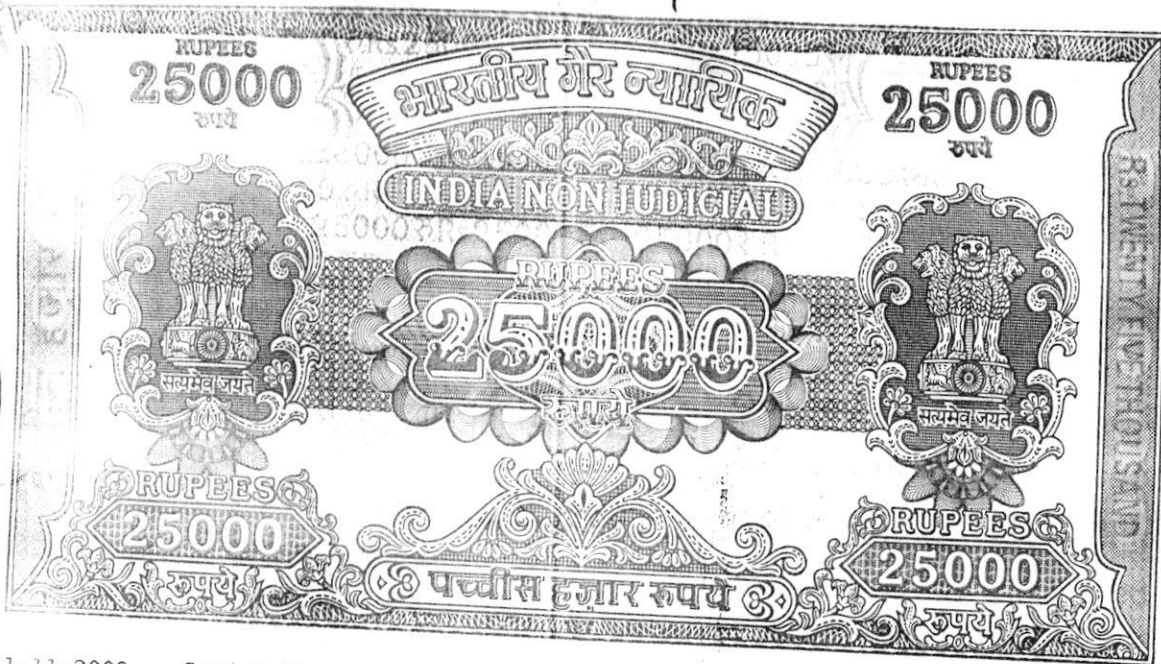


10/11/2002



Date : 11-11-2002

Serial No : 6,842

Denomination : 25,000

Purchased By :

MRS. SALLY ANNE JORDAN

For Whom :

SELF

02DD 903290

W/O. BOYD MALCOLM JORDAN

R/O. SATYAM HOUSING COMPLEX
KOLKATTA

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

SALE DEED

This Sale Deed is made and executed on this 12th 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,

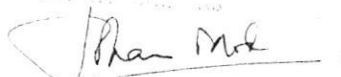
hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

Mrs. SALLY ANNE JORDAN, W/o. SRI. BOYD MALCOLM JORDAN, aged about 41 years, Resident of Satyam Housing Complex, Flat No. V/1C, 9B, Bechulal Road, Kolkatta - 700 046.

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.


Managing Director

Contd. 2.



12వ తేదీ నవంబర్ 2002 నెల/2వ తేదీ
 24వ తేదీ నవంబర్ 2002 నెల/2వ తేదీ.
 య. 12... గంటల మధ్య
 1-రిజిస్ట్రార్ ఆఫ్ కంపెనీలు
 వై.ఎస్.ఆర్. మండలం

10.4.7/సంఖ్య
 2002
 15

ప్రతి...
 1-ఎ...
 తో...
 14.7.5/

Gaurang mody No. Jayathilal mody
 occ: Business. R/c. Flat no. 105
 Supplie apt, Cheekok Garden,
 Begumpet, Hyderabad

through special power of Attorney,
 attested vide power no. 9/2002 at
 Sec, appd.

(K. Prashant Reddy No. Prashant Reddy
 occ: Services (R) 5-4-187/347 M.G. Road
 Secd

(Sai Kumar No. YADIGER occ: SERVICE
 (R) 187-1344 M.G. Road Secd

2002... నవంబర్ 2002 నెల/2వ తేదీ
 1924వ తేదీ నవంబర్ 2002 నెల/2వ తేదీ.

1-రిజిస్ట్రార్

500Rs.



32/03 - 11/11/2002

S. N. Selly, Mr. Jordan, who. Boys malcolm Jordan G. NARSAIAH

S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. 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 Most Properties & Investments Pvt. Ltd.

Mani Mohan
Managing Director

Contd.3..

- 5 NOV 2002

హైదరాబాద్ (URBAN)

I వ సుప్రకము 10147 సంఖ్య
దస్తావేజుల మొత్తం వాగితముల
సంఖ్య..15 వరుస
సంఖ్య..2

సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899

No. 10147 of 2002 Date 12/11/2002

I hereby certify that the proper deficit

stamp duty of Rs. 5/- Rupees

Five only

has been paid in the instrument

from Sd. Gaurang Noddy

on the basis of the Market Value

consideration of Rs. 294500/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Dated: 12/11/2002

Sub Registrar
and Collector U/S. 41&42
INDIAN STAMP ACT

INDIA NON JUDICIAL

400 रु.

Rs 500

पांच सौ रुपये

FIVE HUNDRED RUPEES

60461

For Medi Properties & Investments Pvt. Ltd.

Managing Director

Contd.4..

I వ పుస్తకము 10/4/2002
దస్తావేజాల ద్వారా కాగితముల
సంఖ్య 15
సంఖ్య 3

సబ్-రిజిస్ట్రారు

I వ పుస్తకము 2002 సం||శా.శ.
10/4/2002 సం||పు. 10/4.7. నెంబరుగా
రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా
10.11.5-1-1507 ఇవ్వడమైనది.
2002 సం|| నవంబరు 12 తేది
సబ్-రిజిస్ట్రారు





6046

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

TOTAL AREA: 4 Acres 32 Guntas

Rb. Kolkatta

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..

gss Modi Properties & Co.

Shan Mohd
Managing Director

1 వ పుస్తకము 10.47/సం||
2002
దస్తవేజుల మొత్తం కఠితముల
సంఖ్య 15...
సంఖ్య 4...

సబ్-రిజిస్ట్రారు





32306 - 11/11/2004 - 60463
 Selly Anne Jordan, who is a daughter of G. NARSAIAH
 Sell :: 5 :: Rs. 2,94,250/- 43/02-2004
 Nacharam, H.R. Dist

E. The Purchaser is desirous of purchasing all that Flat bearing No.309, on the Third Floor, in Block No.B in **MAY-FLOWER 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.B, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.2,94,250/- (Rupees Two Lakhs Ninety Four Thousand Two Hundred and Fifty 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.2,94,250/- (Rupees Two Lakhs Ninety Four Thousand Two Hundred and Fifty 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..

Modi Properties & Investments Pvt. Ltd.

Manoj Modi
 Managing Director

సబ్ రిజిస్ట్రారు



6. No. 32702 Date 11/11/2007 Rs. 90/-

Sold To: William Anne Jordan Wb Boys 6046
No

Real column

100-443887-100

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

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 of the sale consideration amount of Rs.35,000/- (Rupees Thirty Five Thousand only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,59,250/- depending on the progress of work in the scheduled premises.

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.


Managing Director



I వ పుస్తకము 10/4/77/సం||పు
దస్తవేజుల వెబ్ సైట్ పరిశీలన
సంఖ్య..15... పుస్తకము
సంఖ్య 6...

సీఎం జి.స్వామి





4. No. 32308 Date 11/11/2002 Rs. 500/-

60465

Sold To S. P. Anur Jordan who Boyd

Malcolm Jordan

G. KARSAIAH
S.M. No. 0/90
R.No. 45/02-2004
Narayanam. R.R. Dist

7 :: Rk. Kollacatty

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.

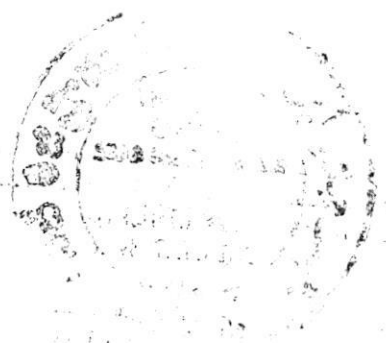
Shan mil
Managing Director



1వ పుస్తకము 10/4/7/సంగ్రహ
దస్తావేజులు మొదలు 2002
పేజీ 15
పుస్తకం 7

[Handwritten signature]

133



[Faint, mostly illegible text covering the lower half of the page, possibly bleed-through from the reverse side.]



G. No. 3 11/11/2002
 Byd. Malcolm
 60466 Jordan
 G. NARSAIAH
 S.V.L. No. 8/90
 R.No. 45/02-2004
 Nacharam, R.R. Dist
 8
 Rb. collected 9

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..

Var Mod Properties & Systems

Managing Director



I వ పుస్తకము 1044-2/సంగ్రహ
2002
దస్తావేజాల మొత్తం దాగితముల
సంఖ్య 15
సంఖ్య 8

సచి-రిజిస్ట్రారు





32310 11/11/2004 R. DIST

60-67

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist.

Boyd Malcolm Jordan
Self
9 :: Rb Coimbatore

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.

John M...

1వ పుస్తకము 10/14/7. సం. 15
దస్తవేజు 2002
సంఖ్య 15
సంఖ్య 9

సబ్ రిజిస్ట్రారు

100





32311

11/11/2002

60486

Self :: 10 :: Rb Kolkatte
 S.V.C. No. 6790
 R.No. 43-02-2004
 Nacharam. R.R. Dist

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.2,94,250/-.

for Modi Properties & Investments Pvt. Ltd.

Contd.11..

Phan Minh
Managing Director



1వ పుస్తకము (01/4.2002) సం. 1
దస్తావేజులు (01/4.2002) సం. 1
సంఖ్య..15
సంఖ్య..10.....

సబ్-రిజిస్ట్రారు



500Rs.



601.5

No. 32312 Date 11/11/2002 Rs. 1000

Sold To Sally Anne Jordan who Boyd Malcolm Jordan

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

For V.V. 11

Block Kolkatta

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.309, on Third Floor in Block No.B, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 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 bound-
ed in:

NORTH :: Flat No.310.
SOUTH :: 40' Wide Road.
EAST :: 4' Wide Passage & Flat No.308.
WEST :: 30' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director



I వ పుస్తకము 10/11/2002 నాంబు
దస్తవేజులు 10/11/2002 నాంబు
సంఖ్య 15
సంఖ్య 11

[Signature]
సబ్-రిజిస్ట్రారు

RECEIVED BY THE OFFICE OF THE



INDIA NON JUDICIAL

₹ 500

Rs 500

सम्राट् जयते
भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

G. Narasiah
G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Necharam, R.R. Dist

$\therefore 12 \therefore R_{20}$ kolektor

WITNESSES:

1. Ph-NO₂-H₂C
(Ph-Ph₂NH₂ 2000x)

John Mod
Managing Director
VENDOR

2. (SAI KUMAR)

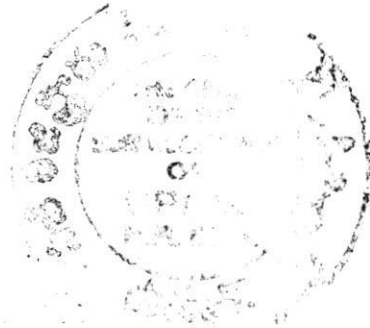
Drafted By
WMO

RECEIVED (17 MAR)
MAR 10 1967
H. NO. 30/2002, H. R. Disg.



I వ పుస్తకము 10/4.7/సం 11
2002
దస్తావేజులు 7/1/2002
సంఖ్య 15
సంఖ్య 12

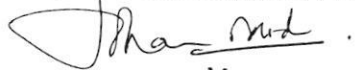
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ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.309, in Third 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 : 18 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 :
d) In the 2nd Floor :
e) In the 3rd Floor : 450 Sft.,
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.2,94,250/-

For Modi Properties & Investments Pvt. Ltd.,



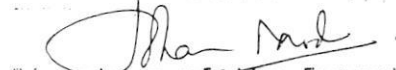
Date: 12/11/2002

signature of the Managing Director

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

Date: 12/11/2002

I వ పుస్తకము 10/4/2002 సం॥
దస్తవీరు గారి గురితముల
సంఖ్య 15
సంఖ్య 13.

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

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: MRS. SALLY ANNE JORDAN
W/O. SRI. BOYD MALCOLM JORDAN

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

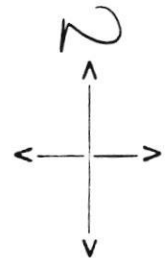
AREA:

18

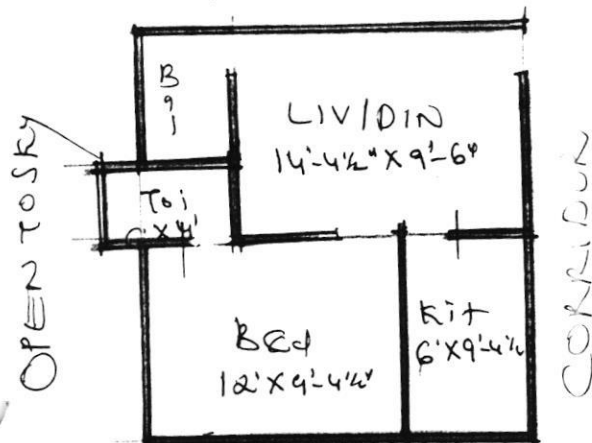
SQ. YDS. OR 15.04

SQ. MTRS.

US. OUT OF AC. 4-30 GTS
SUPER BUILT-UP AREA: 450 SQ. FT.

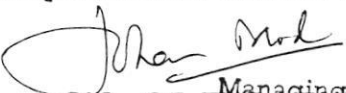


FLAT NO. 310

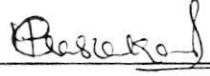


OPEN TO SKY

For Modi Properties & Investments Pvt. Ltd


Managing Director
SIG. OF THE VENDOR

WITNESSES:

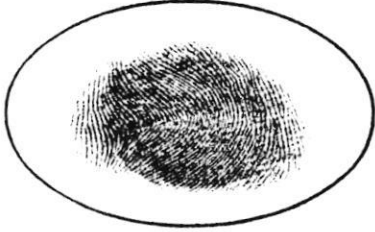
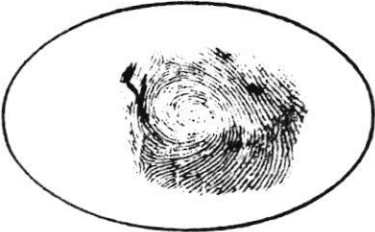
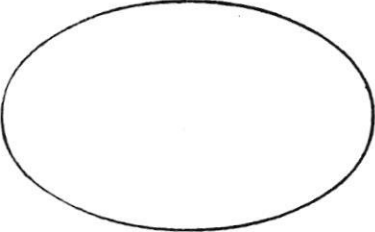
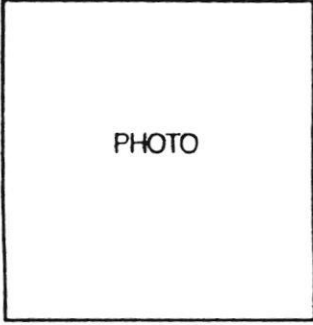
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1 న పుస్తకము. 10/4-2/నంబర్
2002
దస్తావేజుల నేరం కలిగియున్న
సంఖ్య. 15.....
సంఖ్య. 14.....


కె. రవిశ్రావు

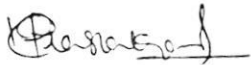


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 & INVESTMENT</u> <u>PVT. LTD., having TR (C) S-4-187/364</u> <u>M.G. Road, sec 3rd Sep by 1st</u> <u>M.D. Mr. SOHAM MODI</u>
			S.P.A:- <u>GAURANG MODI</u> <u>Flat no. 105, Sapphire apt.,</u> <u>Cheekoti Gardens, Begumpet</u> <u>HYDERABAD.</u>
			PURCHASE:- <u>SALLY ANNE JORDAN</u> <u>SATYAM CO-OP. HOUSING COMPLEX</u> <u>FLAT: V/IC, 9B BECHULAL</u> <u>ROAD, KOLKATA- 700 046</u>
			PHOTO

SIGNATURE OF WITNESSES

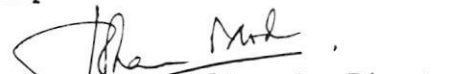
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For Modi Properties & Investments Pvt. Ltd


 Managing Director
 SIGNATURE OF THE EXECUTANTS'S

1వ పుస్తకము 12/4/2001

దస్తావేజుల మొదలం కాగితముల

సంఖ్య. 15..... పరుస

సంఖ్య. 15.....

సబ్-రిజిస్ట్రారు

