



Date : 12-03-2001 Serial No : 2,113 Denomination : 10,000

02AA 898735

Purchased By :

For Whom :

N. SURENDER RAJ

***SELF**

S/O LATE. N. RAMANNA

R/O SEC BAD

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

S A L E D E E D

This Sale Deed is made and executed on this 12th day of March 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. SUHAN 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.

I N F A V O U R O F

Mr. N.SURENDER RAJ, SON OF LATE N.RAMANNA, aged about 47 years, Residing at 12-10-587/44/2, Mehdi Bhavi, Seethap-halmandi, Secunderabad - 500 061.

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.

For Modi Properties & Investments Pvt. Ltd

Contd. 2.

Suhan Modi
Managing Director



1st phase: 20/4/2007 సంపు
 దఫా: 2007 సంపు
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[Signature]

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 తది పాలె 11-12 ...
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 ...1571=00 ...
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[Signature: Jha Mod]



[Signature: Jha Mod] S/o Sundu
 modi R/o Plot No 480 J. Hills Hyd.

అనుబంధం

(1) *[Signature]* P.S.N. Murthy S/o Y. Chandan Secum R/o 5-4-187/34
 Occup: Pvt Service. Alu Road Secum

2. B. K. B. Kondalu S/o Yadagiri Business. *[Signature]*
 RA 571-

2001 వ సం మూల సెల 13
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[Signature]
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Date : 12-03-2001 Serial No : 2,114 Denomination : 10,000

02AA 898736

Purchased By :

For Whom :

N. SURENDER RAJ

SELF

S/O LATE. N. RAMANNA

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.

[Signature]
Managing Director.

Contd.3..



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Advertisement under section 47 of Act II of 189

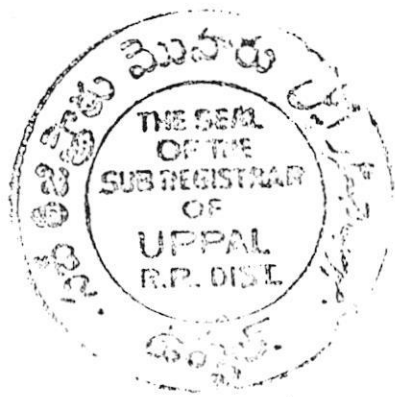
No. 2044 of 2007 Date 13/3/2007.

I hereby certify that the proper stamp
 stamp duty of Rs. 2400/- Two
 thousand and four hundred only
 has been paid in respect of this document
 by Mr. Soham Modi.
 The value of the agreed Market
 consideration of Rs. 260,000/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal

Dated
 13/3/2007

[Signature]
 Sub-Registrar
 and Collector S.S. 41 & 42 of
 INDIAN STAMP ACT





6898- 12/3/2001/200/88216 A.P. 23 II D

N. Suvender Raj slo Lak N. Ramanna

Sell

Rto Sec 8-2

Ruy
R. NARENDER
SVL No. 27/2001, R.D. 1/2001-2003
Ram Nagar, Hyd'bad.

:: 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.

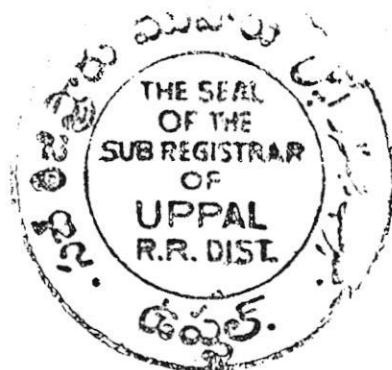
Cont'd. 4..

John No.
Managing Director,

రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 - 8 MAR 2001
 రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 V. C. 1.

13 మార్చి 2004/2001
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 పేజీ 3
 రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్

13 మార్చి 2001 నా 1922
 2004 నియమానికి విరుద్ధంగా
 పాటించిన నిమిత్తం ఈ రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 200/ ఇన్వెంట్ మెంట్.
 200/ పేజీ 13 తది రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్





6399 12/3/2001 500/83217 A.P. 23 II L

N. Suvender Raj Sh. Cole W. Ramnarys
Self-

SVL No. 17/2001-2003
Ram Nagar, Hyd'bad.

File Sec-802

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.

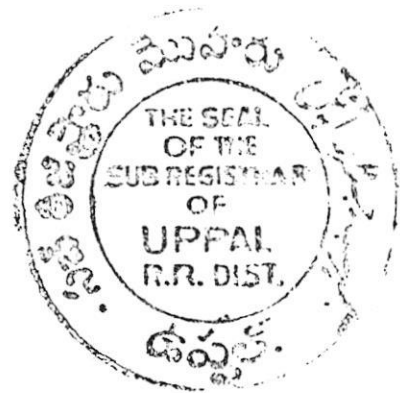
For Modi Properties & Investments Pvt. Ltd.

John M. O.
Managing Director

Contd. 5..

అంశం: 1014/2007
 - 8 MAR 2001
 వాల్తేల జిల్లా, పల్నాడు.
 V. C. S.

15 వ పేజీ: 1014/2007 సంపు
 దఫా నెం: 1007 సంపు
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S No... 6900... Date... 18/3/2001... Rs... 83213... A.P. 23 II L

R. NARENDER

SVL No. 12/95, R.No 1/2001-2003
Ram Nagar, Hyd'bad.

Sold to N. Sureshwar Raj... Sh. Late N. Ramanna
For Whom... Seller
R. Narender

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.104, on the First Floor, in Block No.H 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 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.2,60,000/- (Rupees Two Lakhs Sixty 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.2,60,000/- (Rupees Two Lakhs Sixty 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.

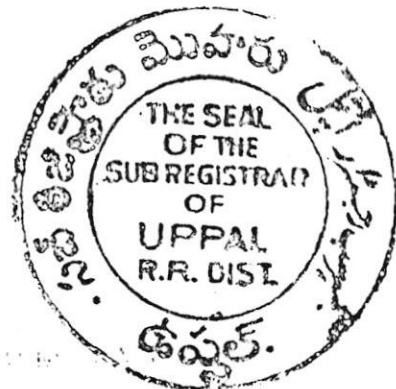
For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

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 - 8 MAR 2001
 రుక్మిణి కుమారి, వై.సి.సి.
 V. C. I.

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No. 690 / Date 18.5.2001 / 88213 A.P. 23 11 L

Sol. N. Suresh Babu (aka N. Ramanna)

Ruf
M. NARAYAN
SVL No. 1/25, R.N. 1/2001-2002
Bcm Nagar, Hyd'bad.

Per [Signature]

Rto. Sec-2

:: 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.

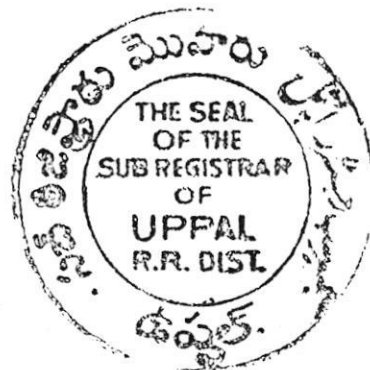
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd. 7..

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3 No. 6902, Date 12/3/2001, Rs. 85233 P. 2211A
 Sold To N. Suresh Reddy & Co. N. K. Ramanna Ruy
 For Whom Seller SVL
 Kto Sec 8.40

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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 administrators, 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.

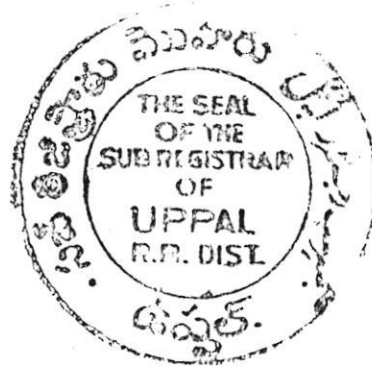
For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

Contd. 3...

అధికారము
అధికారము
- 8 MAR 2001
అధికారము
V. C. I.

15 మార్చి 2014/2007 సంవత్సరం
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500Rs.



6903... 18/3/2001... 83221... 22/11

N. Suvender... Raj... N. Ramanam

Ruy
H. HANSEN
SVL. No. 1/2001-2003
Ram Nagar, Hyd'bad.

Revised

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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, 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.

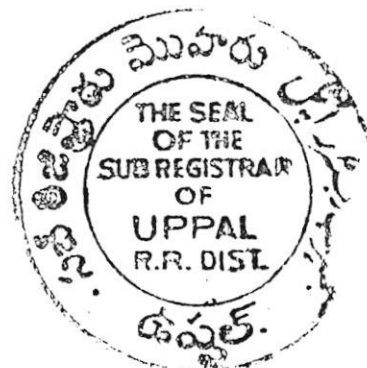
For Modi Properties & Investments Pvt. Ltd.

Contd. 9..

John Modi
Managing Director.

రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 - 8 MAR 2001
 అండ్ సబ్, రిజిస్ట్రార్.
 V, C. I.

15 మార్చి 2014/2007 సంపు
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6904 - 18/3/2001 No. 889 83222

N. Sivender Rayudu (N. Ramana Rao) S.V. No. 1/2001-2003
Ram Nagar, Hyd'bad.

R. 500 S. S.

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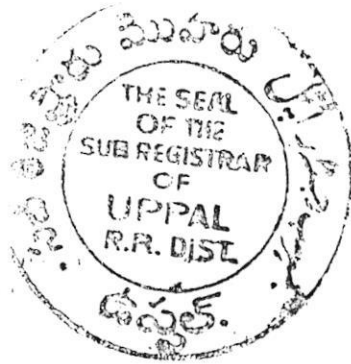
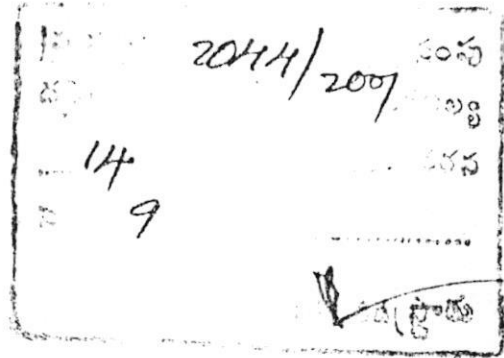
vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it 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.

For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director

Contd. 10..



500Rs.



No. 6905. 12/12/2001 Rs. 500/

88223

Sold to N. Surender Raj. Late N. Ramanna

For Vendor

K. S. S. S.

Not a legal document

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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.

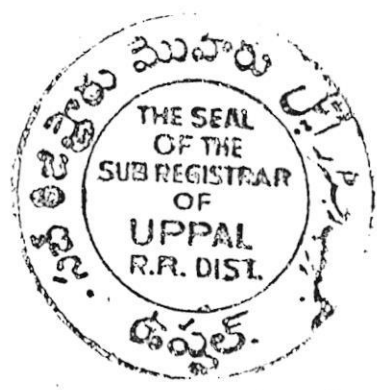
For Modi Properties & Investments Pvt. Ltd.

John M. L.
Managing Director

Contd. 11..

శాసనసభ
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V. R. D.

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6906 12/3/2001

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Ruy
R. NARAYAN

N. Suresh Babu Raju & Co. N. Ramanna

SVL No. 4798, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

Self

R/o Sec 80

:: 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.2,60,000/-.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.12..

తెలంగాణ ప్రభుత్వం
ఆర్థిక శాఖ
- 8 MAR 2007
ఆర్డర్ నెంబర్, కే.ఎస్.ఆర్.ఎస్.
V. C. 1.

సంఖ్య 2044/2007 సంఖ్య
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6907 12/3/2001 80938223

N. Suresh, R. S. S. N. Rao, SVL. No. 174, 2003
Ram Nagar, Hyd'bad

Self

K. S. S. S.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.104, on First Floor in Block No.H, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 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 bounded in:

NORTH :: 4' Wide Passage.

SOUTH :: Landscape Gardens.

EAST :: Flat No.103.

WEST :: Flat No.105.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 12th day of March 2001 in the presence of the following witnesses;

WITNESSES:1. *[Signature]*2. *[Signature]*

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
VENDOR

తెలంగాణ ప్రభుత్వం
 రిజిస్ట్రేషన్ అధికారి
 - 8 MAR 2001
 అంశ ప్రకారం, ప్రకారం.
 V. C. I.

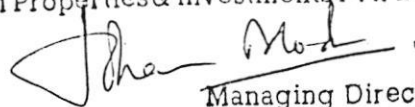
15 నంబర్ 2044/2007 సంపు
 దఫా వివరం పరిశీలన
14 సరస
 నంబర్ 12
 శ్రీ శంకర్



ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat No.104, in First Floor, in Block No.H, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (a+5)
- (b) Type of Structure : Framed Structure.
- 2) Age of the Building : new 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 : 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. 4000/-
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 2,60,000/-

For Modi Properties & Investments Pvt. Ltd.


Managing Director.

Date: 13/11/2001

signature of the Executant

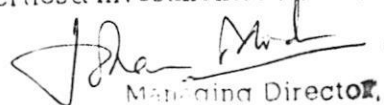
C E R T I F I C A T E

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

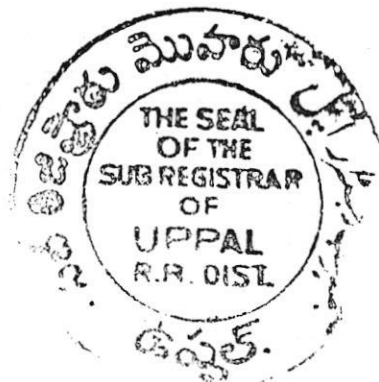
Date: 13/11/2001

Signature of the Executant

For Modi Properties & Investments Pvt. Ltd.


Managing Director.

13 పంపు 2044/2007 పంపు
 రజా
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 13
 4/4/2007



REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174

SEMI-FINISHED FLAT NO.104, ON
1ST FLOOR, MAY FLOWER PARK

Situated at

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

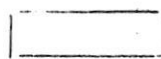
VENDEE: Mr. N. SURENDER RAT

S/O. LATE N. RAMANNA

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

AREA :

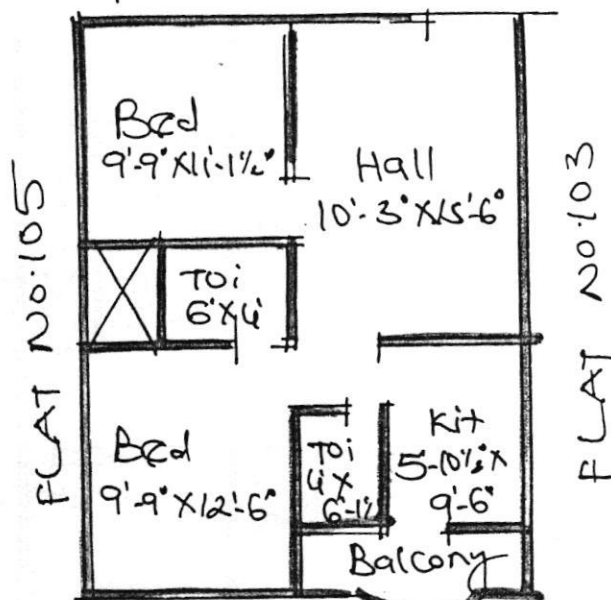
28

SQ. YDS. OR 23.40

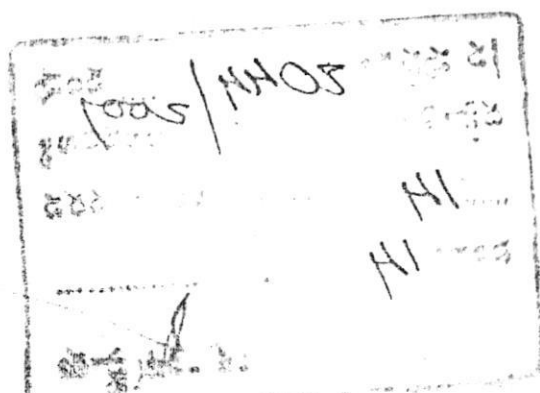
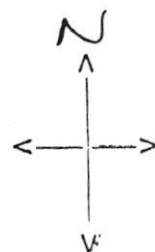
SQ. MTRS.

SUPER BUILT-UP AREA: 700 SQ. FT

4'0" PASSAGE



OPEN TO SKY



For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *Mundur*

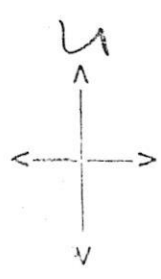
2. *Shiva*



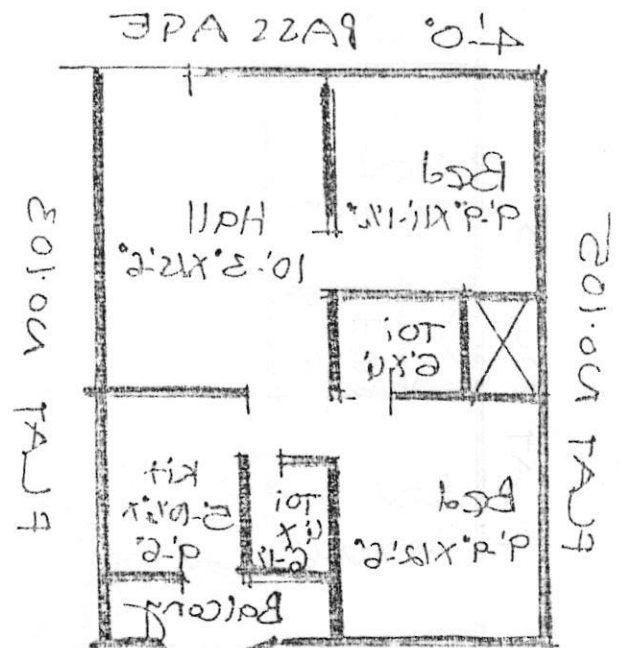
REGISTRATION PLAN SHOWING 1st FLOOR, MAYFLOWER PARK
 SITUATED AT
 UPPAL Mandal, R.R. Dist.

ENDORSED: M/2. MODI PROPERTIES & INVESTMENTS PVT. LTD.
 RGP. BY ITS M.D. MR. SOHAN MODI
 210. MR. SATISH MODI
 MR. N. SURESHENDER RAO
 210. LATE N. RAMANNA

AREA: 98
 SCALE: 1" = 20 YDS. OR 23.40 MTRS.
 INCL: EXCL:

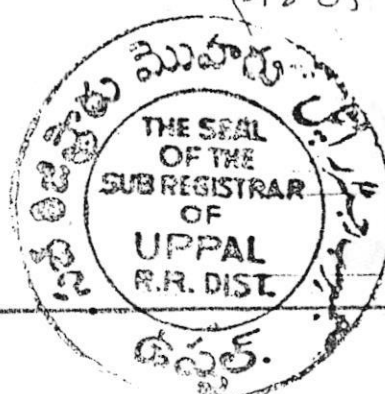


SUPER BUILT-UP AREA: 5002.47



2002/4402
 14
 14

SIG. OF THE VENDOR
 Managing Director
 Modi Properties Investments Pvt. Ltd.



WITNESSES:
 [Signatures]