



S A L E D E E D

This Sale Deed is made and executed on this 8th day of March 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.

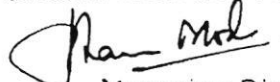
I N F A V O U R O F

Mr.MOHAMMED WAJID ALI, SON OF Late. MOHD. AHMED ALI, aged about 42 years, Resident of H.No.17-1-137/9/27, Yakutpura Colony, Rein Bazar Chaman, Hyderabad.

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.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.


Managing Director



3. No. 57... Date: 5/8/2009... Rs. 10000/-

At Whom: *Mohd. Ahmed Ali*
7/6/20

03AA 355179

[Signature]
 SUB-REGISTRAR
 District Office Stamp Venue
 UTTAR PRADESH

:: 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.

[Signature]
 Managing Director

1వ పుస్తకం 2000/2002 సంపు
 దస్తావేజుల సంఖ్య
 14
 సంఖ్య 2
 సీల్ వరస
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Endorsement under section 42 of Act II of 1864

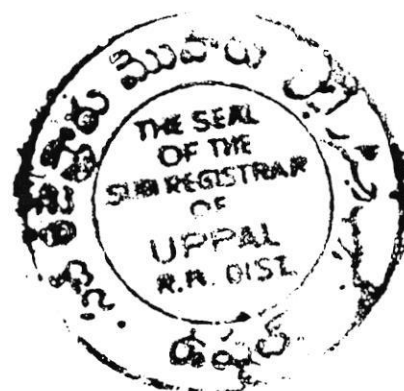
No 2000 of 2002 Date 8/3/2002

I hereby certify that the proper deficit stamp duty of Rs. 3300/- (Three thousand three hundred only) has been paid in respect of this instrument from Sri. Seham. Modi on the basis of the agreed Market Value consideration of Rs. 270,000/- being higher than the agreed Market Value.

S.R.O. Uppal

Dated: 8/3/2002

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





53871

No. 2093 Date 5/3/2002 Rs. 500/-

Witness: Mohammed Waheed Ali S/o Mohd Ahmed Ali
 S/o. H. Y. b

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

John Mod
 Managing Director



1 వ పుస్తకం 2000/2002 నంబరు
దస్తావేజులు పంపించు
14
3
పంపించు
మేనేజర్

1 వ పుస్తకము 2002 సం॥ శా. శ. 1923 వు
2000 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిషం గుర్తింపు నెంబరుగా (993-1-1511)
2002 ఇష్యుడ్ నెంబరు
2002 వ యేర్పాట్లకు ఈ సేది
Ranga Reddy



500Rs.



53872

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

2094... 15/3/2002... 100/-

Muhammed wajid Ali... Kolid Muhammed Ali
Le. Noida

:: 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.

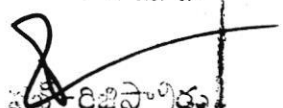
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting 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 Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

1వ పుస్తకం 2000/2001 సంపు	
దస్తావేజులు	పరిశోధన పరిశోధన
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సంఖ్య	4
 డిజిటైజ్ చేయబడింది	





2095 - 5/3/2002 - 500/-

53873

Mohammed uzaid Ali K. K. Mohd Ahmed Ali

K. H. Y. D.

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.107, on the First Floor, in Block No.H 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.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.

John Modi
Managing Director



No. 2207 Date 7/3/2002 Rs 500/-

59083

old To Mohammed Ali

50. Late Arnd.

W/1000

Ahmed Ali

R. H. H.

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Necharam. 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 has paid part of the sale consideration of Rs.10,000/- (Rupees Ten Thousand Only) to the Vendor and Vendor has received his balance sale consideration of Rs.2,60,000/- vide Cheque No.876578, Dated: 1.03.2002, issued by state Bank of Hyderabad, drawn on SBH, Sanathnagar Branch, Hyderabad.

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.

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

Contd.7..



1వ పుస్తకం 2000-2002 సంపు
దస్తావేజులు సంపు
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సంపు
డివిజన్-డివిజన్





53875

2097 - 1/3/2004 No. -

Mohammed Waheed Ali s/o. Late Haid Ahmed Ali

Regd. Hyd.

Self

G. Nagaraj
S. No. 650
R.No. 4/102-2004
Nashikarn. H.R. Dist

:: 7 ::

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.

For Medi Properties & Investments Pvt. Ltd.

Contd.8..

John Moh
Managing Director

1వ పుస్తకం 2000/2002 సంపు
 దస్తావేజులు విజ్ఞాన కేంద్రము సంఖ్య
 47
 సంఖ్య
 ✓ విజ్ఞాన కేంద్రము





2098 5/3/2002 500/-
 Mohammed Wazid Ali & Mohd Ahmed Ali
 recd

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

:: 8 ::

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..

For Modl Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

1వ పుస్తకం 2000/2002 సంపు
 దస్తావేజులు సంపు
 పంక్తి 14
 8
 సర్దిబట్టారు





2099 5/3/2002 500/- 53877
 Mohammed Waheed Ali No. 100, H. B. Road - Ahmed Ali
 Re. 4/90
 sold

G. N. SAIAH
 S.V.L. No. 6/90
 R.No. 4: 02-2004
 Nacharam. H.R. Dist

:: 9 ::

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.

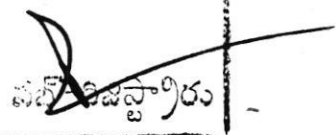
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

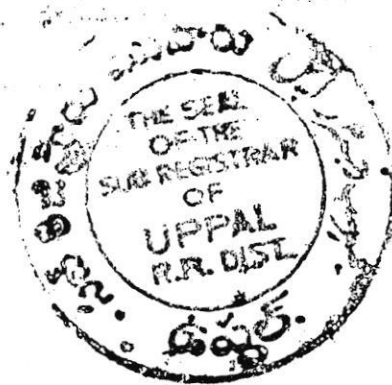
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

Man Moh
 Managing Director

Contd.10..

1వ పుస్తకం 2000/2002 సంపు	
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.....	
పంక్తి	
.....	
 వ్యవస్థాపక	





59878

No. 2100 Date 5/3/2002 Rs. 500/-

Id To Mohammed Asghar Ali S/o. Late Haid Ahmed Ali
K. Hyd

Who... self

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

:: 10 ::

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.2,70,000/-.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.11..

1వ పుస్తకం 2000-2002 సంపు

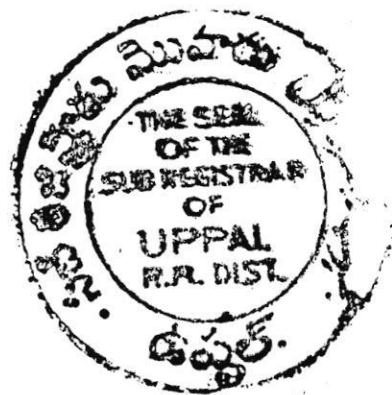
దస్తావేజులు

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సంఖ్య

2





No. 2/101 Date 5/3/2002 Rs. 500/-

53879

Sold To Mohammed Wajid Ali & Late Wajid Ahmed Ali
Self

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

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.107, on First Floor in Block No.H, 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 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.108.

SOUTH :: Flat No.106.

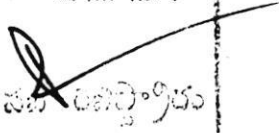
EAST :: Flat No.105.

WEST :: Landscape Gardens. & 40' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

1 st పుస్తకం	2000/2002
రచయిత	
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11	
పేరు	
	



500Rs.



No. 2102 Date 5/3/2002 Rs. 500/- 53880
To Mohammed Wajid Ali No. 100, Mohd Ahmed Ali
Re. Hyd
self

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 5th day of March 2002 in the
presence of the following witnesses;

WITNESSES:

1. R. P. Reddy
(R.P-REDDY)

2. R. Ravi
(Ravindar)

VENDOR

For Modi Properties & Investments Pvt. Ltd.

Shan Mohd.
Managing Director

Drafted By
R. Nandishwar
(R. NANDISHWAR)
D. W. L. No. 8/87
R. No. 30/2002, R. R. Dist

1వ పుస్తకం 2000/2002 సంపు
 దస్తావేజులు 14 సంపు
 పంఖ్య 12
 రిజిస్ట్రారు

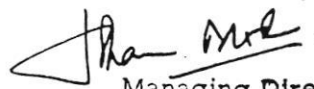


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.107, in First Floor, 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. (A+5)
 (b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 years.
- 3) Total extent of site : 18 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
 (with break up floor-wise)
 a) Cellar, Parking area : 15 Sft., Scooter Parking.
 b) In the Ground Floor :
 c) In the 1st Floor : 450 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. 2,70,000/-

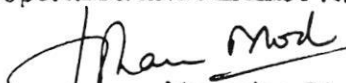
For Modi Properties & Investments Pvt. Ltd.

Date: 8/3/02


 Managing Director
 signature of the Executant

C E R T I F I C A T E

I do hereby declare that ~~what is stated above~~ ~~Modi Properties & Investments Pvt. Ltd.~~ to the best of my knowledge and belief.


 Managing Director
 Signature of the Executant

Date: 8/3/02

1వ పుస్తకం 2000-2002 సంపు	
దస్తావేజు	సంఖ్య
14	
13	
 జే. వి. రావు	



FLAT NO 107 IN 1ST FLOOR, BLOCK-HI
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

ME'LAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., R.P.R. by ITS M.D: Mr. SOHAM MODI
S/O. Mr. SATISH MODI

VENDEE: SRI. MOHAMMED WAJID ALI
S/O. LATE. MOHD AHMED ALI

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

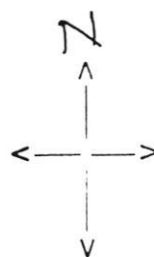
AREA :

18

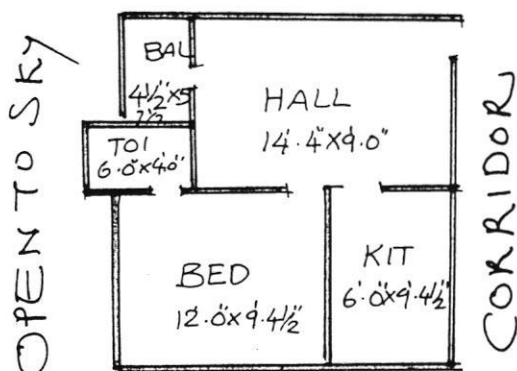
SQ. YDS. OR 15.04

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 450 SQ. FT



FLAT NO. 108



FLAT NO. 106

For Modi Properties & Investments Pvt. Ltd.

WITNESSES :

1. [Signature]

2. [Signature]

[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 2000-2002 సంపు
 దస్తావేజులు సంపు
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 14
 సంపు
 ఎ. వి. పి. రెడ్డి

