



Date : 25-04-2001 Serial No : 3,021 Denomination : 15,000 02BB 217009

Purchased By :

For Whom :

A. SREENIVASA RAO

SELF

S/O A. BALARAMA RAO R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 25th day of April 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.

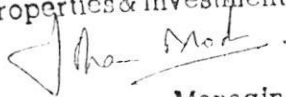
IN FAVOUR OF

Mr. A.SREENIVASA RAO, SON OF SRI. A.BALARAMA RAO, aged about 37 years, Residing at GA66, SBH Colony, Gaddiannaram, Dilsukhnagar, Hyderabad - 500 016.

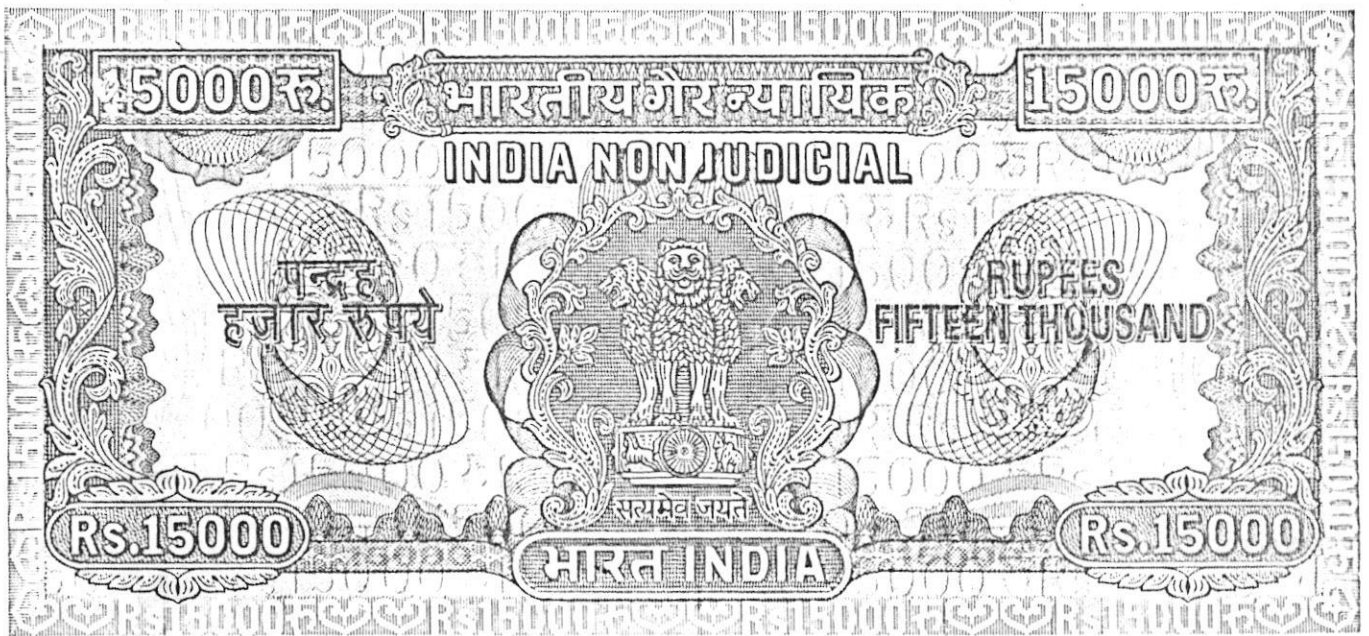
hereinafter jointly called the 'BUYER' (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.



Managing Director



Date : 25-04-2001 Serial No : 3,022

Denomination : 15,000

02BB 217010

Purchased By :

For Whom :

A. SREENIVASA RAO

SELF

S/O A. BALARAMA RAO R/O HYD

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



1వ పుస్తకం 3572/2001...
 దస్తావిజుల మొత్తం రూ. 11,250/- నుండి,
 14 శాతానికి వసూలై
 సమగ్ర 2
 న.వి.సి.సా.రు

adorsement under section 42 of Act II of 189

No. 3572 of 2001 Date 25/4/2001

I hereby certify that the proper/licit
 stamp duty of Rs. 125/- (Rupees One
 hundred and twenty five only)
 has been paid in respect of this instrument
 from Sri. Soham Modi
 on the basis of the agreed Market
 Value/consideration of Rs. 3,32,500/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppala
 Dated:
 25/4/2001

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





S. No. 14904 Date 25/4/2001 Rs. 500

Sold To A. Greenivara R. No. 75034

For Whom Sell

:: 3 ::

C. MAHESH
S.V.L No 26 of 1999
Boduppal, R. R. Dist.

R. No. 440

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..

Managing Director



16 APR 2001	3572/2001
దస్తావజ్జ	14
సంఖ్య	3
న. రెవెన్యూ	

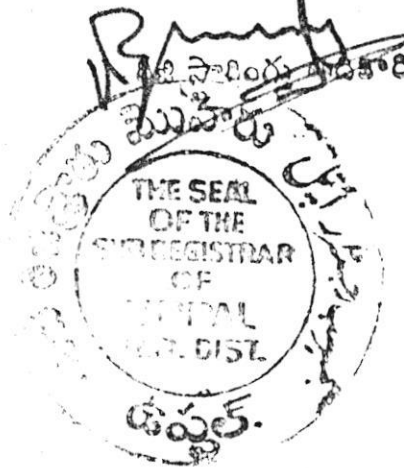
1. మహబూబ్ నగర్ జిల్లా కలెక్టరేట్. 1923

2. 3572 నంబరు గురించి చేయబడి

స్కాన్ చేయబడినది. గురించి నెంబరుగా 3504-P-1507

2001, ఇవ్వబడినది.

2001 వచ్చినది... 25... తేది





G No. 4905 Date 25/11/2001 Rs. 500/-

Sold To A. Sreenivasulu Reddy

For Whom Self

75035

to A. Balaram

C. MAHESHI
S.V.L. No. 26 of 1999
Boduppal, R. R. Dist.
Reddy

:: 4 ::

Rs. 400

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 Modi Properties & Investments Pvt. Ltd.

John M. L.
Managing Director



1వ పుస్తకం 35.72/2001..... సాగు
దస్తా నవాబ్ మెయిన్ లాంగ్-సెన్ ల;
.....14..... హాగిరపు వతవ
సంఖ్య.....4.....
నవాబ్ మెయిన్





G No. 14006 Date 25/7/2007 Rs. 500/-

Sold To A. Greenivasan Raw 75036

By Whom Self

C. MAHESHI
SVL No. 26 of 1994
Boduppal, R.E. Dist.
Raw

:: 5 ::

Raw City

E. The Purchaser is desirous of purchasing all that Flat bearing No.105, on the First Floor, in Block No.H 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.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,32,500/- (Rupees Three Lakhs Thirty Two Thousand Five Hundred 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.3,32,500/- (Rupees Three Lakhs Thirty Two Thousand Five Hundred 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 Mohi Properties & Investments Pvt. Ltd.

John Mohi
Managing Director

1. వచ్చే సంవత్సరం 3572/2001...
దస్తావజ్జీ...
14...
సంఖ్య 5
నల్గొండ జిల్లా





B No. 14907 Date 25/4/2007 No. 75037

Sold To... A. Sreenivasa Rao & A. Balaram
 For Whom... sev
 C. M. JECI
 S.V.L. No. 26 of 1997
 Goddard, R. B. 1997
 Row

:: 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.

John M. D.
 Managing Director

3572/2001

దస్తా

14

సంఖ్య 6

నందమూరి





No. 14908 Date 25/4/2001 75038

Sold To ... A. Sreenivasan ... R.R. 80 A. Balaram ...
 ... self ...
 ... R.R. 80 ...

C. MAHESH
 S.V.L No. 26 of 1999
 Boduppal, R. R. Dist.

:: 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 formaing 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.

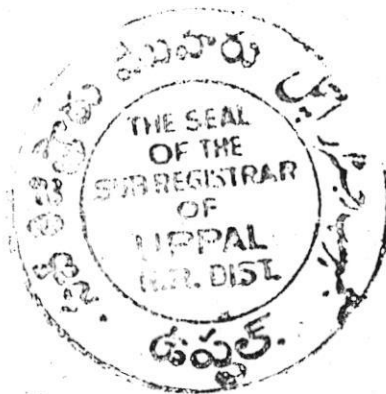
Contd.8..

For Modi Properties & Investments Pvt. Ltd.

John Moh.

Managing Director

1వ పుస్తకం 3572/2001 నంబరు
 దస్తావజ్జ తలపాత్ర నంబరు
 14 గణాగరిపు వరస
 పంఖట్ 7
 న.సి.రిజిస్ట్రారు





14909 25/4/2001 75039

Sold to A. Sreenivasa Rao to A. Balarama Rao
Self

C. MAHESH
SVL No. 26 of 1999
Boduppal, R. R. Dist.

:: 8 ::

Rto - 640

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 Mod Properties & Investments Pvt. Ltd.

John Mod
Managing Director

1. నంబర్ 3572/2001

దస్తావజ్జీ త. నంబర్

14

పరిశీలన

8

స. రిజిస్ట్రార్





14910. Date 25/4/2006. 500/-

A. Sreenivasan Rao

75040

Self

H. Balaram

C. MAHESH

S.V.L. No. 26 of 1999
Boduppal, R. R. Dist.

Rs. 640

:: 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.

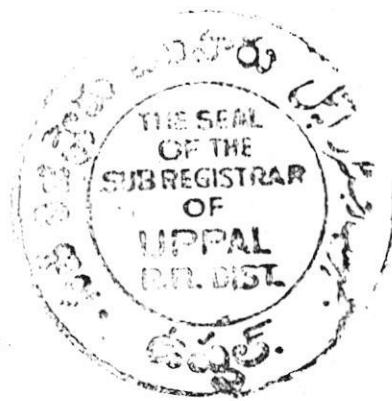
Contd.10..

For Modi Properties & Investments Pvt. Ltd.

John M. L.
Managing Director



10 నెంబర్ 3572/2001... సాగు
దస్తా... తరఫు...
.....14..... హాగింపు పత్రం
పంఖ్య 9.....
సర్కి. రిజిస్ట్రారు





1491 25/4/2001 (001)

75165

A. Sreenivasa Rao

A. Balaram Rao

Self

SVL

Ris-642

:: 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.

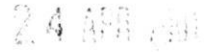
x) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

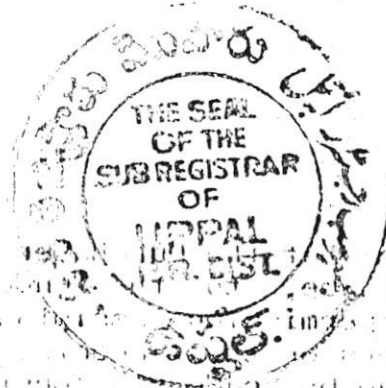
Contd.11..

For Modi Properties & Investments Pvt. Ltd.

John M. L.



2012

[illegible]

1. The first of these is the fact that the Commission has not yet received any information from the Government of the United Kingdom regarding the proposed amendments to the Bill. It is therefore not possible for the Commission to make any recommendations on this point at the present time.

1. The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the American Telephone and Telegraph Company, for the year ending December 31, 1910.



14912 25/4/2001, 100/-

A. Sreenivasa Rao

75166

self

A. Balarama Rao

C MAHESH

SVL No 26 of 1999

Baduppal, R. R. Dist.

R.L. Gyo

:: 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.3,32,500/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.12..

John Modi
Managing Director



1వ పుస్తకం 3572/2001 నంబరు
దస్తావజాత ముద్రల సంఖ్య 1000 నంబరు
.....14..... కారాగిరిపు వరస
వరిఖర్చు 11

H25H-100
 8801 10 02 04 102
 340 11 11 100000



formed for the maintenance of the Apartment.

Written notice of the Vendor or other body that may be additional parties in the Schedule Premises without the consent of the scheduled Lessee shall be/s/he/they make any part of the scheduled Premises not shall be/s/he/they make any part of the scheduled Premises or any not out, main, induce, demolish, of the other premises (s) with the Vendor (s) (other government(s))

OF THE
SUB-REGISTRAR
OF
UPPAL
R.R. DIST.

(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 apartment occupied at a like level to this end, that the Purchaser shall not (a) throw dirt, rubbish, etc., in any open place, compound etc. (b) use the apartment for illicit and immoral purposes (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupants of the other apartment etc. (d) store or extraordinarily heavy material therein (e) do such things or acts which may render void or voidable any lease or agreement of the building or part thereof (f) use the premises as an office or for any other commercial purpose

3. The Vendor contract with the land sale (b) the
Sole title Premium and this is a full and complete
affirmation of the land and estate attachment.

8. The fair value of the property is \$2,332,000.



No. 14913 Date 25/4/2001 Rs. 100

75167

Sold To A. Sreenivasulu Reddy A. Balarama

C. MAHESH

For Whom Self

SVL No 23 of 1999
Boduppal. R. R. Dist.

:: 12 ::

R.S. G.P.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.105, 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 :: Landscaped Gardens.

EAST :: Flat No.104.

WEST :: 4' Wide Passage and Flat No.106.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 25th day of April 2001 in the presence of the following witnesses;

WITNESSES:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

VENDOR

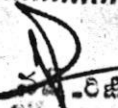
Drafted by

(R. NANDISHWAR)

D.W.L. No. 5/87

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

1వ పుస్తకం 3572 | 2000 | సి.పు
దస్తావజాల మంత్రం కింద ఉన్నది.
..... 14 ఈ గొరిపు వరకు
సంఖ్య 12


మ. రెణ్ణి

RECEIVED
JAN 10 1953
U.S. AIR FORCE

HEIKERY 2011



Block No. 105, on First Floor in Building No. 700, situated in the area of 38 Sq. Yds., and measuring about 15' x 15' as per Survey No. 144, Block No. 105, Mallapur Village, Ranga Reddy District, is shown in the annexed plan enclosed in RED colour and bounded by

[illegible]

Witnessed on this _____ day of _____, 2001, in the presence of the following witnesses:

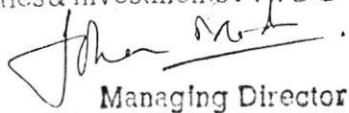
✓ E N O O R

FILE 30-2001-8-1-10
FALL 1991
(P. 10/15/91)

ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.105, 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 : 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. 5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
MV of the Building : Rs. 3,32,500/-

For Modi Properties & Investments Pvt. Ltd


Managing Director

Date: 25/4/2001

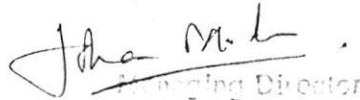
signature of the Executant

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.

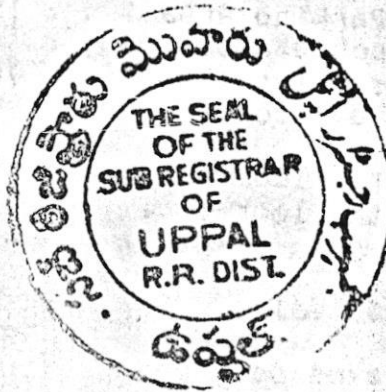
Signature of the Executant

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Date: 25/4/2001

1వ పుస్తకం 3572/2001... సపు
 దస్తావజ్జ - త్తర - ...
14..... రవాగింపు వకస
 సంఖ్య.....13.....
 సబ్-రిజిస్ట్రారు



FLAT NO. 105, ON 1ST FLOOR, IN
REGISTRATION PLAN SHOWING BLOCK - H, MAY FLOWER PARK
ON SURVEY NOS. 174 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

VENDEE: Mr. A. SREENIVASA RAO

S/O. SRI. A. BALARAMA RAO

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

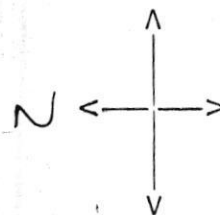
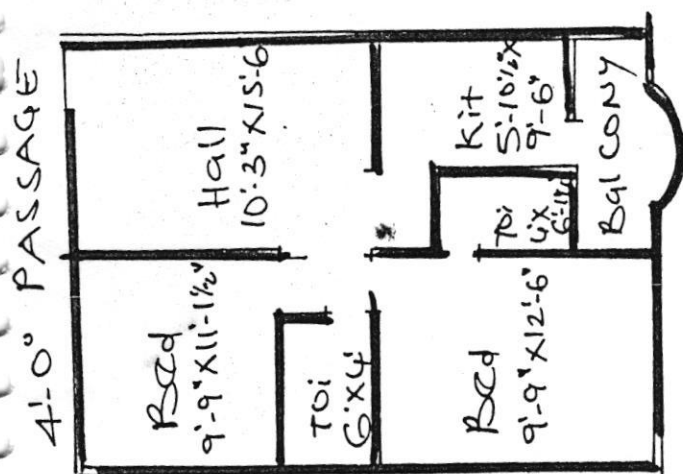
AREA :

28

SQ. YDS. OR 23.80

SQ. MTRS.

SUPER BUILT-UP AREA: 700 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

WITNESSES :

1. *[Signature]*

2. *[Signature]*

SIG. OF THE VENDOR



1వ పుస్తకం 35.72/2000/.....
దస్తావజాల ముత్తల పరిమితి.....
.....14..... కరొగింపు వరస
సంఖ్య.....14.....
సబ్ రిజిస్ట్రారు

