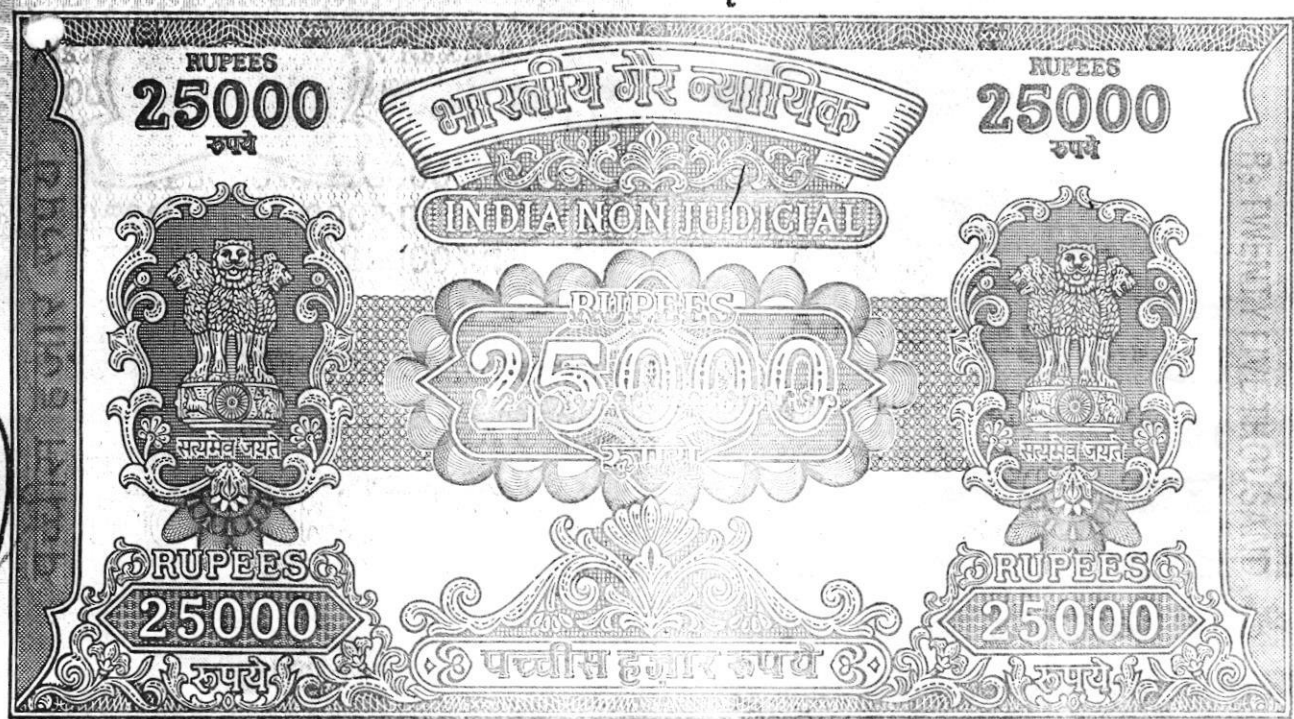


U.S. 10007/200

10040/2002

9



Date : 08-11-2002 Serial No : 6,733 Denomination : 25,000

Purchased By : IAN EUSTACHIUS For Whom : **SELF**

02DD 903269

S/O LATE SOOSAI RAJ EUSTACHIUS
R/O. SEC-BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

420500
40000
325
2105
95
25
5480

This Sale Deed is made and executed on this 8th day of November 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. IAN EUSTACHIUS. SON OF LATE. SOOSAI RAJ EUSTACHIUS. aged about 19 years. Resident of C/o. Mr. R.Sebastian. H.No.12-5-88A. Vijaypuri. Lalaguda Post. Secunderabad - 17.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

[Signature]
Managing Director



2002వ.సం||నవంబర్.....నెల.కి.తేది

1924వ.శా.శ.కార్తీకమాసం||7తేది.

పగలు...2మరియు...3...గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

శ్రీ. గోరంగ్ మోడి.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||2105/-

చెల్లించినవారు.....

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రావనవేలు

1 వ పుస్తకము 1004/సం|| 2007

దస్తావేజాల మొత్తం కాగితము

సంఖ్య..15..ఈ కాగితపు వరుస

సంఖ్య..!.....

సబ్-రిజిస్ట్రారు

Gaurang mody, R/o. Jayashil mod
OCC: Business R/o. For 10.10.51
Sapphire apt, Cheekah Gardens,
Begumpet, Hyderabad.

through Special Power of att-orney, attested
Vide Power no. 9/2002 at SR0, Uppal.

① Prasanna (K. Prasanna Reddy R/o. Padma Reddy
OCC: Service (R) 5-4-187/ 344. m. G.
Road. Sec 10d.

② Sai (SAI KUMAR R/o. YADAGIRI
OCC: Service (R) 5-4-187/ 1247
m. G. Road. Sec 10d.

2002వ.సం||నవంబర్.....నెల.కి.తేది

1924వ.శా.శ.కార్తీకమాసం||7తేది.

సబ్-రిజిస్ట్రారు



03AA 867340

Date : 08-11-2002 Serial No : 6,734 Denomination : 10,000

Purchased By :

For Whom :

IAN EUSTACHIUS

SELF

S/O LATE SOOSAI RAJ EUSTACHIUS
R/O. SEC-BAD


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

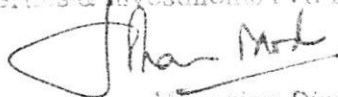
:: 2 ::

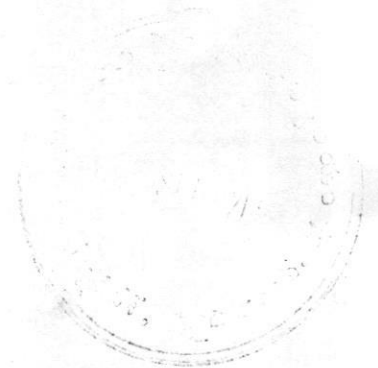
WHEREAS

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.3..


Managing Director



1వ పుస్తకము 10040 నంబర్
 దస్తావేజుల మొత్తం 5 గిరముల
 సంఖ్య 15... రూ దానిపై వరుస
 సంఖ్య 2...

[Signature]
 సబ్ రిజిస్ట్రారు

Endorsement Under Section 42 of Act V of 1899

No. 10040 of 2002 Date 8/11/2002

I have... for the proper deficit
 3255/- rupees. Three Thousand
 Two hundred and fifty five only

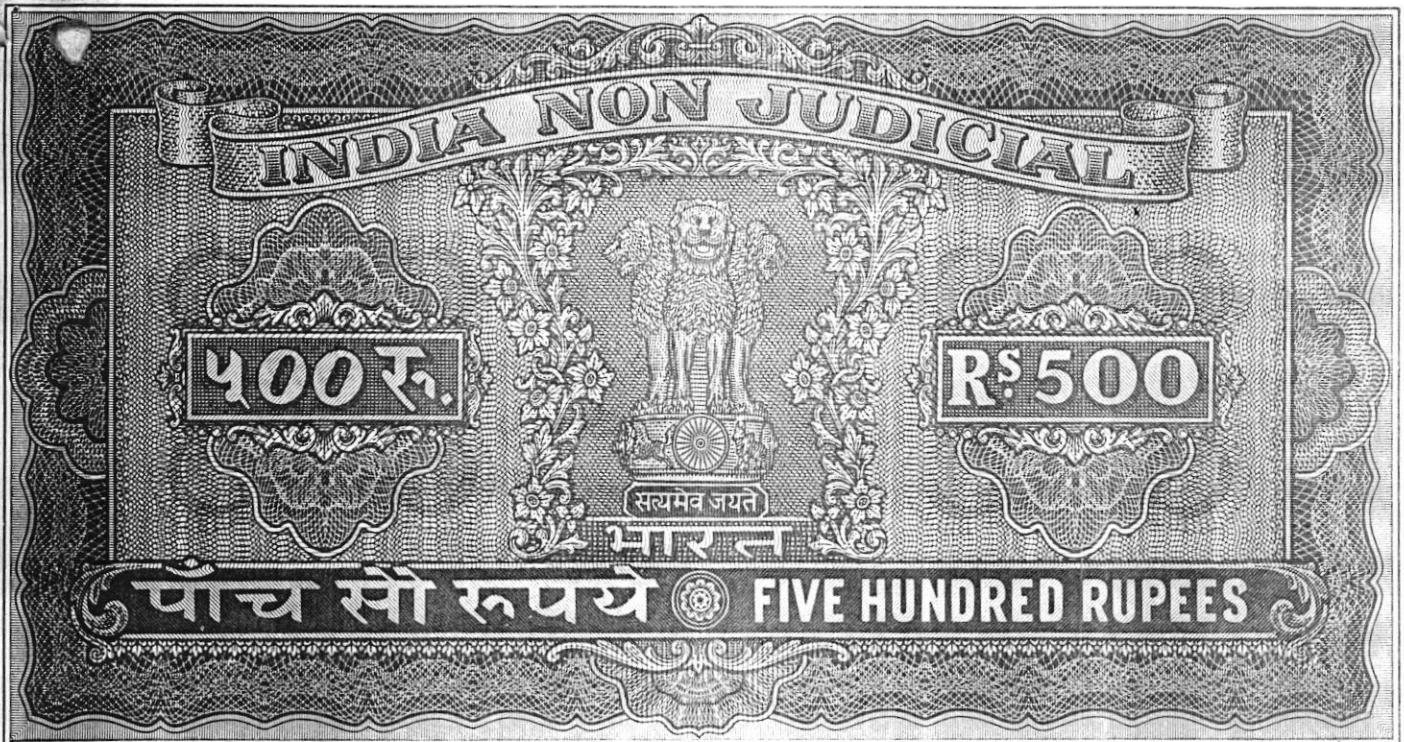
...in respect of this instrument
 ... Saurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 420500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

[Signature]
 Sub Registrar

Dated: 8/11/2002 INDIAN STAMP ACT





41362 Date 7/11/2002 Rs. 500/-
 To San Eustachius No. 100
 sell
 07216 AP 23 11 S
 R/o sell
 R. N. A. P. D. E. P.
 R. N. A. P. D. E. P.
 R. N. A. P. D. E. P.

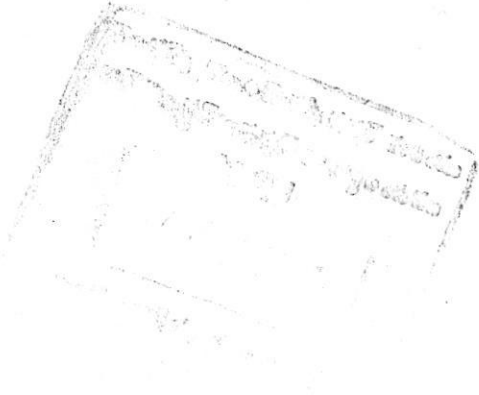
:: 3 ::

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 ,

Man Moh.
 Managing Director

Contd.4..



I వ పుస్తకము. 1004/500
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.. 15... ఈ కాగితపు వరుస
 సంఖ్య 3.....

సబ్-రిజిస్ట్రారు

I వ. పుస్తకము. 2002 నం|| శా.శ.
 1924 నం|| పు. 10040.. నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా -
 10007.-1-1507 ఇవ్వడమైనది.
 2002 న.సం|| మహబూబ్ నెల 8. తేది

సబ్-రిజిస్ట్రారు



500Rs.



No. 41363 Date 7/11/2002 Rs. 500 07217 AD 23 TS
 To ... Pan Eustachius No. (aka Soosai Raj Eustachius)
 Wages ... sell ... Rb see 6-7

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.

For Modi Properties & Investments Pvt. Ltd

Contd.5..

Shan Moh.
 Managing Director

1 వ పుస్తకము 10040/2002
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 15
సంఖ్య.. 4

సబ్ రిజిస్ట్రారు





I వ పుస్తకము 10040/2001
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15 ఈ కాగితపు వరుస
సంఖ్య... 5

సబ్-రిజిస్ట్రారు





No. 41365 Date: 7/11/2002 Rs. 500
 old San Eustalining & late Sosa Roy Eustalining
 self Ruy
 R. N. AGENDER
 31-2003
 11240
 Rb. see Sd

:: 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 the sale consideration amount of Rs.4.20.500/- (Rupees Four Lakhs Twenty Thousand Five Hundred only) to the Vendor.

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

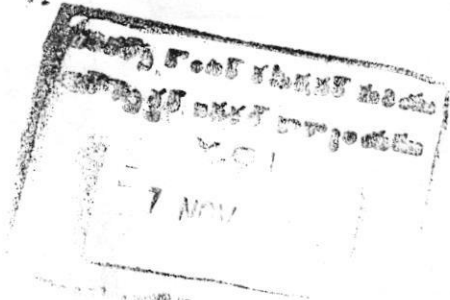
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Pha Mod
 Managing Director

Contd.7..



13 పుస్తకము/10040/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య.6.....

సబ్-రిజిస్ట్రారు



500Rs.



पा 366

7/11/2002

500/-

07220

Ruy

Con Eustalining sb Lake Soosai Raj Eustalining
sell

Rb. Sec 507

:: 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.,

Contd.8..

Man Modi.
Managing Director

అంబేద్కర్ జూనియర్ కమిషన్
అంబేద్కర్ జూనియర్ కమిషన్
అంబేద్కర్ జూనియర్ కమిషన్

I వ పుస్తకము 10040/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 7.....

సబ్-రిజిస్ట్రారు





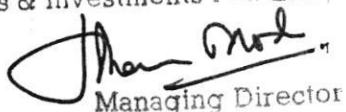
41367 7/11/2002 07221 Ruy
 Con Eustalhus Stok Soosai Raj Eustalhus R. NAIK
 Self R. NAIK 42 95
 R. NAIK 01 2003
 R. NAIK HYD'BA

:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

contd.9..



1వ పుస్తకము / దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 8.....


సబ్-రిజిస్ట్రారు





No. 41368 Date 7/11/2007 *Soosan Raj Eustachius Ruy*
San Eustachius sb (ate) 07222
sell *Rb Sec. 503* 2003
Whom

:: 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.,

Contd.10..

Man Moh
Managing Director



I వ పుస్తకము. 1004/2002
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 15... ఈ కాగితపు వరుస
సంఖ్య... 9.....

సబ్-రిజిస్ట్రారు





No. 41369 Date 7/11/2002 Re. 800/-
 Sold To San Eustachius 07223 Eustachius
 By Whom sell R/w fees
 R/w fees

:: 10 ::

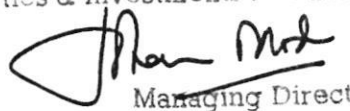
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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.4.20.500/-.

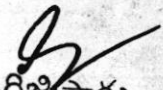
For Modi Properties & Investments Pvt. Ltd.,


 Managing Director

Contd.11..



1వ పుస్తకము/10040/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..10.....


సబ్-రిజిస్ట్రారు





No. 41370 Date 7/11/2002 Rs. 500

To Cte Soosai Raj
An Eustaline
sellAP 23 US
07224 EustalineRuy
R. NAGENDER
SVL NO. 42 95
R. No. 13 11 2003
RAM NAGAR, HTO'BAO

:: 11 ::

Rb. see bas

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.115, on First Floor in Block No.8, 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 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 :: Cut-Out.

EAST :: Flat No.116.

WEST :: 4' Wide Passage & Flat No.114.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.,

Managing Director



I వ పుస్తకము 10040/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15....ఈ కాగితపు వరుస
సంఖ్య..11.....

సబ్-రజిస్ట్రారు



500Rs.



No. 41321 Date 7/11/2002 Rs. 500
San Pustalini to late Soosan Raj 23 11 5
07225 Pustalini
sell

R. NARENDER
SVL No. 42 95
R No. 1/2001 2003
RAM NAGAR, HYD'BAD

R. seebas

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 8th day of November 2002 in the
presence of the following witnesses:

WITNESSES:

1. P. Ramesh
(P. RAMESH REDDY)

For Modi Properties & Investments Pvt. Ltd.,

Shan Moh.
VENDOR Director

2. Sai
(SAI KUMAR)

Drafted By
m. n. a.
(R. NANDISHWAR)
O. W. L. No. 5/87
R. No. 30/2002, R. R. Dist.



1 వ పుస్తకము. 10040/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య. 12.....

సబ్-రెజిస్ట్రారు

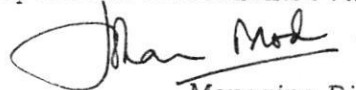


WITNESSES

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.115. in First Floor, in Block No.8. 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 year
- 3) Total extent of site : 28 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar. Parking area : 15 Sft.. for scooter parking space
b) In the Ground Floor :
c) In the 1st Floor : 700 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.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4.20.500/-

For Modi Properties & Investments Pvt. Ltd.,



Managing Director
signature of the Executant

Date: 8/11/2002

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: 8/11/2002

1వ పుస్తకము/5040/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 3.....

సబ్-రిజిస్ట్రారు



FLAT NO. 115, 1ST FLOOR, BLOCK-B
REGISTRATION PLAN SHOWING OF 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: MR. IAN EUSTACHIUS
S/O. LATE. SOOSAI RAJ EUSTACHIUS

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

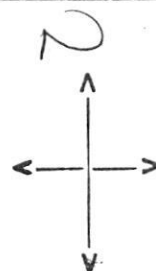
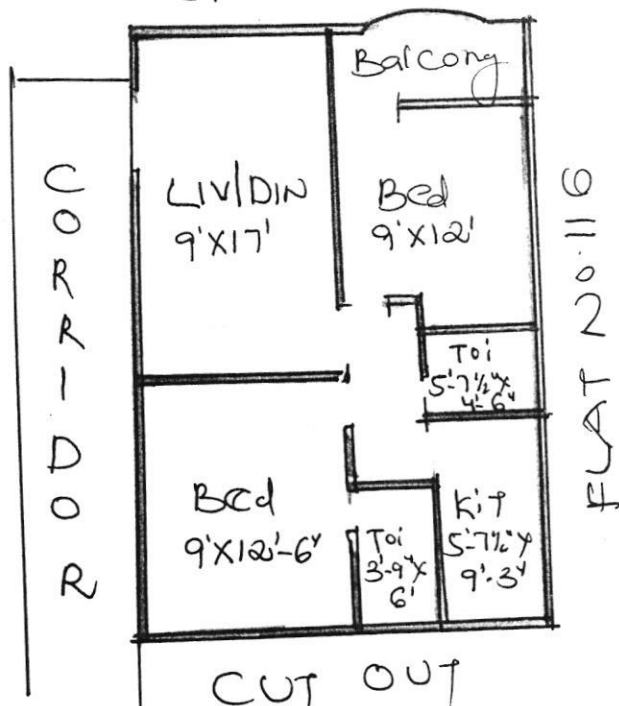
28

SQ. YDS. OR 23.40

SQ. MTRS.

VIS. OUT OF AC. 4.32 GB
SUPER BUILT-UP AREA: 700 SQ. FT.

OPEN TO SKY



WITNESSES:

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.,

[Signature]

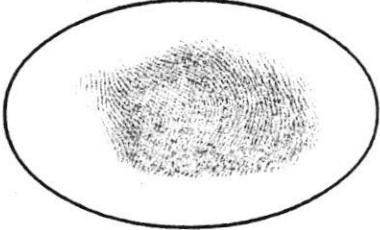
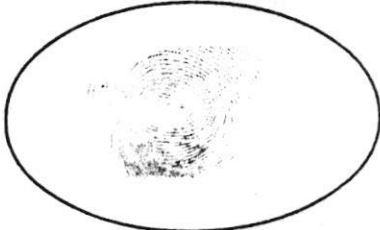
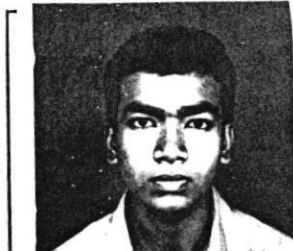
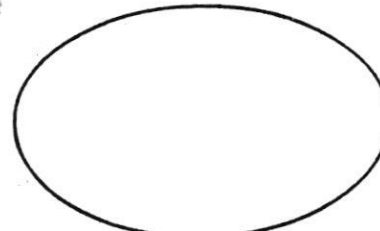
SIG. OF THE VENDOR

న పుస్తకము 10049 సర్కారు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15 ఈ కాగితపు నమూనా
 సంఖ్య 14

సబ్-రిజిస్ట్రారు

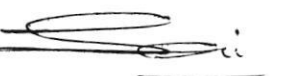


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

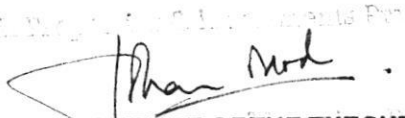
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: <u>M/s. MODI Properties & Investments</u> <u>Pvt. Ltd. having its (co) S-4-187/34</u> <u>M.G. Road, Sec'bad, opp by IH</u> <u>M.D. Mr. Sottam Modi</u>
			<u>S.P.A.:</u> <u>GAURANG MODY</u> <u>R/o. flat no. 105, Sapphire</u> <u>apts, Cheeroti Gardens,</u> <u>Begumpet, Hyderabad.</u>
			PURCHASER:- <u>MR. IAN EUSTACHIUS</u> <u>R/o.- c/o. Mr. R. SABASTIAN</u> <u>12-5-88 A, VIJAYAPUR</u> <u>LALAGUDA POST.</u> <u>SEC' BAD-17.</u>
		PHOTO	

SIGNATURE OF WITNESSES

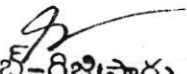
1. 

2. 

For Mod. Prop. & Inv. Pvt. Ltd.


SIGNATURE OF THE EXECUTANTS'S

1 వ పుస్తకము 1.0040 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 1.5... ఈ కాగితపు వరుస
సంఖ్య. 1.5.....


సబ్-రిజిస్ట్రారు

