/2/2002 500/- 54842
Rajasekhar s/o A.S. Rao
self - no secbad

C. MAHESH
S.V.L. No. 2/1999
R. 1/1999
Bodupat. R. H. 1999

:: 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.4,00,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.4,56,000/- 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:

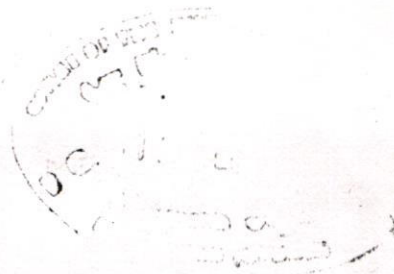
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

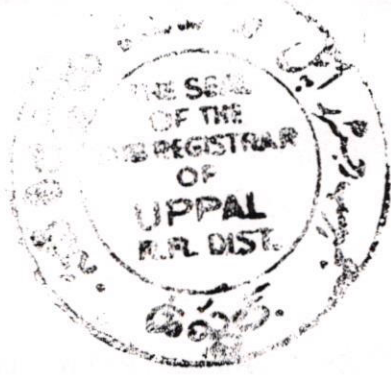
For Mod Properties & Investments Pvt. Ltd.

Shan Mod
Director

Contd.7..



1వ పుస్తకం 1600 గానం సంపు
దస్త్రావేదికల మొత్తం కాగితముల సంఖ్య
16 ఈ కాగితపు వరస
సంఖ్య 6
నబ్ శివప్రసాదు



500Rs.



6194

22/2/2002. 500/-

54843

Rajasekhar S/o. A.S. Rao

Self

No Seckad

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

:: 7 ::

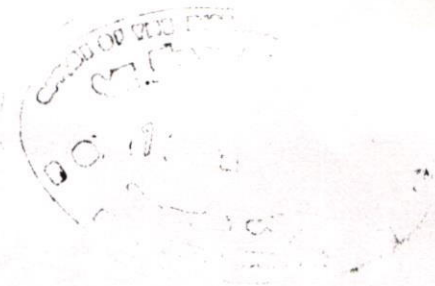
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం 1600 గానా సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 7
నల్ల రిజిస్ట్రారు



500Rs.



6/95

22/2/2002-500/-

54844

Rajasekhar S/o. A.S. Rao

Self

R/o Secbad

C. RAJESH
S. V. L. No. 24/1/2002
R. No. 43/2002
Boduppal, H. H. Dir.

:: 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..

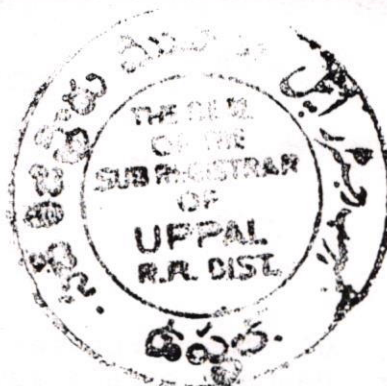
For Modi Properties & Investments Pvt. Ltd.

Manoj Modi
Managing Director



1వ పుస్తకం... 1600/2000... నంబు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు వరస
సంఖ్య 8
సబ్ రిజిస్ట్రారు

శా.శ.శ.



500Rs.



54845

No. 6196 Date 22/2/2008 Rs. 500/-

Sold To ... Rajasekhar ... S/o AS Rao

For Whom ... self ... No secbad

:: 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

SEAL OF THE
GOVERNMENT OF
INDIA

1వ పుస్తకం 1600/2000 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 9
సబ్-ఇన్స్పెక్టరు



500Rs.



No. 6197 - 22/2/2002 Rs. 500/- 54846

Sold To: Rajasekhar S/o. A.S. Rao

For Whom: Smt. R/s Seebad

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 43/2002
Boduppal, R. R. Dist

:: 10 ::

xi) The Purchaer 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.

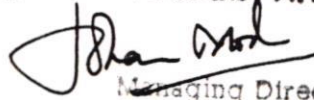
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaing the living standards of the apartments, occupiers at a hight level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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 extraoridinarily 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.8,56,000/-.

Contd.11..

For Modi Properties Investments Pvt. Ltd.


Managing Director



1వ పుస్తకం... 1600/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
... 14 ... ఈ కాగితపు వరస
సంఖ్య ... 10 ...
సబ్-రిజిస్ట్రారు



500Rs.



6198 - 22/2/2002 500/- 54847

Rajasekhar S/o A.S. Rao

Self No. Secbad

C. MATHESH
S. V. L. No. 2/12/2000
H. D. 13/2001
Boduppal H. R. Dist.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.310 & 311, on Third Floor in Block No.C, having super-built-up area of 1400 Sft., with undivided share of land to the extent of 56 Sq.Yds., and a reserved car & scooter parking space ad-measuring 100 Sft & 15 Sft., respectively as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Resi-dential 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 :: Jogging Track.

SOUTH :: 40' Wide Road.

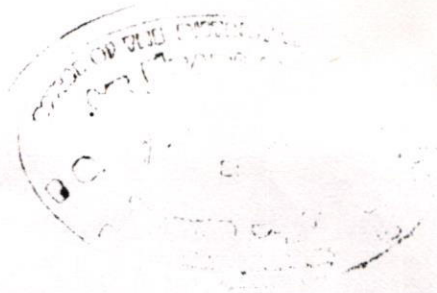
EAST :: 4' Wide passage & Flat No.301.

WEST :: 4' Wide Passage & Flat No.309.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ వుస్తకం 1600/291 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 11
పబ్-నిజిస్ట్రారు

2024



INDIA NON JUDICIAL

₹ 500

R. 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

22/2/2008 500/-

54848

Rajasekhar S/o. A.S. Rao

Self 2/10 section

:: 12 ::

WITNESSES:

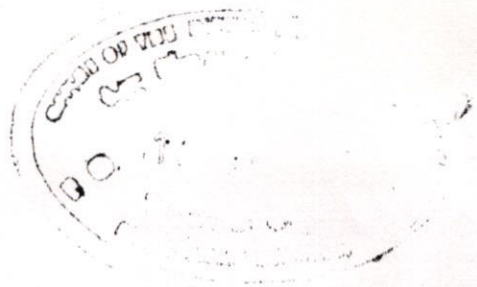
For More Properties, See Comments on Page 104.

1. Pharmacology
(K. P. 2000+)


Vendor

2. R Beul
(Zalindas)

England



1వ వుస్తకం 1600 గానా సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 12
సబ్ రిజిస్ట్రారు

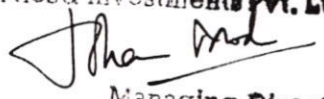
63966



ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.310 & 311, on Third Floor, in Block No.C, of 'MAYFLOWER PARK' 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 : 56 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
100 Sft., Car Parking space
- b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor : 1400 Sft.,
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 7000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 8,56,000/-
For Modi Properties & Investments Pvt. Ltd.

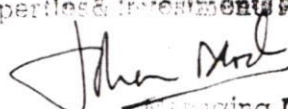
Date: ²⁵ /02/2002.


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.


Managing Director
Signature of the Executant

Date: ²⁵ /02/2002.

1వ వుస్తకం 1600/977 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 13
 పబ్లికేషన్లు



FLAT NOS. 310 & 311, 3RD FLOOR, BR-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: SRI. RAJASEKHAR
S/O. SRI. A.S. RAO

REFERENCE :

SCALE: 1"

INCL: ☐

EXCL: ☐

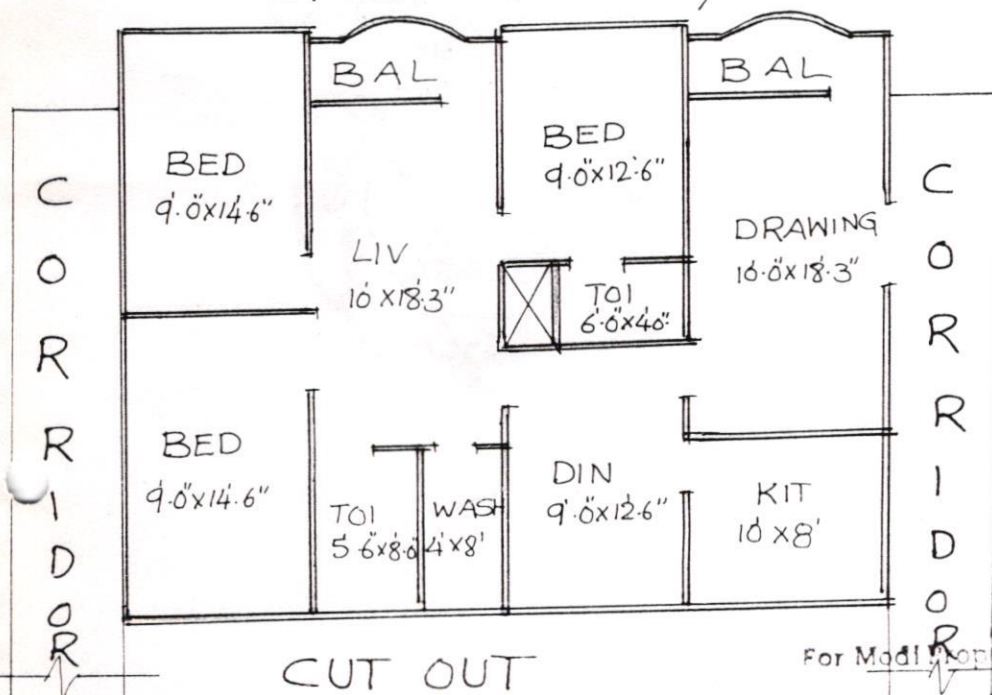
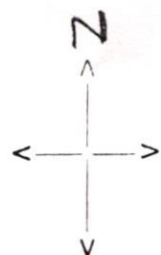
AREA :

56

SQ. YDS. OR 46.81

SQ. MTRS

1/5. OUT OF AC-4.32 GTS
SUPER BUILT-UP AREA: 1400 SQ. FT
OPEN TO SKY



WITNESSES :

1. Chaitanya
2. R. Ravi

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 1600/2000 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 14
జే.ఆర్. రిజిస్ట్రారు

