

Q.2009/2001

20/4/2001



Date : 07-03-2001 Serial No : 2,040 Denomination : 15,000 02BB 192957

Purchased By :

M.B. KRISHNA

For Whom :

\*\*SELF\*\*

S/O LATE. NARASIMHA  
R/O HYD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

## SALE DEED

This Sale Deed is made and executed on this 13th day of March 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. M.B.KRISHNA, SON OF LATE NARASIMHA, aged about 32 years, Residing at 13-139, Chanakyapuri, F.C.I. Road, 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.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

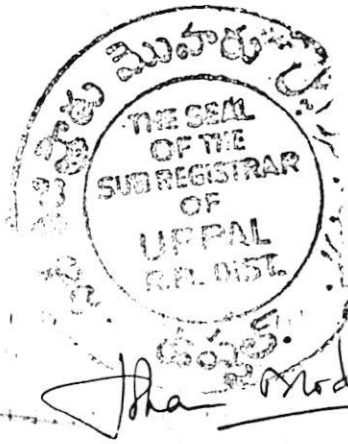
For Modi Properties & Investments Pvt. Ltd.

Managing Director



15 వ పేజీ 2046/ సంపు  
 దఫా 2046/ సంపు  
 14, 1  
 సచివ  
 R. సత్యకృష్ణ

2001 మొదటి పేజీ 17  
 11-12  
 1121/



R. Sathya S/o Sathyaiah  
 210 Plot No 260 J-Hilly Market

1) Mintur

G. S. Mintur S/o Y. Chandra Sekhar 210 5-4-187/354  
 Occup: Rent Service Main Road Secchur.

2) B. K. Konda B. Konda S/o Yalagiri Brothers. Uppal 4  
 22000-

2001 మొదటి పేజీ 15  
 1922 మొదటి పేజీ 22

R. Sathya



6649 7/3/2001 100-

M.B. Krishna & Co. Sec. 90/10

To Hyd RUF  
 R. NARENDRA  
 OWL No. 42/95, B No. 1/95, A-2005  
 Ram Nagar, Hyd bad.

Self

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 Moch*  
Managing Director

రెవెన్యూ శాఖ  
చట్టపత్రము  
- 5 MAR 2001  
అంశం, పేజీ  
V, C, 1.

సంపుట: 2046 / సంపు  
పేజీ: 14 / పేజీ  
నంబరు: 2 / పేజీ  
సంపుట: 2046 / సంపు  
పేజీ: 14 / పేజీ  
నంబరు: 2 / పేజీ

1 వ పుస్తకము 200 / సం: 1922 /  
చె 2046 / సంపుటగా రిజిస్టరు చేయబడి  
ప్రాసెసింగ్ నిమిత్తం గు రింపు సంపుటగా 2009-1-1508  
200 / ఇవ్వడమైనది.

200 / సం: 1922 /  
చె 2046 / సంపుటగా రిజిస్టరు చేయబడి  
ప్రాసెసింగ్ నిమిత్తం గు రింపు సంపుటగా 2009-1-1508  
200 / ఇవ్వడమైనది.







6650 7/3/2001 500/-  
 H.B. Krishna Sa. Gite. Poraculika to Hyd  
 84874  
 scg

R. NARENDER  
 SVL. No. 42/95, R No 1/2001-2003  
 Ram Nagar, Hyd'bad.

:: 3 ::

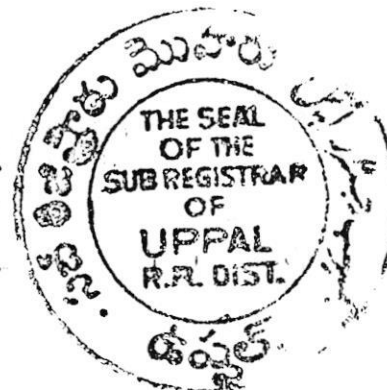
| Sale Deed<br>Dated | Schedule and area<br>of land                       | Document<br>No. | Registered with                                                                          |
|--------------------|----------------------------------------------------|-----------------|------------------------------------------------------------------------------------------|
| 03/10/96           | 1 acre 10 guntas                                   | 25/97           | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1. Vol.<br>No.2485, Page No.<br>169 to 186 |
| 31/12/97           | 1 acre 3 guntas                                    | 562/98          | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1, Vol.<br>No.2682, Page No.<br>31 to 48   |
| 22/09/98           | 1 acre                                             | 7989/98         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Vol.<br>No.2845, Page No.<br>53 to 66  |
| 24/02/99           | 1 Acre along with<br>A.C. Sheet Shed<br>1500 Sft., | 1491/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.1501-1/99                  |
| 07/04/99           | 19 Guntas                                          | 2608/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.                                  |

For Modi Properties & Investments Pvt. Ltd.

Contd.4..

*John Modi*  
 Managing Director

15 వ పేజీ: 2048/201  
14  
3





No. 661/..... Date 5/8/2001... Rs. 100/-

Sold To M. B. Krishna, S. No. 18875, Hyderabad, Hyd

Whom ..... Self

Ruf  
R. NARENDER  
SVL No. 42/95, R No 1/2001-2003  
Ram Nagar, Hyd'bad.

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

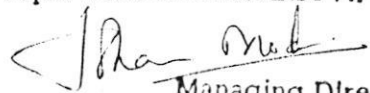
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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.

  
Managing Director

1వ పునరు: 2045 / సంపు  
దస్తావి: 200/పు  
14  
సంపు: 4  
[Signature]





C No. 6652 Date 7/3/1981 Rs. 500/-  
 Sold To H.B. Krishna S/o. K. S. Krishna Reddy R. NAGAR  
 For Whom 84875  
 SVL No. 42/88, D.H. 1981  
 Ram Nagar, Hyderabad.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.212, on the Second 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.

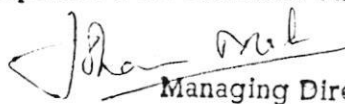
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

**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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.

  
 Managing Director

15 మనం 2046/2001  
దస్తావీజులు 14  
5  
A-10/1000





6653 7/3/2001 500/-

H.B. Krishna

Sec. 18A

84877

Dara, Jyoti, K. Hegd

Ruy

GVL No. 42/05, S No. 1/2001, 2003  
Dara Jyoti, K. Hegd

:: 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.

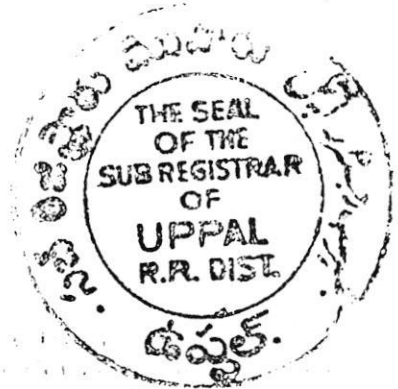
For Modi Properties &amp; Investments Pvt. Ltd.

Contd.7..

*John Moh*  
Managing Director

WOLF, ROBERT HENRY  
OF THE NEW YORK  
- 5 MAR 2001  
OLD 101, 1000,  
Y. C. 1.

Handwritten notes on a rectangular piece of paper, possibly a label or a small document, featuring the number 2046, the word "2001", and a signature.







6654 - 7/5/2001 No. 84873  
 M.B. Krishna S/o Late. Dorebappa K. Hyd.  
 Self

R. NARENDER  
 SVL. No. 42/95, R.D. 1/2001-2003  
 Ram Nagar, Hyd'bad.

:: 7 ::

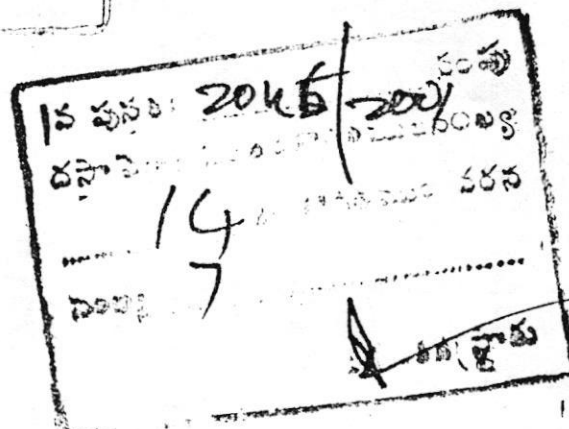
iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments in MAYFLOWER PARK constructed on the Schedule Land. As a member the purchaser shall abide by the rules and bye laws framed by the said society, association 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 formaing 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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

*John M. L.*  
 Managing Director





6657 7/7/2001 500/-  
 H.B. Krishna K. S. K. 84879 K. S. K. K. S. K.  
 Self

R. NARENDER  
 SVL. No. 42/95, R. N. 1-2003  
 Ram Nagar, Hyd'bad.

:: 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.

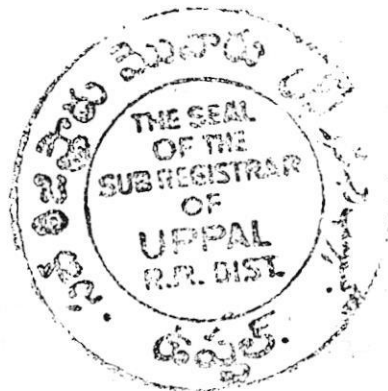
Contd.9..

For Modi Properties & Investments Pvt. Ltd.

*Sh. Modi*  
 Managing Director

5 MAR 2001  
V. G. 1

15 MAR 2046/2001  
14  
2001  
2001







:: 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.

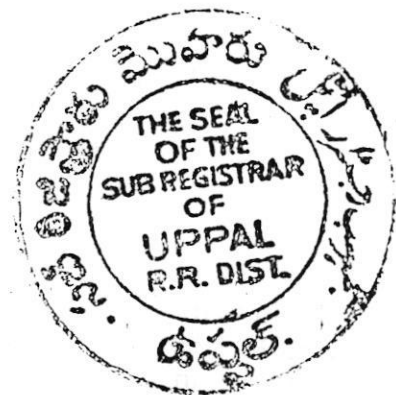
Contd. 10..

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Managing Director

ముద్రా - 11 మార్చి 2001  
 ముద్రా - 11 మార్చి 2001  
 - 5 MAR 2001  
 ఉప సబ్ రిజిస్ట్రార్, ఉప్పల రి. డి. జి. 1,

1వ పుస్తకం: 2046/2001 సంపు  
 దస్తావేజు: 11 మార్చి 2001  
 14  
 నంబర్: 9  
 సబ్ రిజిస్ట్రార్





6677 7/12/201 500/-  
 M. B. Krishna S/o Late. Dadasaheb K. Hegde  
 84881  
 Ruff

:: 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.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
 Managing Director

[illegible]





6658 - 7/3/2001 No. 34882  
 H.B. Krishna & Co. Late, Parashurama, 16/11/01  
 self.

R. NARENDER  
 SVL No. 42/95, R.N. 2001-2003  
 Ram Nagar, Hyd'bad.

:: 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., (b) 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.

Contd.12..

*John Modi*  
 Managing Director

చివరికి, నాకు సంతోషం వుంది  
చివరికి నాకు సంతోషం వుంది  
-5 MAR 2001  
చివరికి, నాకు సంతోషం వుంది.  
V. C. I.

15 వసతి: 2046 / కంపు  
దస్తావీజు: 2046 / కంపు  
14 / కంపు  
నామ: 11 / కంపు  
సకన  
సకన





6689 7/3/2001 300/-

84883

H.B. Krishna Sec. Sec. Karanavilla Kollaf  
Co. ofR. NARAYAN  
SVL. No. 42/95, B. 1, 2003  
Ram Nagar, Hyd bad.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.212, 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.211.

EAST :: 4' Wide Passage and 213.

WEST :: Main Gate and 40' Wide Road.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 13th day of January, 2001 in the presence of the following witnesses;

WITNESSES:1. [Signature]

For Modi Properties &amp; Investments Pvt. Ltd.

[Signature]  
Managing Director2. Shiva

Drafted by

VENDOR

(R. NANDISHWAR)  
D.W.L. No. 587  
R.No. 53/2001, R.R. Dist.

మహారాష్ట్ర ప్రభుత్వం  
 ఆర్థిక శాఖ  
 - 5 MAR 2001  
 ముద్రా (సర్టిఫైడ్, ప్రామాణికం).  
 V. C. 1.

15 మార్చి 2001  
 దస్తావీజు నంబర్ 2001  
 14  
 12  
 సర్టిఫైడ్





**A N N E X U R E - 1 - A**

- 1) Description of the Building: Semi-Finished Flat No.212, 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 : 11 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., Scooter, each and  
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. 6000
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 1,70,000/-

For Medi Properties & Investments Pvt. Ltd.

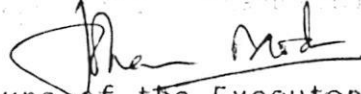
  
Managing Director

signature of the Executant

Date: 13/3/2001

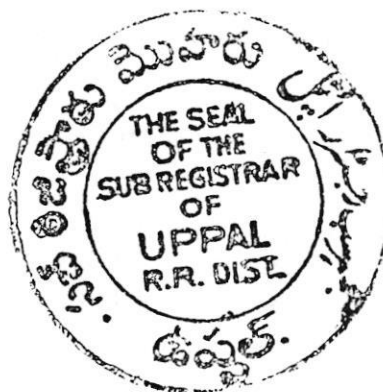
**C E R T I F I C A T E**

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

  
Signature of the Executant

Date: 13/3/2001

1వ పుస్తకం 2046/2007  
 దస్తావీజులు ముద్రించిన తేదీ  
 14  
 నంబర్ 13  
 పంపించిన వరకు  
 రిజిస్ట్రార్



SEMI-FINISHED FLAT NO. 212 ON 1ST FLOOR  
REGISTRATION PLAN SHOWING BLOCK NO. A, MAYFLOWER 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. SRI. SOHAM MODI

S/O. Mr. SATISH MODI

VENDEE:

Mr. M.B. KRISHNA

S/O. LATE. NARASIMHA

REFERENCE:

SCALE: 1"

INCL: ☒

EXCL: ☐

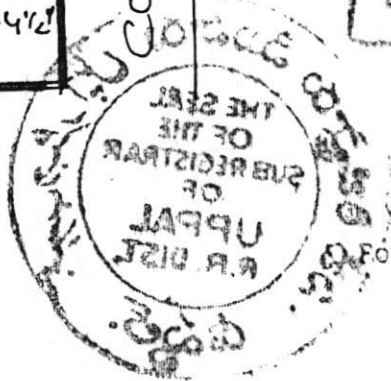
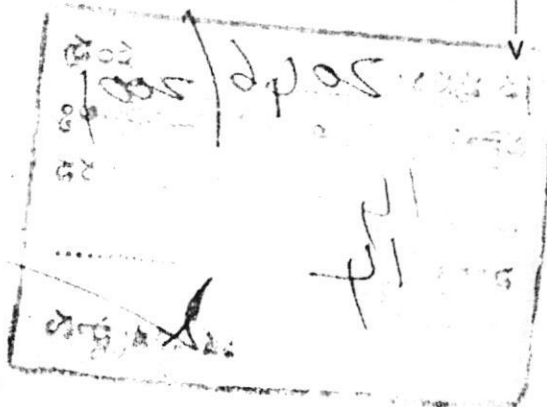
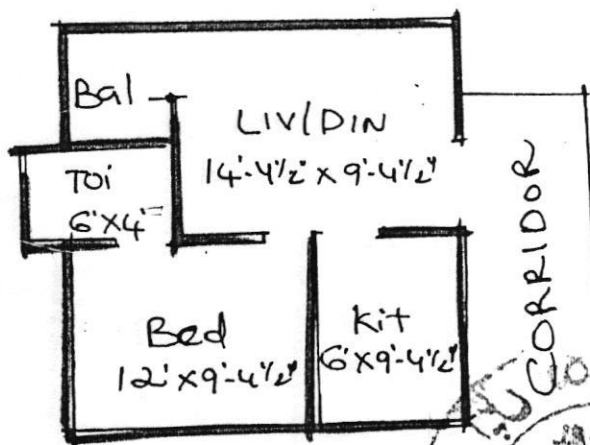
AREA:

18

SQ. YDS. OR 15.04

SQ. MTRS.

SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Managing Director

SIG. OF THE VENDOR

WITNESSES:

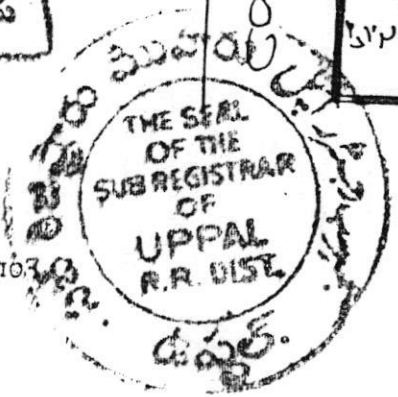
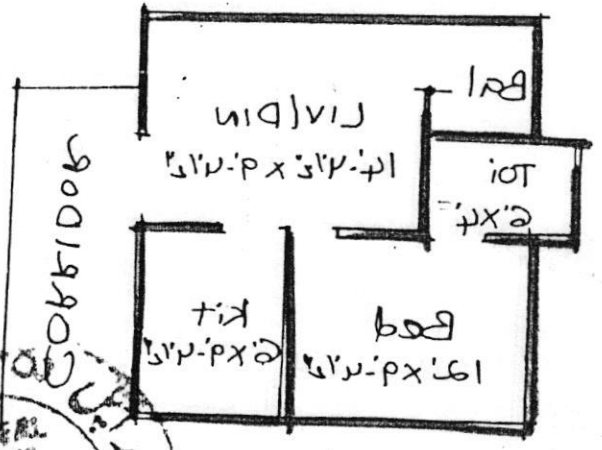
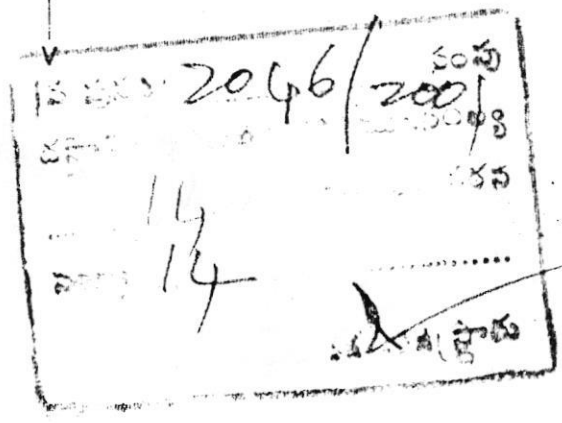
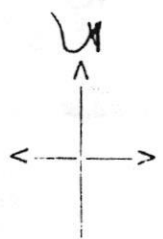
1. *[Signature]*

2. *Shiva*

# REGISTRATION PLAN SHOWING

IN SURVEY NOS. 174  
 MA. TAPUR (V)  
 VENDORS: M/2. MODI PROPERTIES & INVESTMENTS PVT. LTD.  
 R&P. B/ 12 M.D. 24. 20HAM MODI  
 100M H21A2 M. 0/2  
 MR. M.B. KRISHNA  
 20. DATE. NARASIMHA  
 SITUATED AT  
 Mandal, R.R. Dist.  
 BLOCK NO. A. MAHARAJA PARK  
 SEMI-FINISHED PLAT NO. 21 ON 12+4

AREA: 18  
 SCALE: 1" = 20 YDS. OR 120 FT.  
 INCL: [REDACTED]  
 EXCL: [REDACTED]  
 20.02 FT. BUILT-UP AREA: 420 20.02 FT.



Managing Director  
 For Modi Properties & Investments Pvt. Ltd.

WITNESSES:  
 1. [Signature]  
 2. [Signature]

SIG. OF THE VENDOR