



Date : 17-10-2001 Serial No : 7,365 Denomination : 10,000

03AA 317676

Purchased By :

For Whom :

MD. AZAM QUADRI

SELF

S/O MD. AYUB QUADRI

S/O SEC BAD

Sub Registrar 17/10
Ex.Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 17th day of Oct 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

SRI. MOHAMMED AZAM QUADRI, SON OF SRI. MOHAMMED AYUB QUADRI, aged about 38 years, Residing at H.No.2-3-364, Ramgopalpet, Secunderabad.

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



1వ పుస్తకం 90/7/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15
 పంఖ్య 1
 సబ్-రిజిస్ట్రార్

2001 వ సం॥ అక్టోబర్ నెల 17
 తేది పగలు 1-2 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రార్ ఆఫీసులో
 దాఖలు చేసి రుసుము
 రూ. 2341/- చెల్లించినవి

వాసి ఇచ్చినట్లు రిపుకొన్నది

ఎడమ బొటన ప్రింటు



నిరూపించినది

(శ్రీ T. Sahayamallayya) (P. & S. Secd.) 5-187/384 on 4th Nov

P. Pochamma

Mallikarjun
 HNO - 4-142 Mallikarjun
 RADA

2001 వ సం॥ అక్టోబర్ నెల 17 వ తేది
 1923 కౌ.శ. అక్టోబర్ నెల 25 వ తేది

సబ్-రిజిస్ట్రార్
 ఉప్పల్



Date : 17-10-2001 Serial No : 7,366 Denomination : 10,000

03AA 317677

Purchased By :

For Whom :

MD. AZAM QUADRI

SELF

S/O MD. AYUB QUADRI

C/O SEC BAD

Sub Registrar 15/10
Ex.Officio Stamp Vendor
S.R.O. 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.

Managing Director



1 వ పుస్తకం	9017/2001	సంపు
దస్తావేజుల నెంబరు		సంఖ్య
15		వరస
2		
మంశ		
రజిస్ట్రారు		

1 వ పుస్తకము 2001	సం శా. శ. 1923 వు
9017	నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా	8883-1-1507
2001 ఇచ్చడంనది	
2001 వ	నెంబరు 17
అక్టోబర్	
రిజిస్ట్రారు ఆధికారి	





Date : 17-10-2001 Serial No : 7,367 Denomination : 10,000

Purchased By :

For Whom :

03AA 317678

MD. AZAM QUADRI

SELF

S/O MD. AYUB QUADRI
R/O SEC BAD

Sub Registrar 17/10
Ex.Officio Stamp Vendor
S.R.O. UPPAL

:: 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.

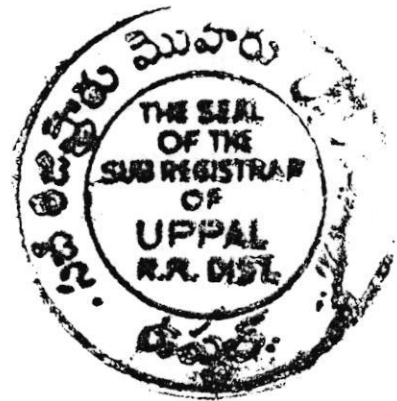
Contd.4..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



2 వ సవరణ 90/7/2001 సంపు
దస్తావన నెంబర్ 15
సంఖ్య 3
పరస
సబ్-రిజిస్ట్రార్





Date : 17-10-2001 Serial No : 7,368

Denomination : 10,000

03AA 317679

Purchased By :

For Whom :

MD. AZAM QUADRI

SELF

S/O MD. AYUB QUADRI

R/O SEC BAD

Sub Registrar 17/10
Ex.Officio Stamp Vendor
S.R.O. UPPAL

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

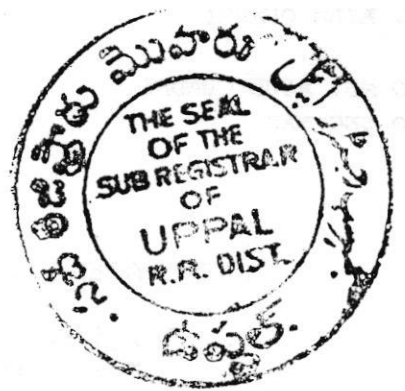
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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





88396

Ruy

26578 Date 17/10/2001 Rs. 500/- A E 23 IN

mohammed Azam Quadri. Sh. mohammed Ayub Quadri,

self

Rto Sec. bad

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.313, on the Third Floor, in Block No.A in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring 15 Sft., in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,13,500/- (Rupees Four Lakhs Thirteen Thousand Five Hundred 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.4,13,500/- (Rupees Four Lakhs Thirteen Thousand Five Hundred 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.

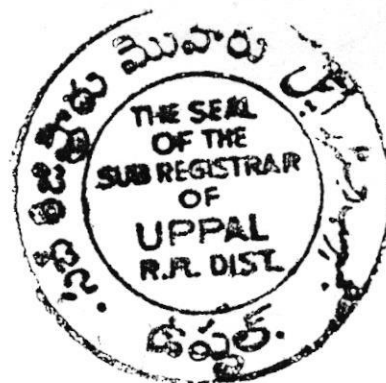
Contd.6..

2021001 Properties & Investments Pvt. Ltd.

Director



2 వ పుస్తకం 9017/201 సంపు
దస్తావేజుల నమోదం గానం నమోదం సంఖ్య
..... 15
సంఖ్య 5
/ రిజిస్ట్రారు



BRITISH LIBRARY

BRITISH LIBRARY



26519 17/10/2001 500/-

88397

Rly

mohammed Azam Quadri Sh. mohammed Ayub Quadri,
Self. E. Sec. Bad

:: 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.

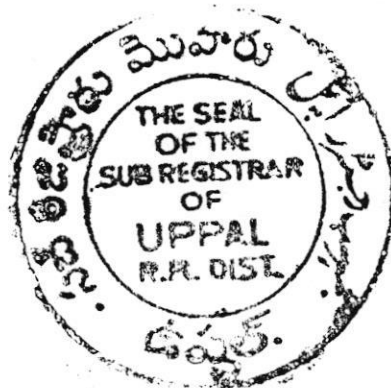
For Modi Properties & Investments Pvt. Ltd.

Contd.7..

John Modi
Managing Director

పండ్ల-పండ్ల కమిషన్ మరియు
 నల్లపల్లె జనరల్ బాండ్ల-పండ్లు
 VCI
 16 OCT 1991
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

పండ్ల-పండ్ల 90/7/2001 సంఖ్య
 15
 6
 నల్ల-పండ్ల-పండ్లు



500Rs.



26530

12/10/2001-500/-

88398

mohammed Azam Quadri

Self

SL Mohammed Ayub

Quadri, R/o Sec. bldg

R. No. 17/2001-2013
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.

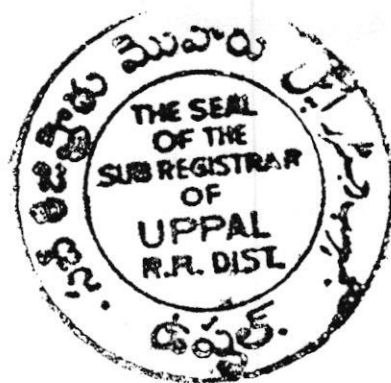
For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director

Contd.8..

వెంకటేశ్వర స్వామి కల్యాణం కమిటీ
జన సేవకు ఉపయోగం
VCI
16 OCT 2001
అం. 12345. హైదరాబాద్.

2 నంబర్ 9017/2001 పంపు
15
7
సబ్-రిజిస్ట్రార్





26531

17/10/2001 50088399

Ruy

mohammed Azam Quadri. 86 mohammed Ayub. Quadri, R. L. Seemabad. R. N. D. R. 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.

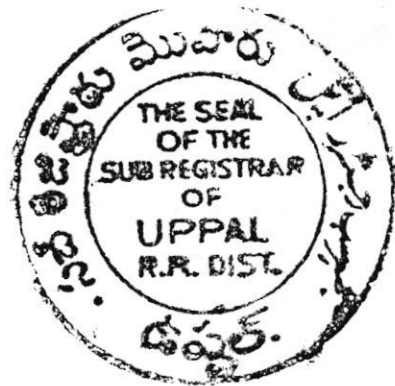
contd.9..

For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director

వెంకటేశ్వర కౌటుంబ కమిషనరీ మరియు
 ఇన్ స్పెక్టర్ ఇన్ చార్జ్ భారతీయ
 VCI
 16 OCT 2001
 అండ్ రికార్డ్స్, హైదరాబాద్.

2 9017/2001 పంపు
 15
 8
 పబ్-రిజిస్ట్రార్





No. 26.522... Date 17/10/2001... Rs. 100/- 78001

Sold To mohammed Azam Quadri sb mohammed Ayub Quadri, Rb sec. bag
self

RW
R. NADAR
SVL N. 1/2/2003
RAM NAGAR, 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.

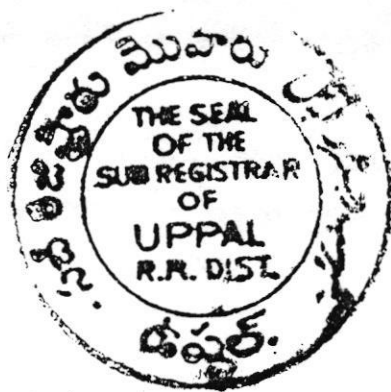
For and on behalf of the Vendor, M/s. Mayflower Park Pvt. Ltd.

[Signature]

Contd.10..

పంతుల రామకృష్ణ కుమారం ద్వారా
ఇవ్వబడిన నకల నామమాత్రము
VCI
16 OCT 2001
ఆంధ్ర ప్రదేశ్, హైదరాబాదు.

2 నవంబరు 9017/2001 పంపు
జిల్లా మేజిస్ట్రేట్, హైదరాబాదు నంబర్
15
9
సబ్ రిజిస్ట్రార్





86583 17/10/2001 RA 1001-78002
 mohammed Azam Quadri Sh. mohammed Ayub R. NAGAR
 Quadri, EL Sec. 17/10/2001
 self RAM NAGAR, HYDABAD

:: 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.

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.4,13,500/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director

పెండ్లి కొంటే కమిషనర్ మరియు
 జన సెక్షన్ నుండి జారీయము
 VCI
 16 OCT 2001
 ఎం.ఆర్.ఆర్. కార్యాలయము.

2 నమూనా 9017/2001 సంపు
 ఉద్దేశాల మొత్తం వారితోమలు సంఖ్య
 15
 10
 సబ్ రిజిస్ట్రారు





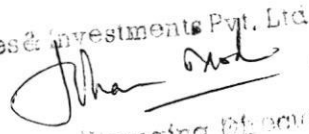
865011 17/10/2001 100/- 78003 47316 Ruy
 mohammed Azam Quadri, s/o mohammed Ayub
 self Quadri, R/o Seelbad

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

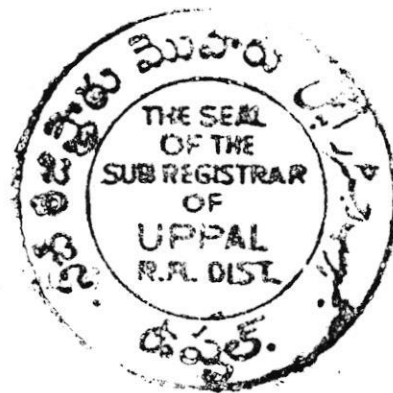
All that the Flat bearing No.313, on Third Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring 15 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bound- ed in:

Contd.12...

For Modi Properties & Investments Pvt. Ltd.

 Managing Director

పెండ్లపాటి కమిషనర్ మరియు
జన సమక్ష వివరణ కార్యాలయము
VCI
16 OCT 2001
జి.ఆర్. కే.ఆర్. కే.ఆర్. కే.ఆర్.

2 సమక్షం 2017/2001 సంపు
కన్స్టేబుల్ నెయిమ్ కమిషనర్ సంఖ్య
15 ఈ కారితప్ప వరస
సంఖ్య 11
సబ్ రిజిస్ట్రారు



100Rs.

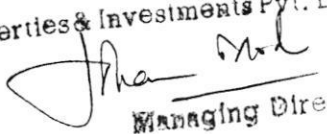


26/10/2001 100-78001 2016 Ruy
mohammed Azam Quadri, Sh mohammed Ayub
Self Quadri, Rb see bad.

:: 12 ::

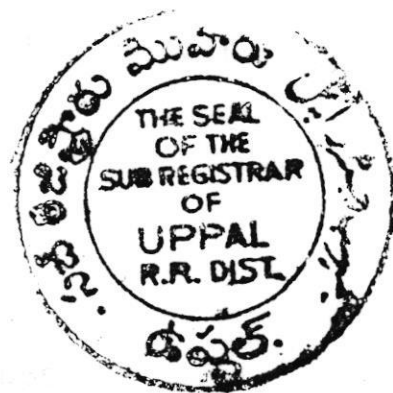
NORTH :: Jogging Track.
SOUTH :: Cut-out & Staircase.
EAST :: Flat No.314.
WEST :: 4' Wide Passage & Flat No.312.

Contd.13..

for Modi Properties & Investments Pvt. Ltd.

Managing Director



2 వ పుస్తకం 90/7/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
15 ఈ కాగితపు చరస
సంఖ్య 12,
సబ్ రిజిస్ట్రారు





86586 17/10/2001 1008005 47218 Ruy
 mohammed Azam Quadri 82 Mohammed
 self Ayub Quadri, R.L. Sec bad

:: 13 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 17th day of Oct 2001 in the
 presence of the following witnesses;

WITNESSES:

1.

(F. Kandley)

2.

Law.

for Modi Properties & Investments Pvt. Ltd.

John Moh
 VENDOR

Managing Director

Drafted by

meand
 (R. NANDISHWARI)
 D.W.L. No. 5/87
 R.No. 56/2001, R.R. D.L.

పాపం కలగకుండా ముందు
 వాక్కులను నడక తర్వాత ముందు
 VCI
 10 OCT 2001
 పాపం కలగకుండా ముందు

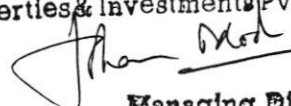
1వ పుస్తకం 9017/2001 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు పరప
 సంఖ్య 13
 సబ్ రిజిస్ట్రారు



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

- 1) Description of the Building: Flat No.313, in Third Floor,
in Block No.A, of MAY FLOWER 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 years.
- 3) Total extent of site : 28 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 :
d) In the 2nd Floor :
e) In the 3rd Floor : 700 Sft.,
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 5000/-
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the
MV of the Building : Rs. 4,13,500/-

For Modi Properties & Investments Pvt. Ltd.



Managing Director

Date: 17/10/2001

signature of the Executant

C E R T I F I C A T E

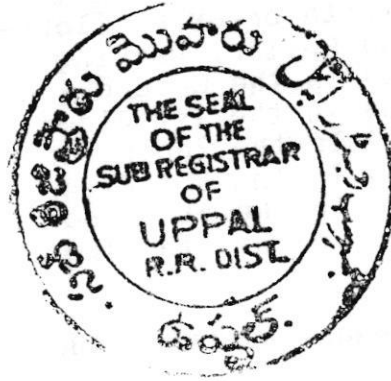
I do hereby declare that what is stated above is true
to the best of my knowledge and belief.

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

Managing Director

Date: 17/10/2001

పుస్తకం 9017/2000 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు వరస
 సంఖ్య 14
 సబ్-రిజిస్ట్రారు



FLAT NO. 313 IN 3rd FLOOR, BLOCK-A, IN
REGISTRATION PLAN SHOWING MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at
MALLAPURU UPPAL Mandal, R.R. Dist.

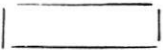
VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD.; REP. BY ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: SRI. MOHAMMED AZAM QUADRI
S/O. MOHAMMED AYUB QUADRI

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

AREA :

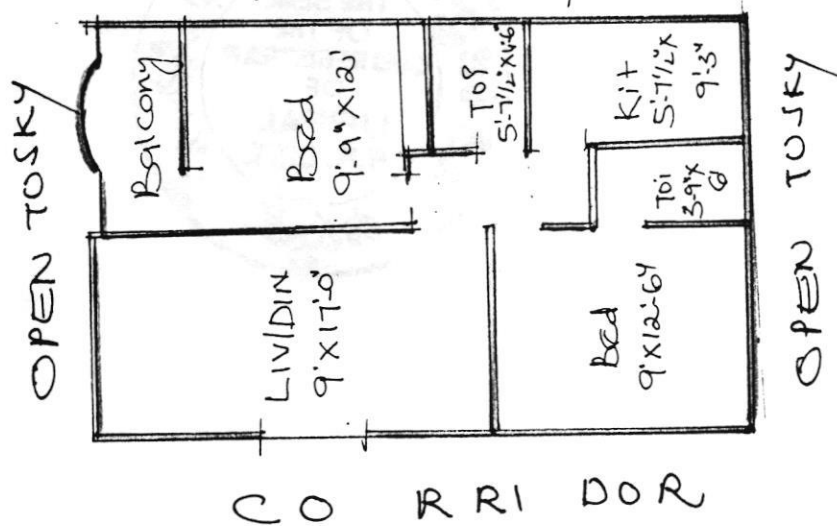
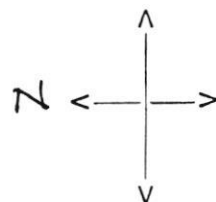
28

SQ. YDS. OR

23.40

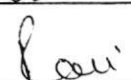
SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 700 SQ. FT.
FLAT NO. 314

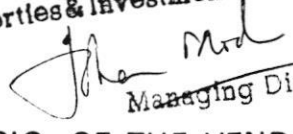


WITNESSES:

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.


Managing Director
SIG. OF THE VENDOR

2 ఉత్తరం 9017/2001 సంపు
 ఉత్తరవేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు పరస
 సంఖ్య 15
 సబ్ రిజిస్ట్రారు

