



9
Date : 09-07-2001

Serial No : 4,739

Denomination : 20,000

01CC 974494

Purchased By :

For Whom :

PAUL ROSS

SELF

S/O LIONEL ROSS

R/O SEC BAD

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

SALE DEED

This Sale Deed is made and executed on this 10th day of JULY 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.

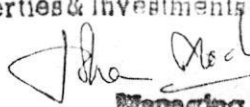
IN FAVOUR OF

Mr. PAUL ROSS, SON OF SRI. LIONEL ROSS, aged about 28 years, Residing at B-6, Telecom Staff Quarters, Tarnaka, Secunderabad - 500 007.

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 59.30/1000 సంపు
 దస్తావేజుల వెంశ 5 నిశానల సంఖ్య
 15
 సంఖ్య 1
 సబ్ రిజిస్ట్రారు

2001 వ సం|| 2003 నెల 10...
 తేది పగలు 12... .. గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో
 దాఖలు చేసే రుసుము
 రూ. 162-1-00 చెల్లించినది

వ్రాసి తెచ్చినట్లు బహుకొన్నది

ఎడను బ్రాటన వేలు

నిరూపించినది

The Mod
 The Mod S/o. Sahon Modi
 Plot no: 280 Road no: 10 Justice Hill
 Hyd.

By - T. Ramesh S/o T. Sahayamma (put sence) 5-4-187/384
 my hand see hand

of shabari Ranganath - 6/10/1900
 No recent pally record

2001 వ సం|| 2003 నెల 10... వ తేది
 19... నెల 19... వ తేది

సబ్ రిజిస్ట్రారు



15794 9/7/2001 5001-76330
 Paul Ross, & Co. Lionel Ross.
 R.R.

R.L. Sec 169 of N.I. Act
 U.I.L. No. 383
 R. NO. 4/99-2001
 Macharam, 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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

John M. D.
 Managing Director



1వ పుస్తకం 5930/2001 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....15..... ఈ కాగితపు చరస
సంఖ్య 2.....
సబ్-రిజిస్ట్రారు

10739

Endorsement under section 42 of Act II of 1899

No 5930 of 2001 Date 10/7/2001

I hereby certify that the proper deficit
stamp duty of Rs. 2300/- (Rupees Two

thousand and three hundred only

has been laid in respect of this instrument
from Sri. Soham Mode

on the basis of the agreed Market Value
consideration of Rs. 2,70,000/- being
higher than the consideration/agreed Market
Value.

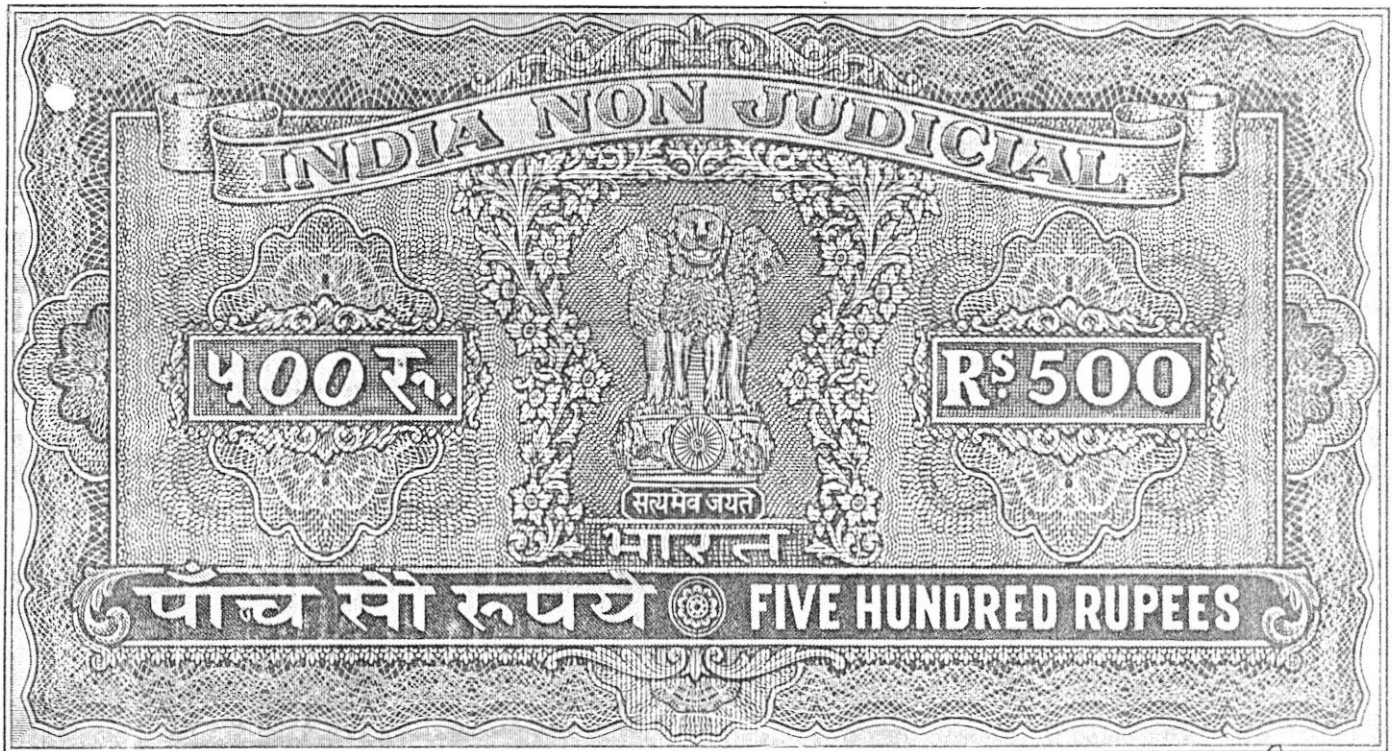
S.D.O. Uppal

Dated:

10/7/2001

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





S. No. 15295 Date 9/7/2001 Rs. 500/- 6331

Sold To Paul Ross & Lionel Ross, R.R. Dist. Uppal

By Whom S. N. S. N.

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4 99 2001
Nacharam, R.R. Dist.

:: 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 Mod Properties & Investments Pvt. Ltd.

S. N. S. N.
Managing Director

Contd. 4..



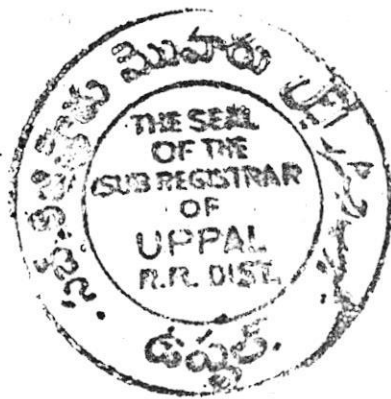
1వ పుస్తకం 5930/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు చరణ
 సంఖ్య 3.....

సబ్ రిజిస్ట్రారు

1999

1 వ పుస్తకము 200/ సం|| కా. నె. 1923 పు
 5930 నెంబరుగా రిజిస్టర్ చేయబడి స్థానింగ.
 నెంబరు గ. నెంబరుగా 5932-1-1007
 2001 ఇవ్వబడినది
 2001 మొత్తం నెం. 10... లేది

సబ్ రిజిస్ట్రారు





No. 15796 Date 9/7/2001 Rs. 500/- 26332

Sold To Paul ROSS, S/o Uday ROSS, RL sec had

Whom 29/7

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4.99-2001
Nacharam, R.R. Dist

:: 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 the Uthapattana...

John Mod
Managing Director



1వ పుస్తకం 5930/2007 సంపు
దస్తావేజుల వెంట్రం కాగితముల సంఖ్య
15 ఈ కాగితపు చర
సంఖ్య 4
చి.బి. రిజిస్ట్రారు

ఉత్తర ప్రదేశ్





No. 1527, Date 4/7/2001, Rs. 500/-

Sold To Paul Ross, 1st Floor, 78833 Ross, Rb Sec

By Whom [Signature]

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4 99-2001
Nacharam, R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.101, on the First Floor, in Block No.H in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 725 Sft., together with undivided share in the Schedule Land to the extent of 29 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft. in apartment Block No.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,70,000/- (Rupees Two Lakhs 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.2,70,000/- (Rupees Two Lakhs 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

[Signature]
Managing Director



A. No. 1529.8 Date 9/7/2001 Rs. 500/-
 Sold to Paul Ross, SLO, Lionel 78334, Noida, Rto Sec. 6/2/2001
 R. No. 4/99-2001
 Nacharam, R.R. Dist

:: 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.

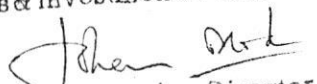
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:-

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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.


 Managing Director



15799 9/7/2001 500-
76335
Paul Ross, aka Lionel Ross,
self Role, 1620
G. N. V. 1620
E.V.L. No. 01/00
R. NO. 4/99-2001
Macharum, R.R. 014

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 forming 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 Mod Properties & Investments Pvt. Ltd.

John McD
Managing Director

1 వ పుస్తకం 5930/1007 సంపు
దస్తానేజాల మొత్తం కాగితముల సంఖ్య
15 ఈ కాగితపు పరచు
సంఖ్య 7

నది రిజిస్ట్రారు





S. No. 15800 Date 9/7/2001 Rs. 500/- 26336

Sold To Paul Ross, SL Lionel Ross RL

For Whom self

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

:: 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 E.H.U. Properties & Investments Pvt. Ltd

John Mod

2008





G. No. 1550/.....Date 17/2001 Rs. 500/-

Sold To.....paul rolls, 16 Leon, 76337 rolls, PL

For Whom.....self

G. NARSAIAH

S.V.L. No. 6/90

R. NO. 4/99 2001

Nacharam, R.R. Dist

:: 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.

She Mod
Managing Director

1వ పుస్తకం 5930/2007 సంపు
 దస్తావేజాల మొత్తం కారితముల సంఖ్య
 ... 15 ... ఈ కారితముల
 సంఖ్య 9
 సబ్-రిజిస్ట్రారు

2007





No. 15802 Date 9/7/2001 Re 50076338

Sold To.....paul ross. slo.....

22/5

G. NARSAIAH
S.V.L. No. 6/30
R. NO. 4/99-2001
Nacharam, R.R. Dist

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.

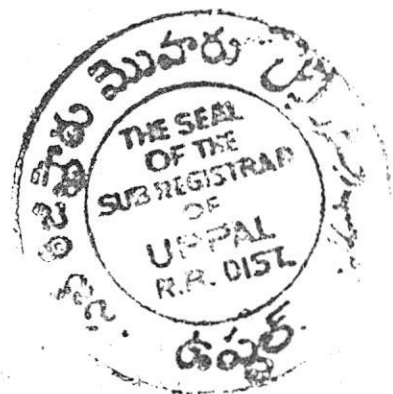
x) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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
John M. L.
Managing Director

1వ పుస్తకం 5930/100 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
... 15 ... ఈ కాగితపు పరమ
సంఖ్య 10 ...
సర్దిందిస్తాను





15803 D.D. 9/7/2001 Rs. 500/- 76339
 paul ross, sls Lond 1008, R.L. Sec 'b' ad. HARSATAN
 S.V.L. No. 3/90
 R. NO. 4/93-2001
 Nacharam, R.R. Dist.

:: 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., (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.2,70,000/-.

For the Proprietor's Signature

John Mol
 Managing Director

Contd.12..

1వ పుస్తకం 5930/2007 సంపు
దస్తావేజులు దొంగిల కాగితముల సంఖ్య
15 సంపు
సంఖ్య 11
సహ సాక్షి





15806 9/12/2001 5028340
 paul ross, 860 Leonel 8015. Rb
 29f
 G. NARSIMH
 S.V.L. No. 21
 R. NO. 4/99-2001
 Nacharam, R.R. Dist.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.101, on First Floor in Block No.H, having super-built-up area of 725 Sft., with undivided share of land to the extent of 29 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 bound-
 ed in:

NORTH :: 40' Wide Road.

SOUTH :: Flat No.102.

EAST :: Block 'G' of Type III (to be constructed)

WEST :: 4' Wide passage and Flat No.111.

Contd.13..

Per Modi Properties & Investments Pvt. Ltd

John Modi
 Managing Director

1వ పుస్తకం... 5930/1007 సంపు
 దస్తావేజుల నెంబర్. కాగితముల సంఖ్య
 15 ఈ కాగితపు చర:
 సంఖ్య 12


 సబ్ రిజిస్ట్రారు

10000



STATE OF BOMBAY BY GOVT.

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15805 9/8/2001 500/76341
 paul ross, s.l. lione
 ref

ross. R.L. 1691
 G. NARSAIAH
 S.V.L. No. 6/90
 R. NO. 4/99-2001
 Nacharam, R.R. Dist

:: 13 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 10th day of JULY 2001 in the
 presence of the following witnesses;

WITNESSES:

1. by (Ramder)

2. Ramesh

For Medi Properties & Investments Pvt. Ltd.

VENDOR

The Med
 Managing Director

Drafted by

R - Nandishwar

(R. NANDISHWAR)

D.W.L. No. 5/87

R No. 56/2001, R.R. Dist.

1వ పుస్తకం 5930/2007 సంపు
 దస్తావేజుల వెంతురు కారితముల సంఖ్య
 15 ఈ కారితపు దర
 సంఖ్య 13

సబ్ రిజిస్ట్రారు



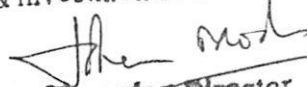
Uppal R.R. Dist.

Uppal R.R. Dist.

ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.101, in First Floor, of
in Block No.H, 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 : / years.
- 3) Total extent of site : 29 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area :
b) In the Ground Floor :
c) In the 1st Floor : 725 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. 2,70,000/-

For Modi Properties & Investments Pvt. Ltd


Managing Director

Date: 10/7/2001

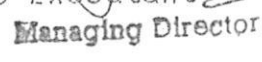
signature of the Executant

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: 10/7/2001

1వ పుస్తకం...5930/1007... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
15.... ఈ కాగితపు పరము
 సంఖ్య 14.....
 సబ్ రిజిస్ట్రారు



FLAT NO. 101, ON 1ST FLOOR, IN BLOCK -

REGISTRATION PLAN SHOWING IN 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. SRI. SOHAM MODI

VENDEE: Mr. PAUL ROSS

S/O. SRI. LIONEL ROSS

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

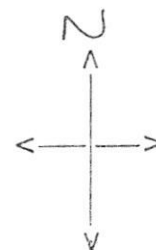
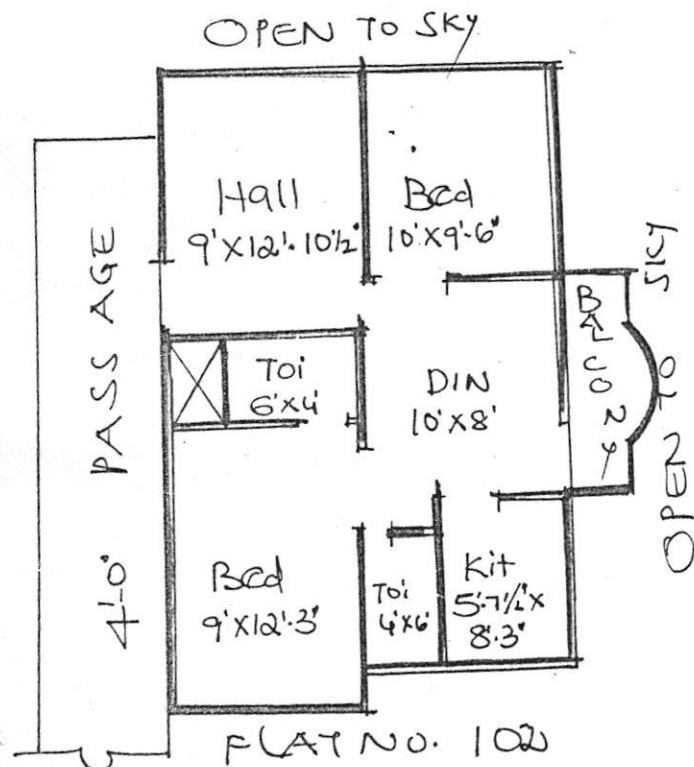
AREA :

29

SQ. YDS. OR 24.24

SQ. MTRS.

SUPER BUILT-UP AREA: 725 SQ. FT



For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]* (Ground)

2. *[Signature]*

1వ పుస్తకం 5930/1007 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 ... 15 ... ఈ కాగితపు వరస
 సంఖ్య 15
 సబ్ రిజిస్ట్రారు

