



02DD 909276

Date : 10-12-2002 Serial No : 7,959 Denomination : 25,000

Purchased By :
PATRICK THOMAS

For Whom :
SELF & OTHERS

S/O. RONNIE THOMAS
R/O. HYD

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

SALE DEED

This Sale Deed is made and executed on this 11th day
of DEC 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

1. Mr. PATRICK THOMAS, SON OF SRI. RONNIE THOMAS, aged
about 38 years,

2. Mrs. SRIDEVI THOMAS, WIFE OF SRI. PATRICK THOMAS,
aged about 29 years,

Both are Residing at Flat No.505, Rainbow Towers,
K.K.Nagar, Nacharam, Hyderabad - 76.

hereinafter called the 'BUYERS' (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.

[Signature]
Managing Director



200...వ.సం||...నెం||...ది
192...వ.శా...నెం||...ది.

పగలు...మరియు...గంటల మధ్య
సచి-రిజిస్ట్రారు...లో

...గె. రెం. కె. మె. డి.

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫు(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||...||

చెల్పించినవారు.....

దాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బొటనపైలు



నిరూపించినది.

(P. K. Reddy)

(K. Reddy Reddy s/o. Reddy Reddy,
occ. Service 105/187/291,
M.G. Road, Sec'nd.

(S. Kumar)

(S. Kumar s/o. YADAGIRI, occ. Service
(10) T-10, 187/291, M.G. Road,
Sec'nd.

200...వ.సం||...నెం||...ది

192...వ.శా...నెం||...ది.

సచి-రిజిస్ట్రారు

500Rs.



43500 Date 10/10/12 R 500
To Patrick Thomas Sh Ronnie Thomas
Self & others.
22494
R 6 Hya

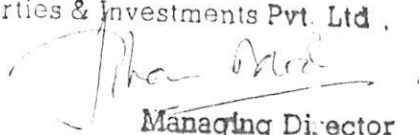
R 111
R. NARENDER
SVL No. 42 95
R. No. 1/2003 2003
RAM NAGAR, HYDRAB

:: 2 ::

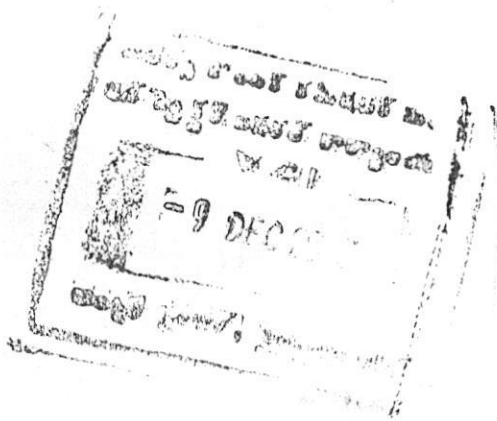
WHEREAS

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.


Managing Director

Contd.3..



1వ పుస్తకము 11330 నంబర్

దస్తావేజుల మొదలం కాగితముల

సంఖ్య 11 పుస్తకము

సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1992

No. 11330 of 2002 Date 11/12/02

I hereby certify that the proper deficit

since July of Rs. 12500/- Re. 12500/-

Thousand Seven hundred only.

has been levied in respect of this instrument

from Sri. Ganga Reddy

on the basis of the agreed Market Value

consideration of Rs. 420000/- being

higher than the estimated Market

Value.

S.R.O. Uppal

Dated: 11/12/02

INDIAN STAMP ACT



500Rs.



43501

10/12/97

500/-

22495

patrick thomas & Renee Thomas

Self brothers

16 Apr

Ruy
R. NARINDER
SVL No. 4295
R.D. No. 1/2003
9AM NAGAR, B.O. 13AD

:: 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.,

Contd. 4..

Mani
Managing Director



1వ పుస్తకము 11330 సం||శా.స.
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... కాగితపు వరుస
సంఖ్య... 3...

సబ్-రిజిస్ట్రారు

1వ పుస్తకము 2002 సం||శా.స.

192... సం||పు. 11330... నెంబరుగా

రిజిస్టరు చేయబడి స్కానింగు

నిమిత్తం గుర్తింపు నెంబరుగా

44.3/4-1-1507 ఇవ్వడమైనది.

2002వ. సం|| శా.స. 11 తేది

సబ్-రిజిస్ట్రారు





43502 18/12/02 500/- 22496

patrick Thomas & Ronnie Thomas

Sell & others

R. G. Ayaz

R. NARENDER
SVL No. 42 05
R. No. 1/2001/2003
RAM NAGAR, HYDRABAD

:: 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.

for Modi Properties & Investments Pvt. Ltd.

Contd. 5..

Managing Director



గ్రామ పంచాయతీ 11330

దస్తవీ

సంఖ్య 15

సంఖ్య 4

సచివ-రచిత్రాద



500Rs.



43503

10/12/20

500/-

22447

AP 23/18

patrick thomas & Ronnie thomas

Self & others

Rb Hrg.

RW
R. NARENDER
SVL No. 42 95
R. No. 1/200
RAM NAGAR, HYDABAD

:: 5 ::

E. The Purchasers are desirous of purchasing all that Flat bearing No.514, on the Fifth Floor, in Block No.B in **MAY-FLOWER 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 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.4,20,000/- (Rupees Four Lakhs Twenty Thousand only) and the **VENDOR** is desirous of selling the same.

F. The Vendor and the Purchasers 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.4,20,000/- (Rupees Four Lakhs Twenty Thousand only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers 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.,

[Signature]
Managing Director

Contd.6..



1వ పుస్తకము 11330/సరి
దస్తవేదాల వెంకటేశ్వర గారి తముల
సంఖ్య... 15...
సరిఖ్య...
సరిఖ్య...

సబ్-రిజిస్ట్రారు





43504

10/10/20

500/-

22498

Patrick Thomas & Ronnie Thomas

Self & others

R. N. Narender

R. N. NARENDER

SVL No. 42/95

R. No. 1/2001/2003

RAM NAGAR, HYD'ABAD

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchasers 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 Purchasers and the Purchasers do hereby confirm and acknowledge the same.

4. The purchasers have paid part of the sale consideration amount of Rs.55,000/- (Rupees Fifty Five Thousand only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,65,000/- depending on the progress of work in the schedule premises on.

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

i) The Purchasers 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 Purchasers 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 Purchasers shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd. 7...



1వ పుస్తకము. (13.3.0) పరిశోధన
దస్తావేజులు గురించి గతముం
దింఖ్య 15
మరియు 6

సన్-1999



500Rs.



43505 10/12/02 500- 22499

patrick thomas & Ronnie Thomas

Self & others

R/o Hyd.

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

:: 7 ::

iii) That the Purchasers 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 purchasers 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..

Managing Director



1వ పుస్తకము 11330/1330

దస్తావేజుల మొత్తం కాగితములి

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 7...

సబ్ రిజిస్ట్రారు



500Rs.



22580

43506

10/2/02

500/-

patrick thomas & Ronnie Thomas

Self & others.

R. K. H. G.

R. NARENDER
SVL No. 42 95
R. No. 1/200 2003
RAM NAGAR, HYDRA

:: 8 ::

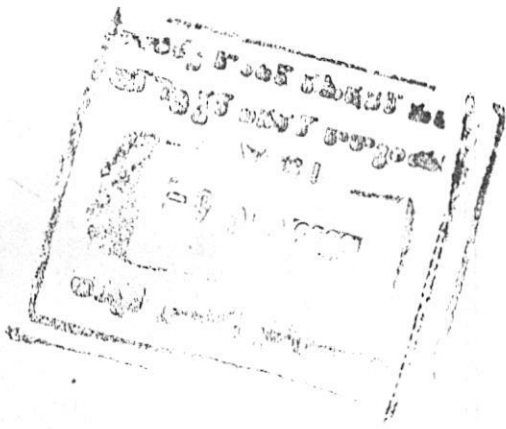
v) The Purchasers alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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 Purchasers 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.,

contd. 9...

Managing Director



1వ పుస్తకం 11330/బి.ఎ.ఎ.ఎ.

దస్తావేజు

సంఖ్య 15

తేదీ 8

సెక్రటరీ-ఆర్థిక శాఖ



500Rs.



43507 10/12/02 500/- 225/11
 Patrick Thomas sb Ronnie Thomas
 sbt & others. Rb Hydr

R 111
 R. NARENDER
 SVL No. 42 95
 R. No. 1/2001 2003
 RAM NAGAR, HYD'ABAD

:: 9 ::

vii) That the Purchasers 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 Purchasers 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 Purchasers 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..

Phan Mohan
 Managing Director



1వ పుస్తకము 11330 సంఖ్య

దస్తావేజులు మరియు కారితమాల

సంఖ్య. 15

సంఖ్య. 9

సచి-రెజిస్ట్రారు



500Rs.



43508 10/12/02 500/- 22502
 Patrick Thomas & Ronnie Thomas
 Self & others Rto Hya.

R 44
 R. NARENDER
 SVL No. 42 95
 R. No. 1/2001 2003
 RAM NAGAR, HYD'RAD

:: 10 ::

xi) The Purchaer further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, main, 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 Purchasers shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaing the living standards of the apartments, occupiers at a hight level. To this end, inter alia, the Purchasers 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 extraoridinarily 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 Purchasers 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.4,20,000/-.

For Modi Properties & Investments Pvt. Ltd ,

[Signature]
 Managing Director

Contd.11..



1వ పుస్తకము... 11330/1...

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 10...

సబ్-రిజిస్ట్రారు



500Rs.



No. 43505 Date 10/12/02 Rs. 500/- 22503

Sold to Patrick Thomas, 56 Laurie Thomas.

Self & others.

Rto Hya

RW
R. NARENDER
SVL No. 42 95

R. No. 1/2003 2003
RAM NAGAR, HYD'RAH

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.514, on Fifth Floor in Block No.B, 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 :: 4' Wide Passage.

WEST :: Flat No.513.

For Modi Properties & Investments Pvt. Ltd.,

Shan Modi
Managing Director

Contd.12..



15 11330/2

15

11

11

Handwritten signature and text.



11330/2

500Rs.



43510 10/12/02 500/- 22504

patrick thomas, 56 Ronnie Thomas

Self & others.

K6 Hgd.

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 11th day of DEC 2002 in the
presence of the following witnesses;

WITNESSES:-

1. K. P. S. Reddy
(K. P. S. Reddy)

For Modi Properties & Investments Pvt Ltd.

Manoj Kumar
V E N R D O R Managing Director

2. S. K. Kumar
(S. K. Kumar)

Drafted By

R. N. Narender
(R. N. NARENDER)
D. N. Narender
R. N. Narender



1వ పుస్తకము... 11330/12
దస్తావేజులు... 15
సంఖ్య... 12

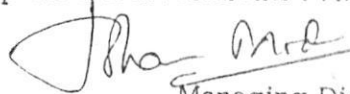
సచి-రిజిస్ట్రారు



ANNEXURE-1-A

- 1) Description of the Building: Flat bearing No.514, in Fifth Floor, in Block No.B, 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 :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 700 Sft.,
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,20,000/-

For Modi Properties & Investments Pvt. Ltd.,



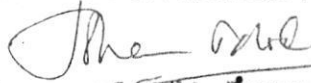
signature of the Executant Managing Director

Date: 11/12/2002

CERTIFICATE

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: 11/12/2002

1వ పుస్తకము.....1330/నం||

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....15.....కాగితపు వరుస

సంఖ్య.....13.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174

FLAT NO. 514 ON 5TH FLOOR, BLOCK-15
IN MAY FLOWER PARK

Situated at

MALLAPUR(V)

UPPAL

Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

PUT. LTD. Rep. By ITS M.D. Mr. SOHAMMODI

S/O. Mr. SATISH MODI

VENDEE : 1) Mr. PATRICK THOMAS S/O. SRI. RONNIE THOMAS

2) Mrs. SRIDEVI THOMAS W/O. Mr. PATRICK THOMAS

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

28

SQ. YDS. OR

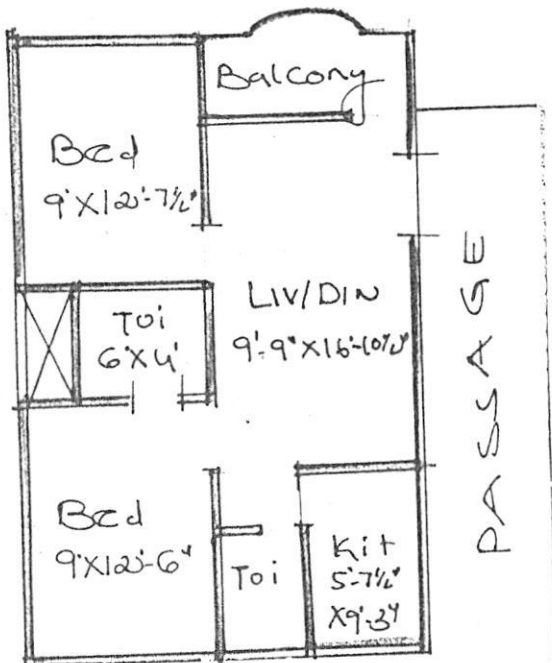
23.40

SQ. MTRS.

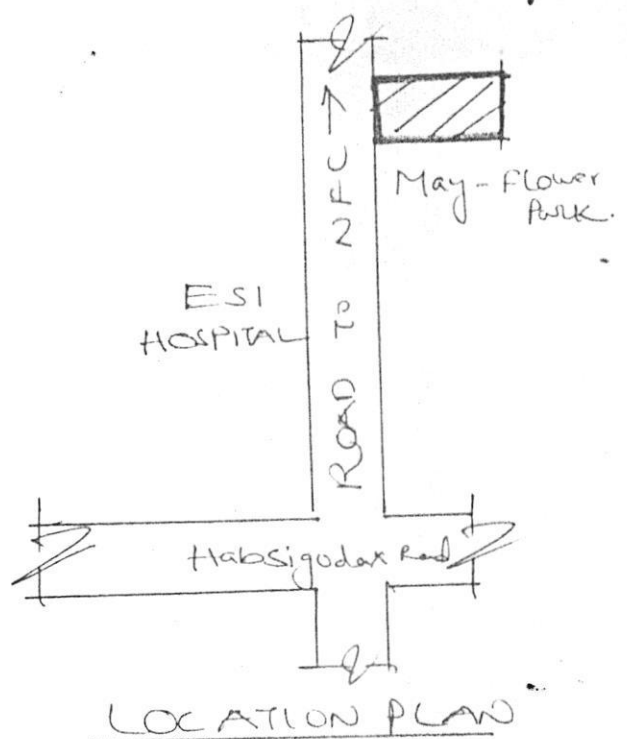
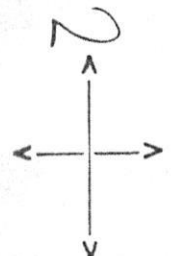
UIS. OUT OF AC: 4-32 GTS,

CUPER BUILT-UP AREA: 700 SQ. FT.

OPEN TO SKY



CUT-OUT



LOCATION PLAN

For Modi Properties & Investments Pvt. Ltd.,

SIG. OF THE VENDOR

WITNESSES :

1. Pres. Mod

2. Sec

1 వ పుస్తకం 11330 నంబరు

దస్తావేజు సాక్షాత్తుగా ఉంచుట

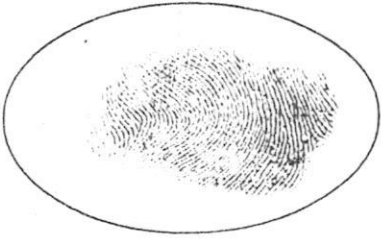
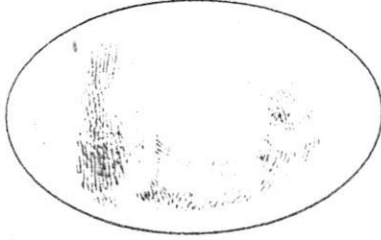
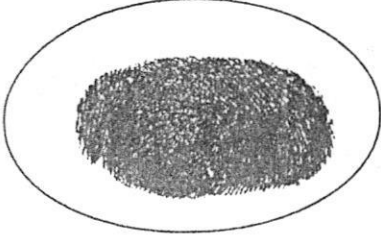
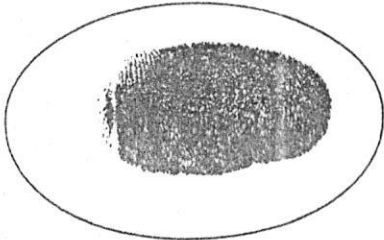
సంఖ్య 15

పంఖ్య 14

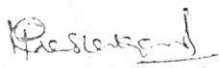

సబ్-రిజిస్ట్రారు



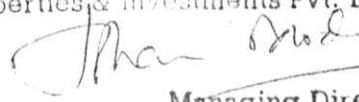
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: <u>M/s. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its (a) S.N. 187/387</u> <u>M.G. ROAD, Sec 3 and 4p by 115</u> <u>M.D. Mr. Soham Modi</u>
			S.P.O.: <u>GAURANG MODI</u> <u>R/o. Flat No. 105, Scapple's</u> <u>apts, Chakoti Gardens,</u> <u>Begumpet, HYDERABAD</u>
			PURCHASERS - <u>1) MR. PATRICK THOMAS</u> <u>SOS RAINBOW TOWERS</u> <u>K.K. NAGAR, NACHARAM</u> <u>HYDERABAD 500076. A.P.</u>
			<u>2) MRS. SRIDEVI THOMAS</u> <u>SOS RAINBOW TOWERS</u> <u>K.K. NAGAR, NACHARAM</u> <u>HYDERABAD - 500076. A.P.</u>

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.,


Managing Director
 SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము!! 330/నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15... రు. గిరిపు వరుస

సంఖ్య...15.....

సబ్-రిజిస్ట్రారు

