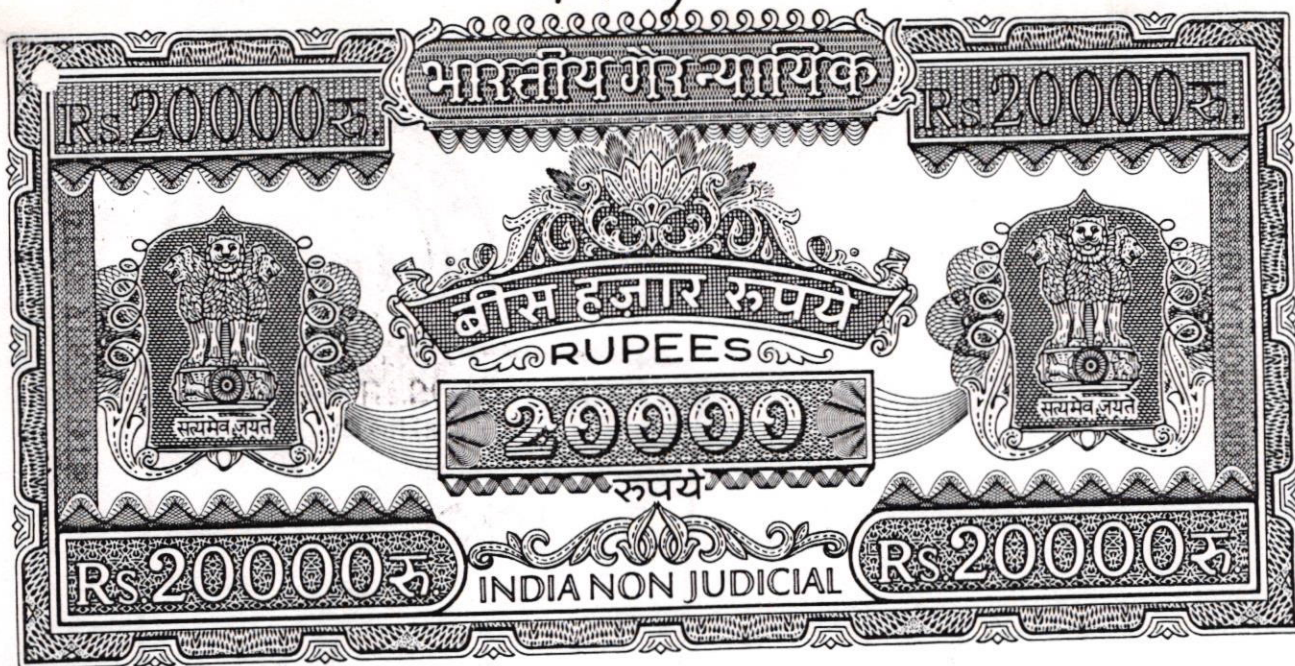


4414/2002

4414/2002



Date : 15-05-2002 Serial No : 7.085

Denomination : 20,000

02CC 004513

Purchased By :
VINAY AGARWAL
S/O VASUDEV AGARWAL, HYD.

M. Satyanarayana
M. SATYANARAYANA
Ex. Officio Stamp Vender
G.S.O., CMIG Office, Hyd

For Whom :
SILF

SALE DEED

This Sale Deed is made and executed on this 16th day
of May 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

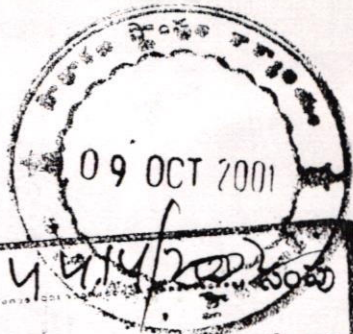
Mr. VINAY AGARWAL, SON OF SRI. VASUDEV AGARWAL aged about 36 years, Resident of Flat No.403, 5th Floor, Susheel Residency, Hyderguda, Hyderabad.

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.

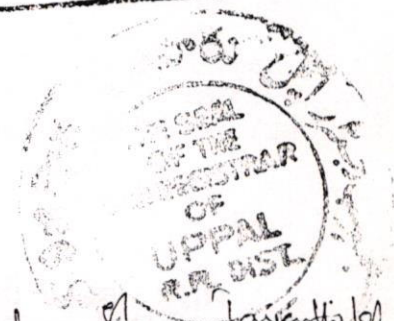
For Modi Properties & Investments Pvt. Ltd.

Sohan Modi
Managing Director



1వ పుస్తకం 4 పేజీలు
 దస్తావేజులు - 15
 నంబర్ 1
 రిజిస్ట్రారు

2002 వ సం॥ మే 16
 తేదీ 3-4
 రూ॥ 2010/-
 వివర



ప్రాసెస్ ఇచ్చినట్లు నిర్ధారించబడింది

విడమ ప్రాజెక్ట్ (వేలు)



విరూపిణి

[Signature]

[Signature]

Gaurang mody No. Jayanthi mody
 No. floor No. 105, Sapphire apt,
 Cheekoff Gardens, Begumpet,
 Hyderabad - 016.

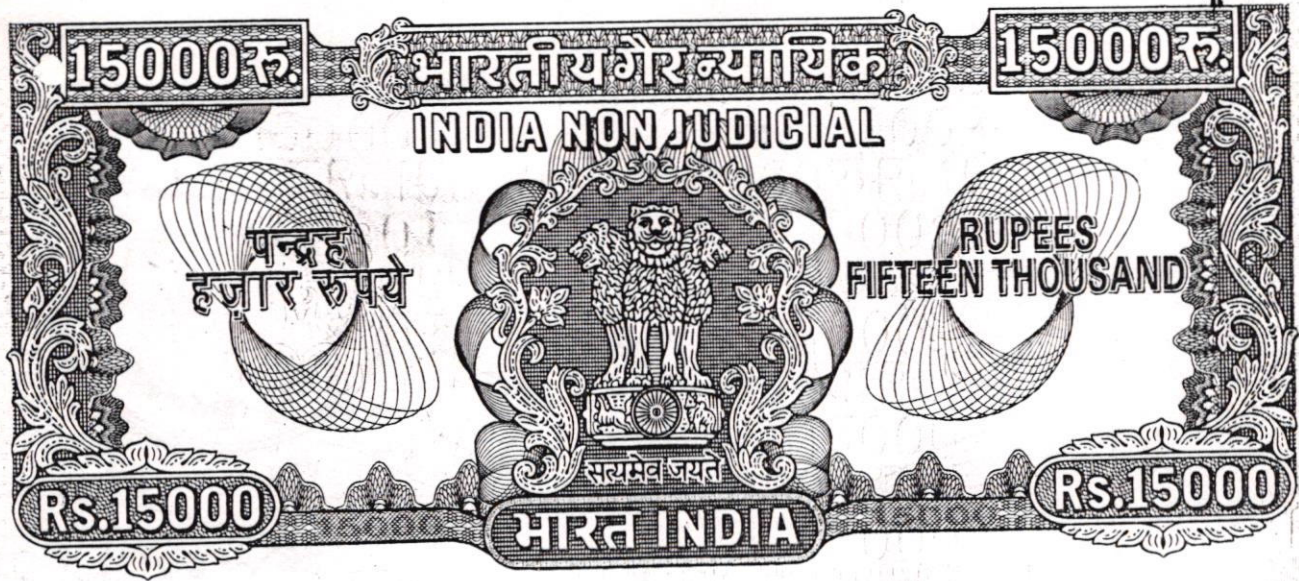
Special Power of Attorney
 Attested, Power no. 9/2002
 At SRO, Uppal.

① *[Signature]* (K.P. Reddy No. K. Padma Reddy)
 occ. Pvt Service. (O). 5-4-18/34
 m. G. Road, Sec 12.

[Signature] G. Pandu No. Ramani Reddy
 H No 6-122, Yallakurthi

2002 వ సం॥ మే 16
 1924 వ సం॥ మే 26

[Signature]
 రిజిస్ట్రారు
 ఉప్పల్



Date : 15-05-2002 Serial No : 7,086 Denomination : 15,00BB 679842

Purchased By :
 M. SATYANARAYANA
 G. S. D. & Co. Private Ltd., HYD.

M. SATYANARAYANA
 G. S. D. & Co. Private Ltd., HYD.

For Whom :
 *PSLL199

:: 2 ::

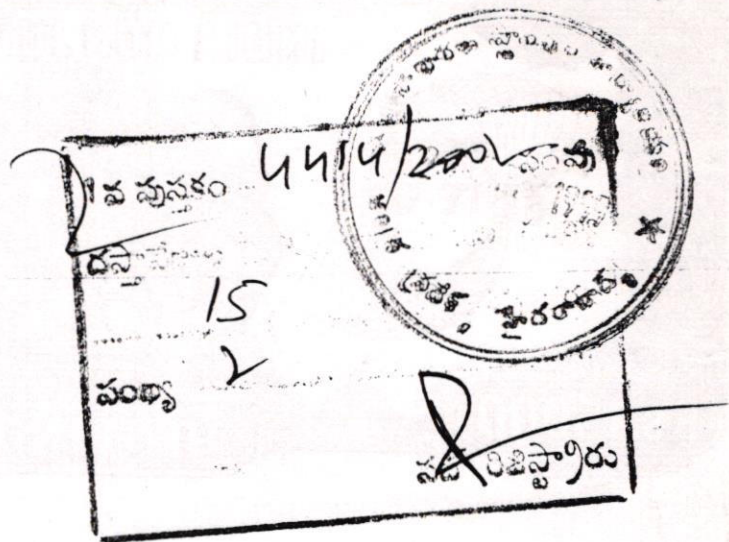
WHEREAS

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

Man Moh.
 Managing Director



Endorsement under Section 41 of Act II of 1892

No. 4414 of 2002 dated 16/5/2002

I hereby certify that the property of the
stamp of Rs. 5210/- Five thousand and
Two hundred and twenty only
has been purchased from the
Government of Madras
on the basis of the value
consideration of Rs. 402,000/- being
higher than the market
Value.

S.R.O. Uppal

Dated:

16/5/2002

NEHAN STAMP ACT



100Rs.



14706

15/5/1002 Rs. 100/-

25816 A.P. 23 I T

Viney Agarwal & Vasudev Agarwal Rto Hyd

R. N. NAGENDER
SVL NO. 25
R. N. 1/1/1003
RAM NAGAR, HYD'BAD.

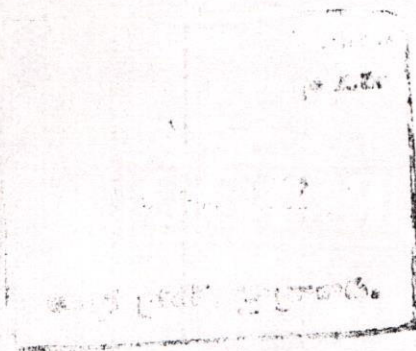
:: 3 ::

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..

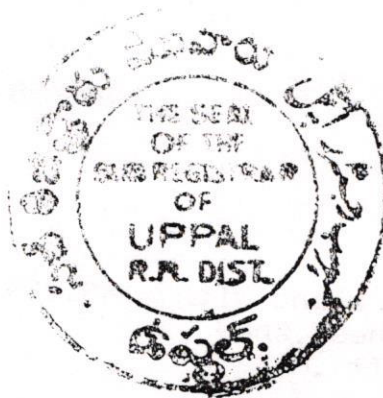
For Modi Properties & Investments Pvt. Ltd.

John M. D.
Managing Director



1 వ పుస్తకం 4414/2001 వంపు
దస్తావేజుల మేరకు పంపించిన సంఖ్య
15
వరస
సంఖ్య 3
సబ్ రిజిస్ట్రారు

1 వ పుస్తకము 2002 వం|| కా.శ 19231 పు
4414 - తెలంగాణ రిజిస్ట్రారు తెలంగాణ ప్రభుత్వం
రిజిస్ట్రారు గౌరవారి కుంజరావ్ 4390-1-1507
2002 వంపు
2002 మే 16
సబ్ రిజిస్ట్రారు





14707... 15/05/2002... 100/25817 A.P. 281 T

Viney Agarwal & Vasudev Agarwal Re. Dep.

Self

:: 4 ::

R. U.
F. N. R. DER
S/L No. 295
R. N. 1/2/01 2003
RAM NAGAR, HYD'BAD.

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..

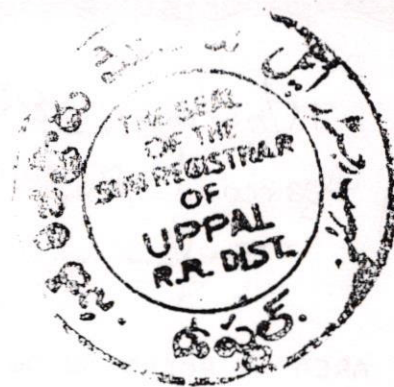
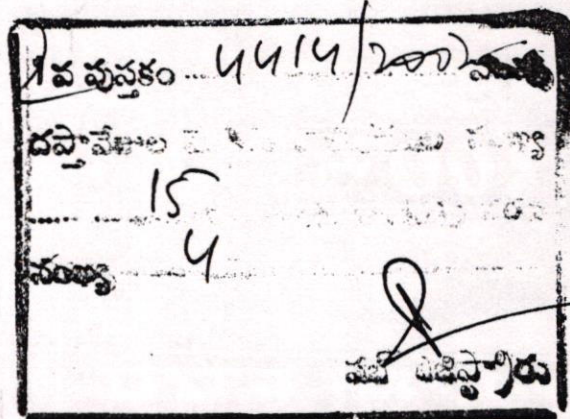
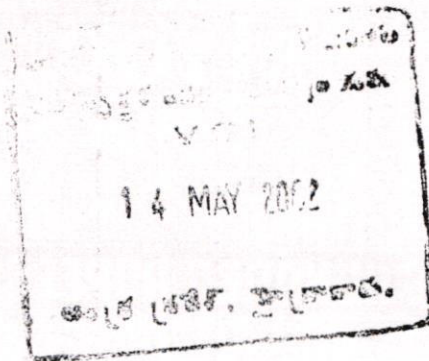
D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

For Modi Properties & Investments Pvt. Ltd.

Man Modi

Managing Director



100Rs.



14708

15/5/2002 Rs. 100/-

25818

27312

Ruy

R. N. AGARWAL
S.V. No. 125
R. N. 1/2-2003
RAM NAGAR, HYD'ABAD.

Vinay Agarwal Sec. Vaseiden Agarwal Rg Hyd
Self

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.503, on the Fifth 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.4,01,725/- (Rupees Four Lakhs One Thousand Seven Hundred and Twenty 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.4,01,725/- (Rupees Four Lakhs One Thousand Seven Hundred and Twnty 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

Managing Director

1వ పునరు 441#శా? నంపు
 దస్తా సంఖ్య
 15 వరస
 సంఖ్య 5
 పబ్ లిజిస్ట్రారు





14709 15/5/2002 25819

Viney Agarwal s/o. Vasudev Agarwal K. Hyd

Sd/-

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 05
 R. 1/2001-2003
 RAM NAGAR, HYD'BAQ

:: 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.30,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,71,725/- 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.

Contd.7..

Man Modi
 Managing Director

1వ పునక 4414/1001 వంపు

దస్తావీజు నంబరు 156 పంఖ్య

పంఖ్య 156 వరస

పంఖ్య 156

పబ్లిక్ రిజిస్ట్రారు





14710 15/5/2002 25820
 Vinay Agarwal & Vasudev Agarwal Regd.
 SLL

Ruy
 R. N. AGARWAL
 S. N. AGARWAL
 R. N. AGARWAL
 RAM NAGAR, HYD'BAD.

:: 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.

Shan Moh
 Managing Director



1వ పునరు 4414/2 తొలిసంపు
దస్తవే 15 సంఖ్య
సంఖ్య 7
నబ రిజిస్ట్రారు





14711

15/5/2002 Rs. 100/- 25821

Vinay Agarwal to Vasudev Agarwal & Co.,
ed

R uy
 R. NAGAR, HYD'BAD
 R. NAGAR, HYD'BAD
 R. NAGAR, HYD'BAD
 R. NAGAR, HYD'BAD

:: 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.

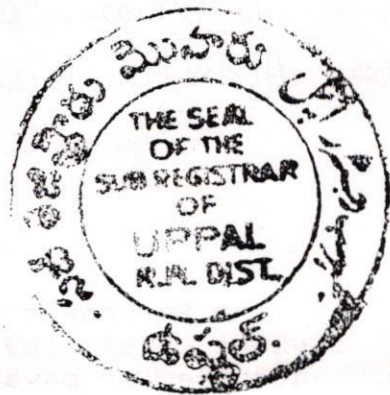
contd.9..

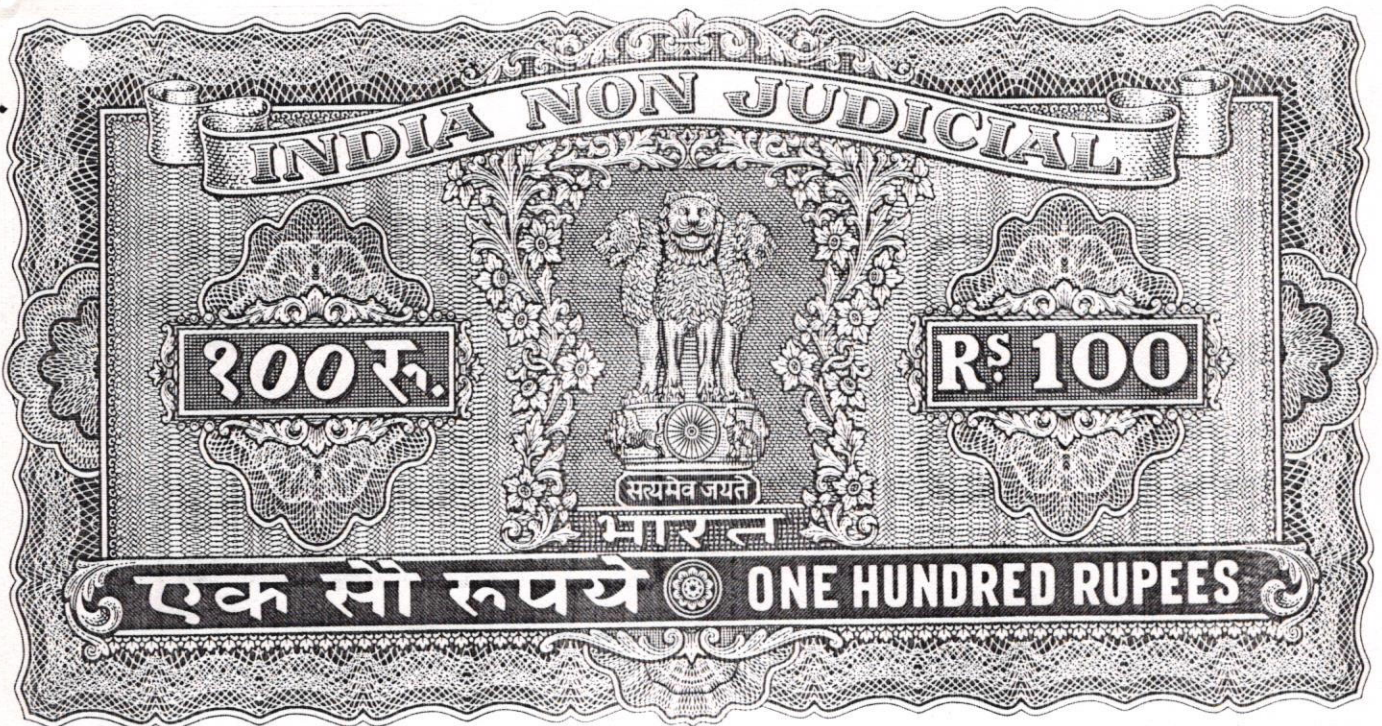
For Modi Properties & Investments Pvt. Ltd.

Sham Modi
 Managing Director

14 MAY 2022
 ఆంధ్ర ప్రదేశ్, కర్నూలు.

1వ పునరు 4414/2022 సంపు
 దస్తావేజుల మొత్తం 15 సంఖ్య
 15
 సంఖ్య 8 వరకు
 రిజిస్ట్రార్





14712 15/5/2002 Rs. 100/- 25822
 Vinay Agarwal & Co. Vaiden Agarwal Co. Hyd
 Sd/-

RWY
 R. N. AGARWAL
 R. N. AGARWAL
 RAM AGARWAL, HYD'BAD.

:: 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.

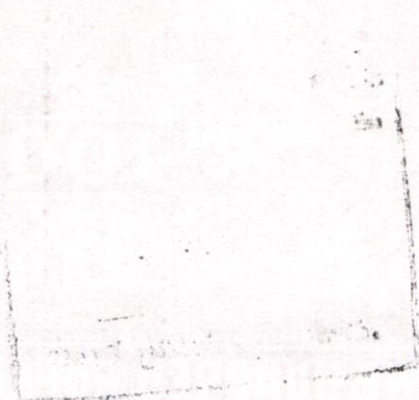
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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.

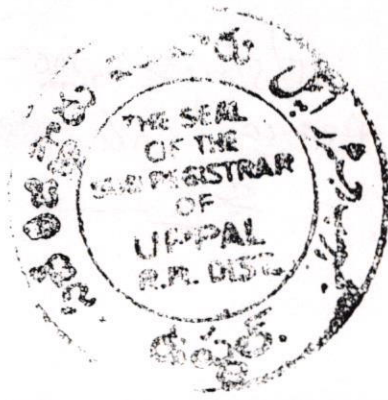
For Modi Properties & Investments Pvt. Ltd.

Shri Modi
 Managing Director

Contd.10..



1వ పుస్తకం 44/4/1952 సంపు
దస్తావేజుల పేర్లను గురించిన సంఖ్య
15
సంఖ్య 8
చితిస్టాారు





14713 15/5/2002 No. 100/-25823
 Vinay Agarwal & Co. Vs. Sudar Agarwal & Co.
 Self

Ruy
 R. 100/-25823
 RAM NAGAR, HYD'ABAD.

:: 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.

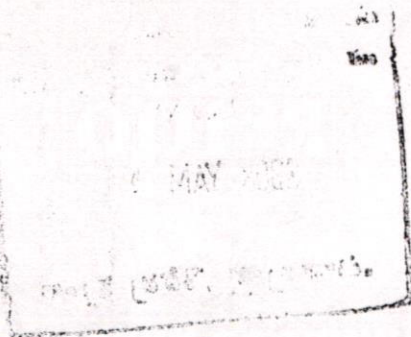
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.4,02,000/-.

For Modi Properties & Investments Pvt. Ltd.,

Contd.11..

Man Moh
 Managing Director



1వ పుస్తకం 4414/2002 సంపు
దస్తావేజు కేసుల నమోదు సంఖ్య
15
10
సంఖ్య
వల్ రిజిస్ట్రారు





14714 15/5/2002 100-25824
 Vinay Agarwal & Vasudev Agarwal to Hq &
 Sd/-

RWY
 FINGER
 9/11/2002
 R 1/2001-2003
 RAM NAGAR, HYD'BAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.503, on Fifth 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 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.502.

SOUTH :: 40' Wide Road.

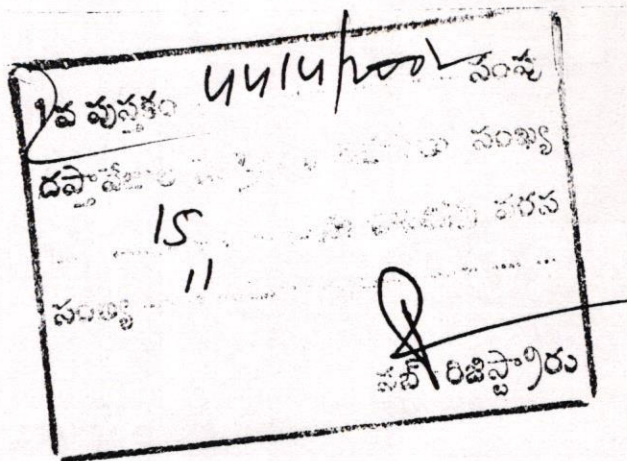
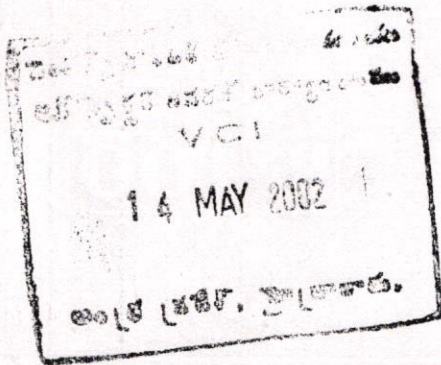
EAST :: Swimmingpool.

WEST :: Flat No.504.

For Modi Properties & Investments Pvt. Ltd

Contd.12..

Man Moh
 Managing Director





No. 14715 Page 155/1002 Rs. 100/- 25825

Vinay Agarwal Sh. Vasdev Agarwal Re-Appd

Raj
Raj
Raj
RAM NAGAR, HYDABAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 16th day of May 2002 in the presence of the following witnesses;

WITNESSES:

1. Prasanna
(G. P. REDDY)

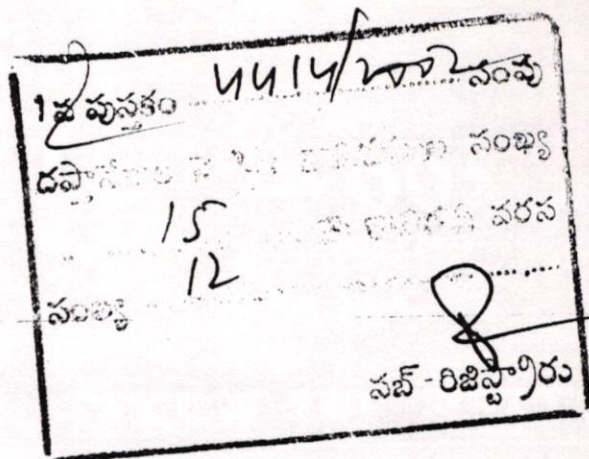
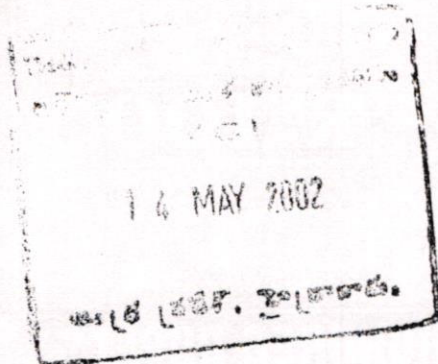
For Modi Properties & Investments Pvt. Ltd.

Phan Mod.
Vendor Director

2. G.d. 1887. Ahmed
(1887) 2

Drafted By

(R. No. 20/2012, R. S. Dist.)

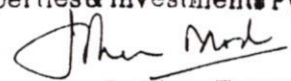


ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.503, on Fifth 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 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 : 775 Sft.,
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,02,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 16/05/2002.


Signature of the Executant

C E R T I F I C A T E

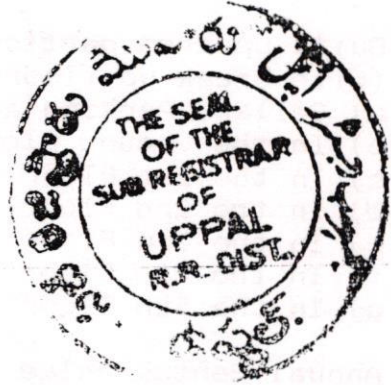
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd


Signature of the Executant

Date: 16/05/2002.

శ్రీ పుస్తకం 4414/సంపు
 రద్దీరేఖలు మేల్కొని గోదావరి సంఖ్య
 15
 సంఖ్య 13
 వరస
 రిజిస్ట్రారు



FLAT NO. 503. ON 5TH FLOOR. BLOCK NO. 4
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. VINAY AGARWAL
S/o. SRI. VASUDEV AGARWAL

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

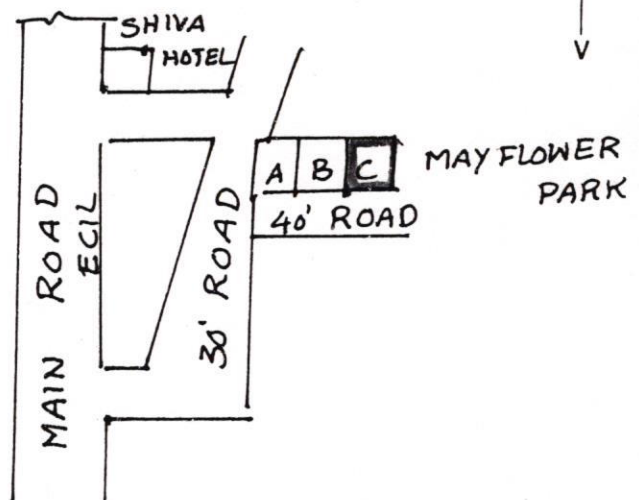
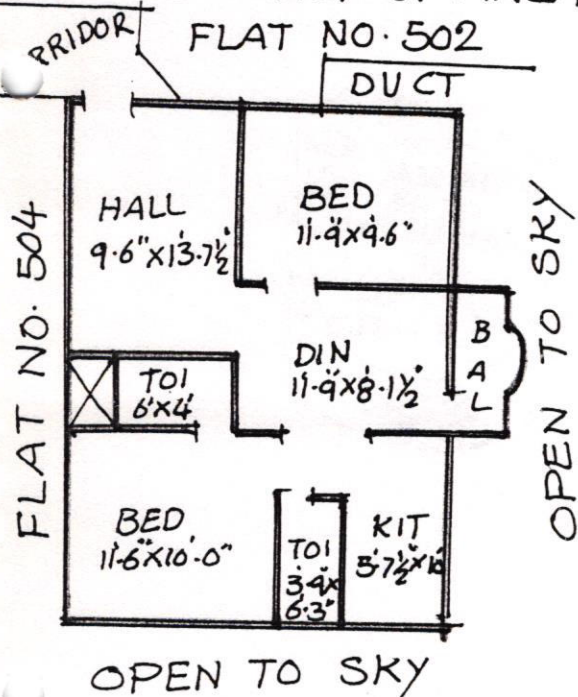
AREA: 31

SQ. YDS. OR 25.91

SQ. MTRS.

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

SUPER BUILT-UP AREA: 775 SQ. FT



LOCATION PLAN

For Modi Properties & Investments Pvt. Ltd.

WITNESSES :

1. [Signature]
2. [Signature]

[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 4414/2002 సంపు
 దస్తావేజులు 15 సంపు
 14 సంపు
 రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.

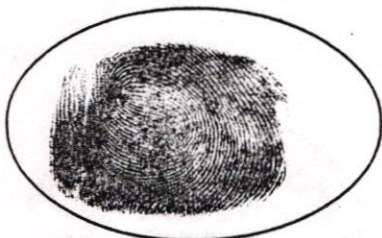
FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASS PORT SIZE
PHOTOGRAPH

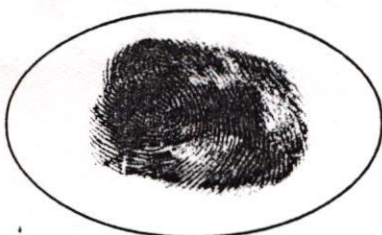
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



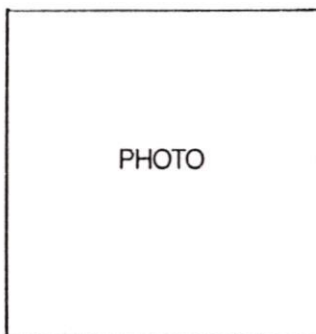
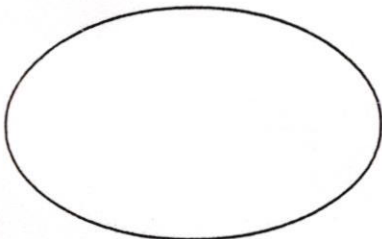
VENDOR:
M/s. Modi Properties &
Investments Pvt. Ltd, having
its Regd. Office 5-4-187/3 & 4
III Floor, Soham mansion, M.G.
Road, sec bad, Rep by its
M.D. Mr. Soham Modi



S.P.A
Gaurang Modi
R/o. Flat NO. 105, Sapphire
Apartments, Cheekoti Gardens
Begumpet, Hyderabad



PURCHASER:
Vinay Agarwal
R/o. Flat NO. 403, 5th Floor,
Susheel Residency, Hyderguda
Hyderabad.



PHOTO

SIGNATURE OF WITNESSES

① Prasanna
② Harish

G. J. Modi
SIGNATURE OF THE EXECUTANTS'S

1 వ పుస్తకం 4414/2002 సంపు
 దస్తావేజుల మెట్టి సంఖ్య
 15
 పంఖ్య 15
 రిజిస్ట్రారు

