



Date : 12-04-2001 Serial No : 2,830 Denomination : 15,000 02BB 216985

Purchased By :

ARVIND R. PATRE

For Whom :

SELF

S/O R. PARTRE R/O HYD

Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPAL

SALE DEED

This Sale Deed is made and executed on this 16th day of April 2001 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 31 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. ARVIND R PATRE, SON OF SHRI. R. PATRE, aged 32 years, Residing at Flat No. 401/A, Block No.5, JPTS, Mallapur, 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.

For Modi Properties & Investments Pvt. Ltd.

Contd..2..

Soham Modi
Managing Director



1వ పుస్తకం 3123/2001 నంబరు
 రెండవ పుస్తకం మొత్తం దాఖలు పంపింపు
 14 క్లాసిఫికేషన్ వరకు
 పంపింపు...
 ఎస్. ఎ. సాహెబ్

2001 వ సం. ప్రతిఫలనం 16...
 తేది పంపింపు 11-12...
 అప్పిలే నట్ - రిజిస్ట్రేషన్...
 దాఖలు చేసి ఉన్నాము
 రూ. 1121/- చేర్చింది.
 వ్రాసి యిస్తున్నట్లు ఉప్పుకోనది



ఎకను బొంబర వ్రేలు



John Mod

S/o Sahib Mohi P/o Plot No 200
 J. H. B. Bazar Bannur

విరుపిందినది

1 Murtu

J. S. R. Murtu S/o Y. Venkata Sannu oup Ref Samu.

Refel B. Pullaiah S/o. Mallappa Kusumma R. G. Pullaiah
R. R. Samu

2001 వ సం. ప్రతిఫలనం 16 వ పేజీ
 1922౯. క్రింద నెం 26 వ పేజీ

R. R. Samu
 ఎస్. ఎ. సాహెబ్



S. No. 12943 Date 12/4/2001 Rs. 500/-

Sold To Arvind R. Patre 63292

For Whom self

C. MAHESH
SVL No 20 of 1999
Ganapal 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.3..

Manoj Modi
Managing Director



1వ పుస్తకం 3123/2001 నమ
 దస్తావేజుల సేవలకు వాడతముల సంఖ్య
 14 ఈ కారితపు వరకు
 సంఖ్య 2

[Signature]
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 2001 సం. నా. 4. 1923
 పు. 3123 నమరుగా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం గుర్తింపు నమరుగా 3112-1-1507
 2001 ఇచ్చడమైంది.

2001 వ. ప్రకటన నం. 16 చేసి

[Signature]
 సబ్-రిజిస్ట్రారు





S. No. 12944 Date 12/4/2001 Rs. 500/-

Sold To Arvind R. Patre sb R. Patre

sell

63293

R.R. Dist

C. MANESH
SVL No. 20 of 1999
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.

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd.4..



1వ పుస్తకం 2123/2001 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... ఈ కాగితపు పతన
సంఖ్య 3
సర్. రిజిస్ట్రారు

సర్. రిజిస్ట్రారు



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No. 12945 Date 12/4/2001 Rs. 500

Sold To Arvind R. Patre

For Whom

R. Patre
63294 No. 6/42

C. MAHESH
S. L. No. 23 of 1999
Bhongal R. R. Dist.

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.

Contd. 5..

John Modi
Managing Director



742 41

1వ పుస్తకం 31.77/2001 స.పు
దస్తావీజ మొత్తం కిరీతముల సమఖ్య
..... 14 కిరీతపు వకవ
సంఖ్య..... 4
నవ్.శిషిసారు

రెవెన్యూ



[Faint, mostly illegible text in Telugu script, likely a legal notice or official communication.]



S. No. 12946 Date 12/4/2001 Rs. 500/-
 Sold To Arvind R. Patre 63295 R. Patre
 For Whom Sell

C. MAHESH
 SVL No. 23 of 1999
 Gadunpal R. R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.112, on the First Floor, in Block No.A in MAYFLOWER 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.1,70,000/- (Rupees One Lakh Seventy 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.

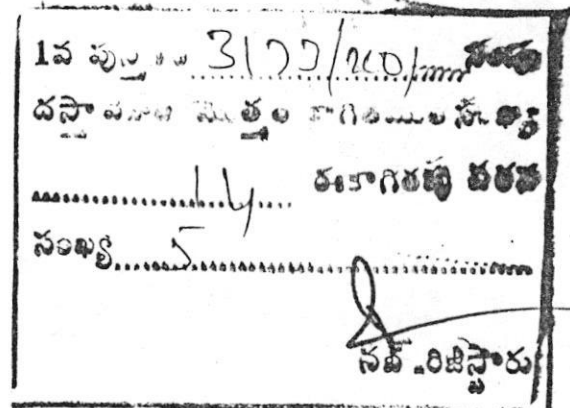
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.1,70,000/- (Rupees One Lakh Seventy 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.

Sh. Mod
 Managing Director

Contd.6..



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HOW THE SOUTH DEED WITH US IN 1964

The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$. The second part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow 0$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow 0$.



S. No. 12947 Date 12/4/2001 Rs. 500/-
 Sold To Arvind R. Patre sb. 63296 R. Patre
 For Whom Relat.

C. MAHESH
 SVL No. 26 of 1999
 G. S. P. 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.

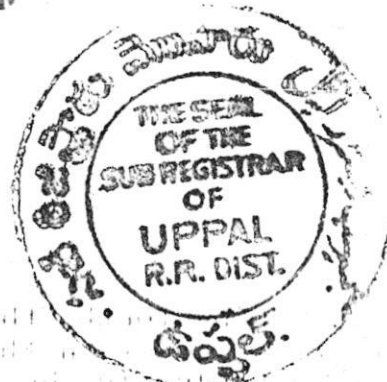
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director

Contd. 7..

1456





S. No. 12948 Date. 12/4/2001 Rs. 500/-

Sold To. Aswini R. Patre sb 63297 R. Patre

For Whom. self

R. 448

MAHESH
SVL No. 25 of 1999
Badappal R. R. Dist.

:: 7 ::

iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments 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 society, association or company who shall be the adminitrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the forming of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

Manoj Modi
Managing Director



154

[illegible]



12.9.49 Pat. 12/4/1001 (500)

Sold To: Arvind R. Patre to R. Patre

63298

G. MAHESH
SVL No. 28 of 1999
Boduppal, R. K. Dist.

:: 8 ::

v) 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 society/association/company that may be formed by the owners 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.

vi) 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.

For Modi Properties & Investments Pvt. Ltd.

Contd. 9..

John Modi
Managing Director



1వ పుస్తకం 2173/2001 నెంబర్
దస్తావీజుల మొత్తం రికార్డులు సంఖ్య
14 రికార్డులు వరకు
సంఖ్య 8

నల్లరిజిస్ట్రారు





12950 Date 12/4/2001
 Arvind R. Patre 63299
 sell

C. MAHESH
 SVL No. 126 of 1999
 Occupal R. R. Dist

:: 9 ::

vii) 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.

viii) 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, within 7 days of receiving a notice to do so.

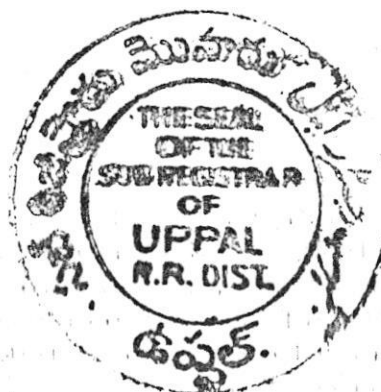
For Modi Properties & Investments Pvt. Ltd.

Contd. 10..

Phar mch
 Managing Director



1వ పుస్తకం 3123/2000..... సూపు
జనాభా మొత్తం 40 గిరముల సంఖ్య
..... 11/..... ఈ గిరపు వకవ
సంఖ్య..... 5.....
పట్టికీర్తి





1295/2001-2002
 Arvind R. Patre, sb R. Patre
 63300
 Feb

G. MAHESH
 SVL No. 26 of 1999
 Guduppal, R. R. Dist.

:: 10 ::

ix) 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.

x) 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.

xi) 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 Modi
 Managing Director

Contd. 11..



1వ పుస్తకం 31.73/2001 సహ
దస్తావేజు మొత్తం గాగితముల సంఖ్య
..... క్లిరింగ్ వరకు
.....
సంఖ్య..... 10
నల్ల రిజిస్ట్రారు





S. No. 12952 Date 12/4/2001 Rs. 500 66901

Sold To Arvind R. Patre to R. Patre R. Patre

For Whom Self

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

:: 11 ::

xii) 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.

xiii) 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.

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.1,70,000/-.

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

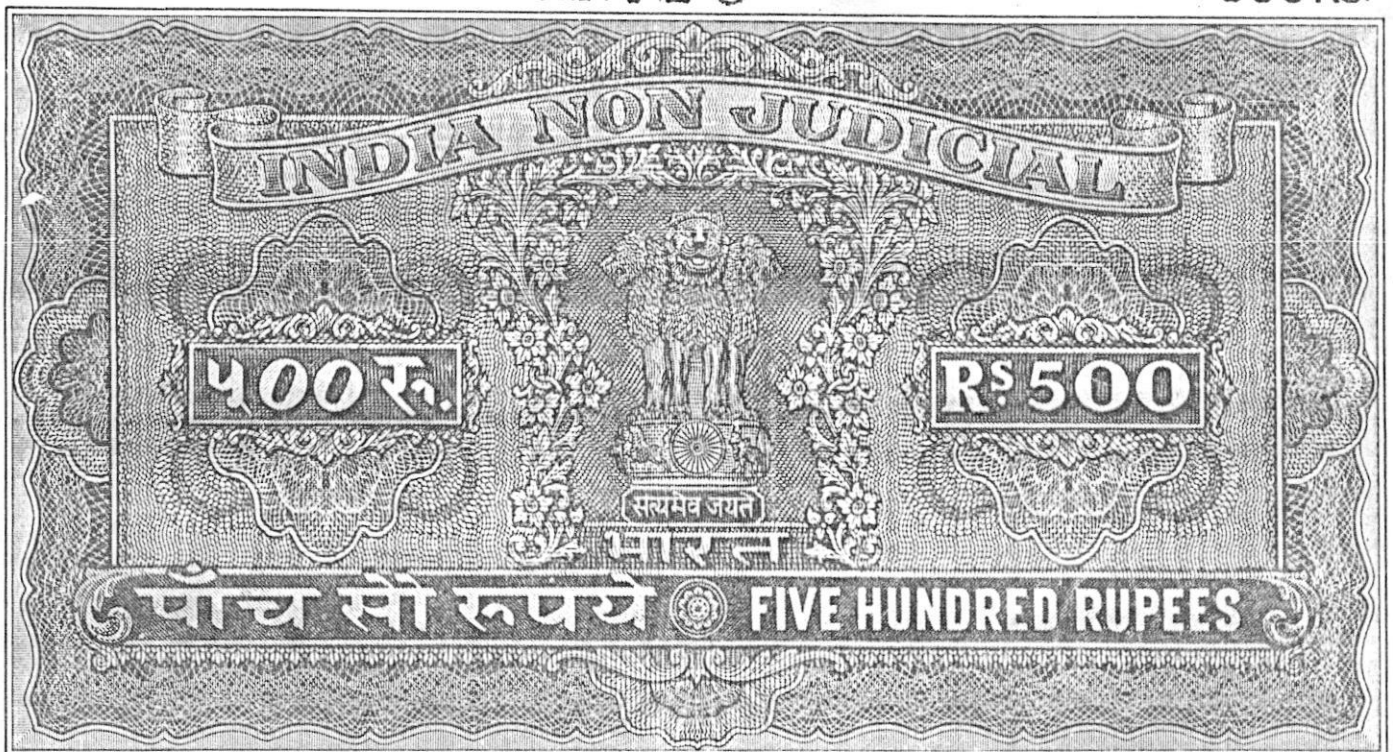
Contd.12..



1వ పుస్తకం 3173/2001 శాసన
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పత్రం
పంఖ్య 1/1
పద నిజస్థారు



[Faint, mostly illegible text in Telugu script, likely the body of a legal document or affidavit.]



S. No. 12953 Date 22/4/2001 Rs. 500/-

Sold To Arvind R. Patre 68902

For Whom Cells

C. MAHESH
S.V.L. No. 20 of 1999
Boduppal, R. R. Dist.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.112, on First 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 reserved scooter parking space admeasuring about 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.111.

EAST :: 4' Wide Passage and 113.

WEST :: Main Gate and 40' Wide Road.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 16th day of April 2001 in the presence of the following witnesses;

WITNESSES:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

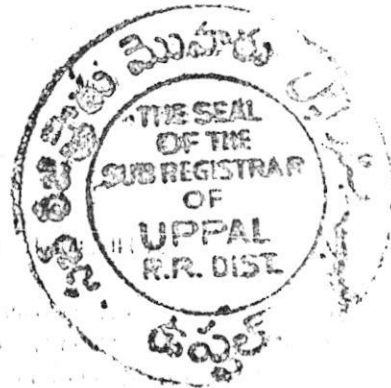
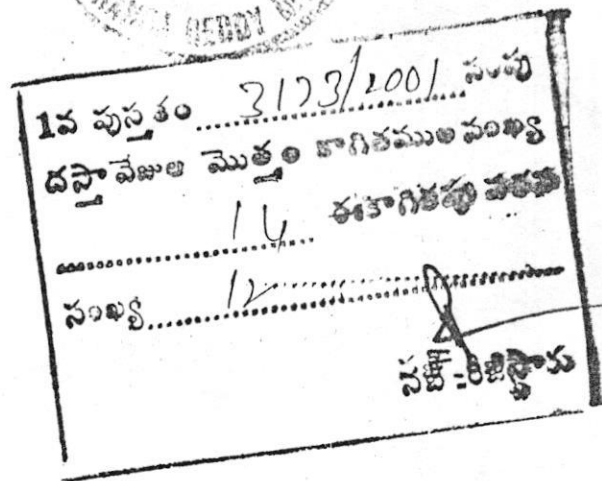
Managing Director
VENDOR

Drafted by

(R. NANDISHV AR)

D.W.L. No. 5/87

R.No. 58/2001, R.R. Dist.



Q.002 YH2121 Y121 F0024 100

1. The first part of the document is a list of names and their corresponding addresses. The names are written in Telugu script. The addresses are also written in Telugu script.

100-443841-100

100 11 3 6

ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat No.112, in First 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 : *New* 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., of Scooter parking.
b) In the Ground Floor :
c) In the 1st Floor : 450 Sft.,
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. *3600/-*
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 1,70,000/-

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

signature of the Executant

Date: *16/4/2001*

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.

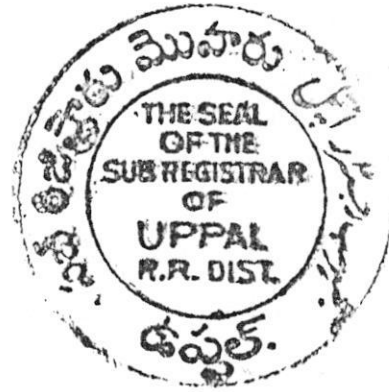
Signature of the Executant
For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

Date: *16/4/2001*

1వ పుస్తకం 9123/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పతన
 సంఖ్య 13
 నట్యశిల్పారు



SEMI-FINISHED FLAT NO. 112 ON 1ST
REGISTRATION PLAN SHOWING FLOOR, BLOCK NO. A
IN SURVEY NOS. 174, MAY FLOWER PARK Situated at
MALLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: MIS. MODI PROPERTIES & INVESTMENTS PVT. LTD.
REP. BY ITS M.D. MR. SOHAM MODI

VENDEE MR. ARVIND R. PATRE
S/O. SRI. R. PATRE

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

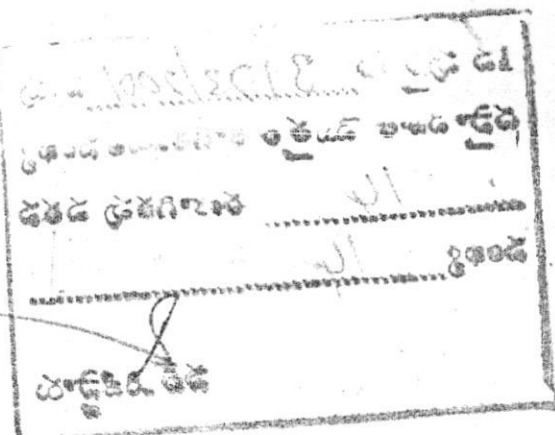
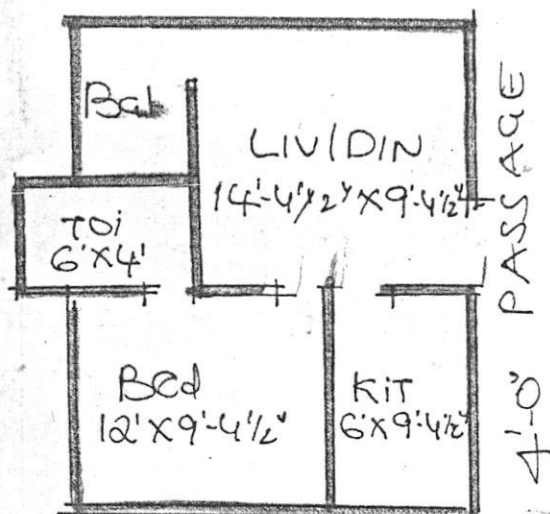
AREA :

18

SQ. YDS. OR 15.04

SQ. MTRS.

SUPER BUILT-UP AREA: 450 SQ. FT.



WITNESSES:

1. [Signature]
2. [Signature]



For Modi Properties & Investments Pvt. Ltd.

[Signature]
SIG. OF THE VENDOR

