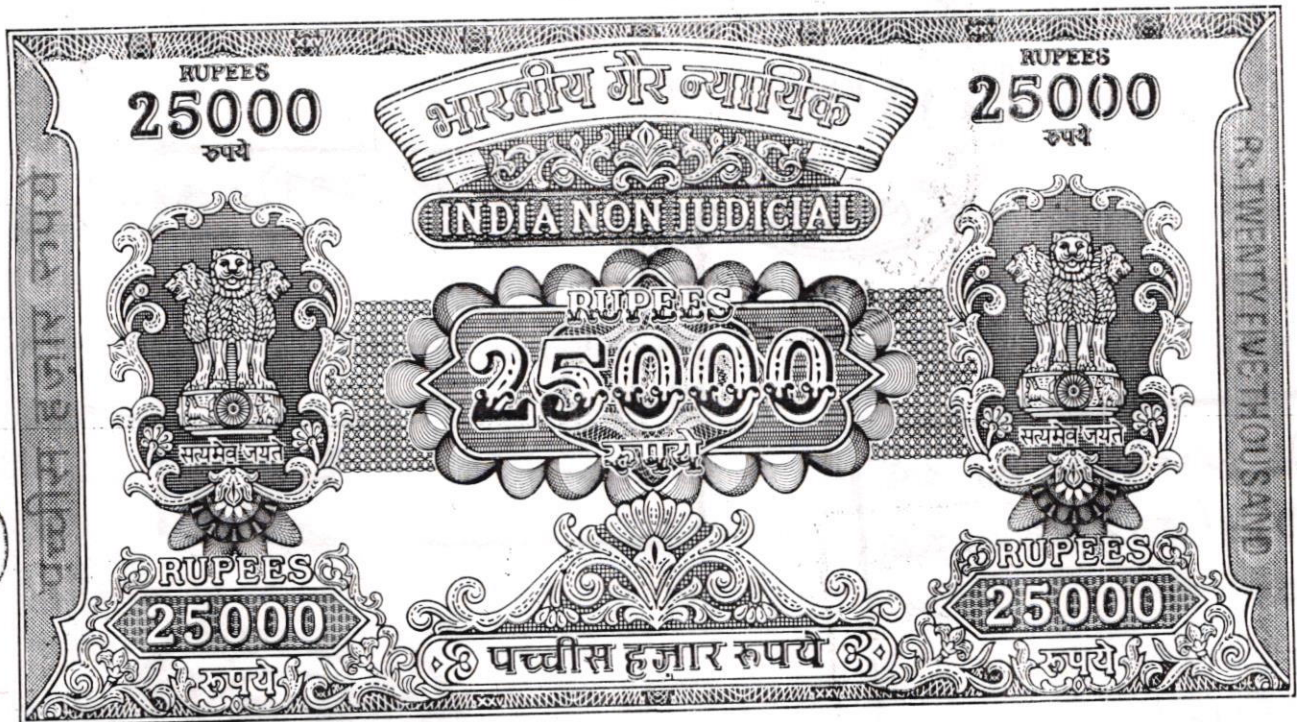


CS. 2799/2002

2810/2002



S. No. 2841 Date 27/3/2002
 Sold. D. Sridhar S/o. D. Krishna Murthy
 For Whom. Self

02DD 389780

REGISTRAR
 Ex-Officio Stamp Vendor
 UPPAL

SALE DEED

This Sale Deed is made and executed on this 27th day of March 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. D.SRIDHAR, SON OF SRI. D.KRISHNA MURTHY, aged about 27 yrs, Residing at 2-2-647/106, Central Excise Colony, Bagh Amberpet, Hyderabad - 500 013.

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.

Soham Modi
 Managing Director



దస్తావేజు నంబరు 2810/2002-చ
 పంఖ్య 14
 పంఖ్య 1

[Signature]

2001 వ సం॥ మార్చి నెల 28
 తేది పగలు 11-12 గంటల మధ్య
 ఉప్పు తరగతి నంబరు
 రూ. 2540/- చెల్లించినవి



వాసి తచ్చివట్టు : పుకార్నుది
 ఎడమ బొటన వేలు



Soham modi No. Saksh modi
 OCE Engineer PWT NO. 280
 Road No 4, Jubilee Hills
 Hyderabad

నిరూపించినది

(K.P. Reddy) OCE PWT Service
 (107) C-4-187/364 M.G. Road
 Sec 12

Law to Sanyas Doragun and Ramesh & M.G. Road
 Sec 12

2002 వ సం॥ మార్చి నెల 28
 1923 వ సం॥ మే 7

[Signature]
 ఉప్పు తరగతి



S. No. 2842 Date 27/3/2001

Sold to D. Sridhar Reddy D. Krishna Murthy
For Whom

02CC 139661

REGISTRAR
Ex-Officio Stamp Vendor
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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



2410/2002

దస్తావీజు

14

పంఖ్య 2

సబ్ రిజిస్ట్రార్

Endorsement under section 42 of Act II of 1892

No. 2410 of 2002 Date 28/3/2002

I hereby certify that the proper deficit stamp duty of Rs. 2880/- (Rupees Two thousand - Eight hundred and Eighty only.

has been laid in respect of this instrument from Sri. Soham Modi on the basis of the agreed Market Value consideration of Rs. 508000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated: 28/3/2002

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



500Rs.



No. 10146 Date 27/01/2000 Rs. 3776.

Sold To D. Sridhar & D. Sridhar Murthy

By Waran

Self

R. G. 440

R. NARENDER
SVL No. 41153
R. No. 1/213 103
RAM NAGAR, HYD'ABAD.

:: 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.

John Modi
Managing Director

Contd.4..

26 MAR 2002
ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

2 వ పుస్తకం 2810/2002 పంపు
దస్తావేజులు నెంబరు: 2799-2-1507
..... 14
పంపు: 3
.....
నామ-రజిస్ట్రారు

1 వ పుస్తకము 2002 నంబర్ 1923 వ
2810 నెంబరుగా రిజిస్టరు చేయబడి ప్లానింగు
నిమిత్తం గుర్తింపు నెంబరుగా 2799-2-1507
2002 ఇవ్వబడినది
2002 వ ఏప్రిల్ నెం. 24 వేది
రిజిస్ట్రారు అధికారి





10147

20/3/2002

377

D. Sridhar Reddy D. Krishna Murthy

R. N. NARENDER
SVL
R. NO. 12
RAM NAGAR, HYDABAD

:: 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-1, 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

రిజిస్ట్రేషన్ నంబర్: 26/10/2002
 26/10/2002
 అంబేద్కర్ ప్రతిష్ఠా, హైదరాబాద్.

1వ పుస్తకం 26/10/2002 సంపు
 దస్తావేజులు కేసు శ్రీ. బాగిదేవయ్యల సంఖ్య
 14
 పంఖ్య 4
 శ్రీ. బాగిదేవయ్య దేవన
 శ్రీ. రిజిస్ట్రార్





10148

27/3/2002 3777.

D. Sridhar vs D. ...

8th

R. Co. 1/10

R. Co.

R. Co.

R. Co.

RAM NAGAR, ...

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.508 & 509, on the Fifth Floor, in Block No.C in **MAYFLOWER PARK** constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 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.5,08,000/- (Rupees Five Lakhs Eight 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.5,08,000/- (Rupees Five Lakhs Eight 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.

Sh. Modi.
Managing Director

చిరునామా
 తా.ప్ర. గ్రా.వి. ప్రా.వి.సం.సం.

1వ పుస్తకం 24/10/2002 సంఖ్య
 దస్తావేజులు మొత్తం రూ. 14 లు పంపిణీ
 పంపిణీ సంఖ్య 5
 రిజిస్ట్రార్



WATERFLOW BARK

NOW THIS WATER FLOW BARK IS UNDER



10149

27/3/2002

3777

D. Sridhar to D. Venkatesh Murthy

R. U.

sell

R. Co. (P.W.)

6

Relief of Vendor is done.

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 sale consideration of Rs.1,58,000/- (Rupees One Lakh Fifty Eight Thousand only) to the Vendor and the vendor has received the balance sale consideration of Rs.3,50,000/- paid vide Cheque No.880274, Dt.19-03-2002, issued by ICICI Home Finance Co. Ltd., drawn on ICICI Bank Ltd., Hyderabad Branch.

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

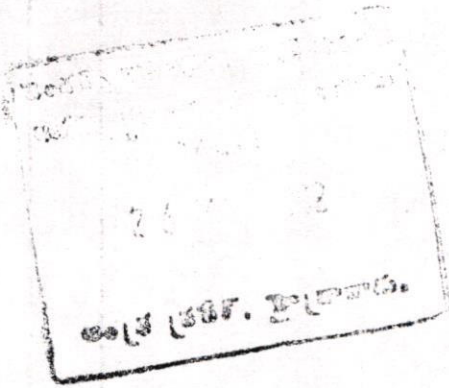
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Mani Modi
Managing Director

Contd.7..



1వ పుస్తకం 2810/2002 పంపు
దస్తావేజులు
14
పంపు 6
[Signature]



500Rs.



10150

27/3/2002 3777

D. Smith or Sh. D. Smithing Murthy

ell

R. S. H. J.

:: 7 ::

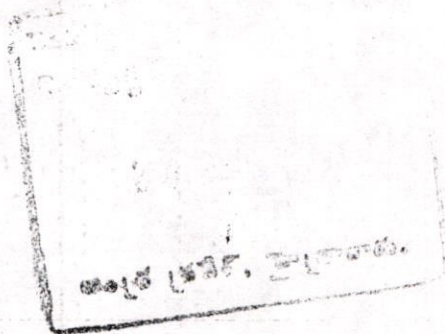
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator,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

Sh. Moh.
Managing Director

Contd.8..



1వ పుస్తకం 28/02/2002 సంపు
దస్తావేజులు 1000 గా గెనెరేటు చేయబడిన సంపు
14
సంపు 7
డి-రిజిస్ట్రారు



అందుకే ఈ దస్తావేజులు 1000 గా గెనెరేటు చేయబడిన సంపు 14 సంపు 7 డి-రిజిస్ట్రారు

అందుకే ఈ దస్తావేజులు 1000 గా గెనెరేటు చేయబడిన సంపు 14 సంపు 7 డి-రిజిస్ట్రారు

500Rs.



10157 27/3/2002 Ser. No. 3777.

D- Sudhar & D. Krishna Murthy

Sell

R. Nagar, Hyd

R. NARENDER
SVL No. 42/05
R. No. 1/2002
RAM NAGAR, HYD'BAD.

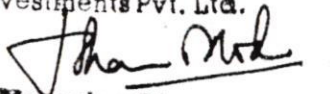
:: 8 ::

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.


Managing Director



10152- 27/3/2002 3777-

D. Sridhar & D. Krishnakumar Murthy

Self

R. W.
R. NARAYAN
SVL NO. 1234

Rb. (44) RAM NAGAR, HYDABAD.

:: 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.

Managing Director

Contd.10..



1వ పుస్తకం 2810/2002 సంపు
దస్తావే: 14
సంఖ్య: 9
[Signature] (అధికారి)



500Rs.



10153

27/3/2002 SVL 37771

D. Jithan & D. Krishna Murthy AP 23 II
sell

R. NARENDRA
SVL No. 37771
R. No. 1/2002
RAM NAGAR, HYD 8AD.

R. N. Murthy

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.5,08,000/-.

For Modi Properties & Investments Pvt. Ltd.

Sh. Moh.
Managing Director

Contd.11..

INDIA NON JUDICIAL

₹ 400

RS 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

== 11 ==

All that the Flat bearing Nos.508 & 509, on Fifth Floor in Block No.C, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a reserved car & scooter parking space admeasuring 100 Sft & 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 :: Jogging Track.
SOUTH :: Flat No.507.
EAST :: 4' Wide Passage.
WEST :: 30' Road.

Contd.12..

For Medi Properties & Investments Pvt. Ltd.

Managing Director

1వ పుస్తకం 2810/2002 సంపు
దస్తావేజులు సంఖ్య
14
సంఖ్య 11
సచివ్విభాగం



500Rs.



No. 10155 27/8/2002 RS 500 3777

Sold To D. Nandishwar Sh. D. ... Nandishwar Nandishwar

WITNESSES: self

R. R. Dist

Ruy
R. Nandishwar
R. Nandishwar
R. Nandishwar

12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 27th day of March 2002 in the presence of the following witnesses;

WITNESSES:

1. (K. P. Reddy)
2. (R. Nandishwar)

For Modi Properties & Investments Pvt. Ltd.

(Signature)

Managing Director

VENDOR

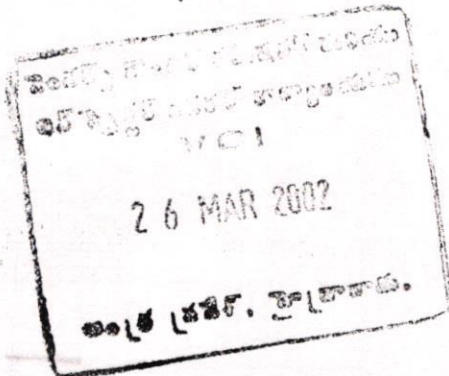
Drafted By

(Signature)

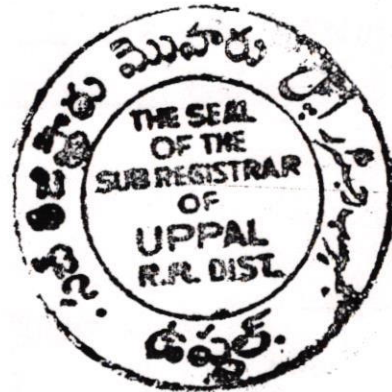
(R. NANDISHWAR)

D. W. L. No. 5/87

R. No. 30/2002, R. R. Dist.



శుభ్రత 28/03/2002 సంపు
దస్తావేజుల మొత్తం కొలితల సంఖ్య
..... 14
సంఖ్య 12
సబ్-రిజిస్ట్రారు



వివరించిన దస్తావేజుల మొత్తం కొలితల సంఖ్య
..... 14
సంఖ్య 12

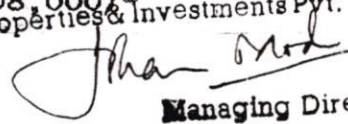
28/03/2002

VENDOR

ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.508 & 509, 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 : 36 Sq.Yds., Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 100 Sft., Car Parking space
: 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 : 900 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.5,08,000/-
For Modi Properties & Investments Pvt. Ltd.

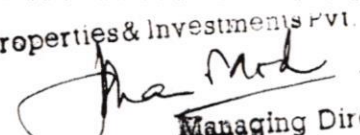
Date: 27/03/2002.


Managing Director

Signature of the Executant

C E R T I F I C A T E

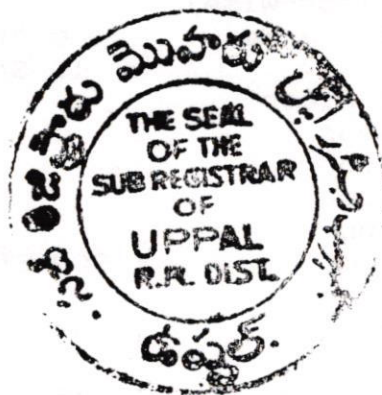
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Signature of the Executant

Date: 27/03/2002.

1వ పుస్తకం 2810/2002 సంపు
దస్తావేజులు వివాదానికి గురియైనవి సంఖ్య
14
సంఖ్య 13
జిల్లా పరిషత్తు వరస
జిల్లా పరిషత్తు



FLAT NOS. 508 & 509 ON 5TH FLOOR, BLOCK-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:

Mr. D. SRIDHAR

S/O. SRI. D. KRISHNAMURTHY

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

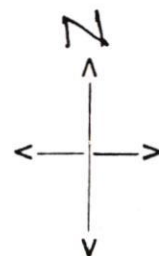
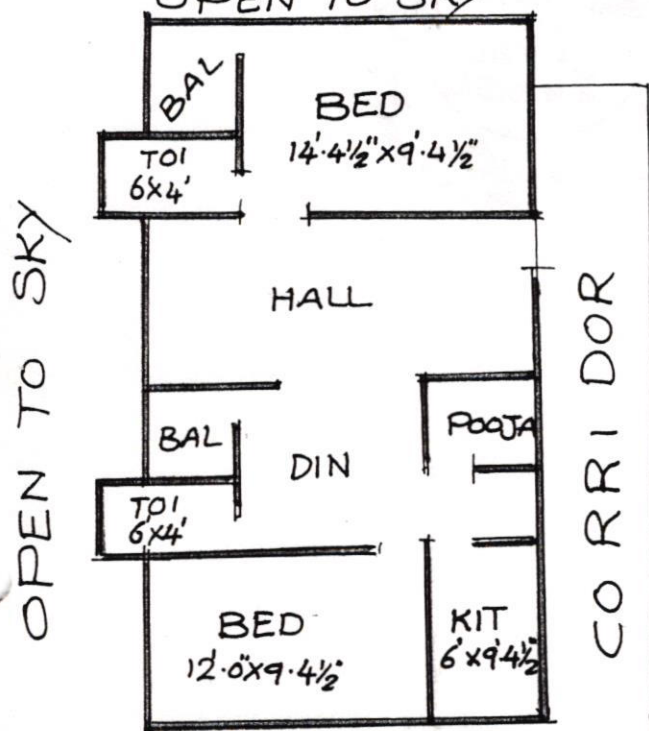
36

SQ. YDS. OR 30.09

SQ. MTRS.

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

SUPER BUILT-UP AREA: 900 SQ. FT.
OPEN TO SKY



WITNESSES: FLAT NO. 510

1. [Signature]

2. [Signature]

for Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

SIG. OF THE VENDOR

రికార్డు నంబరు 280/2002 సంపు
 దస్తావేజులు 14 సంఖ్య
 సంఖ్య 14
 సబ్-రెజిస్ట్రారు

