



Date : 17-01-2002 Serial No : 453

Denomination : 10,000

03AA 344004

Purchased By :

For Whom :

N. SATISH

SELF

S/O O.K. NAG RAJAN
R/O SEC BAD

Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPAL

SALE DEED

This Sale Deed is made and executed on this 17th day
of January 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

Mr. N.SATISH, SON OF SRI. O.K.NAGRAJAN, aged about 27 years, Residing at 166, Vayupuri, II Avenue, Secunderabad.

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.

Soham Modi
Managing Director

'ప పుస్తకం 2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 13 ఈ కాగితపు పరస
సంఖ్య 1
సబ్-రిజిస్ట్రారు



2002వ సంపు జనవరి నెల ..18..
తేది పగలు 11-12 గంటల మధ్య
ఉప్పర్ సబ్-రిజిస్ట్రారు
దాఖలు చేసినందుకు
రూ. 16.81/- చెల్లించినది



వాసి ఇచ్చినట్లు ఒప్పుకొన్నది
పడమ బ్రాటన వేలు

John Mod
John Mod s/o Sahish Modi
(Kurnool) Jethurao Road No. 15
Jusse Ali Bldg.



నిరూపించినది

by T. Ravinder s/o T. Sampannarayana (put service) Su-181/384
M.G. Road Secunder

Shaulr So Venket wal. Ramas Lakshmi, etc.

2002వ సంపు జనవరి నెల ..18.. వ తేది
1923౯.౪.౨౫ నెల 2౫ వ తేది

సబ్-రిజిస్ట్రారు
ఉప్పర్



Date : 17-01-2002 Serial No : 454 Denomination : 10,000

Purchased By :

For Whom :

N. SATISH

SELF

03AA 344005

S/O O.K. NAG RAJAN
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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

Manoj Modi

Managing Director

'ప పుస్తకం 346... సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు వరస
 సంఖ్య 2
 సబ్-రజిస్ట్రారు



Endorsement under section 42 of Act II of 1899

No 346 of 2002 Date 18/11/2002

I hereby certify that the proper deficit
 stamp duty of Rs 145/- (Rupees one
 hundred and forty 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 3,30,000/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal
 Dated;

18/11/2002

and Collector U/S 41 & 42
 INDIAN STAMP ACT





Date : 17-01-2002 Serial No : 455 Denomination : 10,000

Purchased By :

For Whom :

N. SATISH

SELF

03AA 344006

S/O O.K. NAG RAJAN

R/O SEC BAD

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

:: 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.

Shan Modi
Managing Director

Contd.4..

1వ పుస్తకం 344/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు పరస
 సంఖ్య 3
 సబ్ రిజిస్ట్రారు



1వ పుస్తకము 2002 సం|| శా.శ. 1923 పు
 344 నెంబర:గా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గ ర్హిపు నెంబర:గా 342-I-18
 2002 ఇచ్చితదైనది
 2002వ 255818 నది
 రిజిస్ట్రారు



500Rs.



02525 AP-7-II K

631 7/1/2002 500
N. Satish s/o O. G. Nagaran
sell

[Signature]
S.V. ...
R.No. ...
Nagaran ...

:: 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.

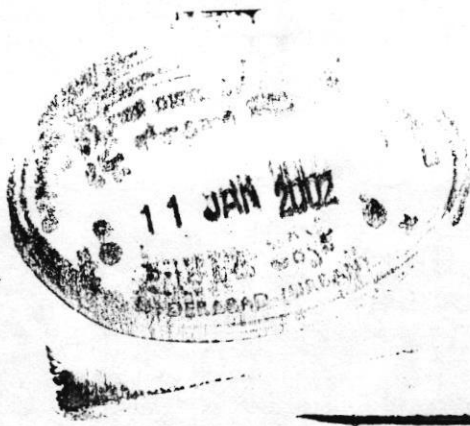
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

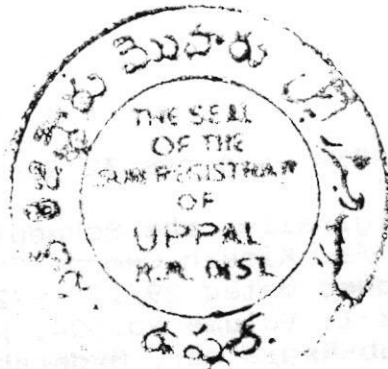
For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director



'వ పుస్తకం కెక్కునైనా... సంఖ్య
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 13 ఈ కాగితపు పరిమాణం
పరిమాణం 4

సబ్ రిజిస్ట్రారు



500Rs.



No. 632 Date 17/11/2002 Rs. 500/- 02526 AP-7-II K
 Sold To N. Satish Ch. A.K. Nagarajan
 For Whom R to Secbad

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.203, on the Second Floor, in Block No.H in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 775 Sft., together with undivided share in the Schedule Land to the extent of 31 Sq.Yards and a reserved scooter and Car Parking spaces admeasuring about 15 & 100 Sft., in apartment Block No.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,30,500/- (Rupees Three Lakhs Thirty 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.3,30,500/- (Rupees Three Lakhs Thirty 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 Modi Properties & Investments Pvt. Ltd

Shan Modi
 Managing Director



1వ పుస్తకం 346/2002 సంపు
దస్తావేజుల మొత్తం గానితలు సంఖ్య
..... 13 గానితపు వరస
సంఖ్య..... 5
సబ్-రిజిస్ట్రారు



500Rs.



No. 633 Date 12.1.2004 Rs. 500

02527AP-7-II K

Sold To N. Satish Ch. O. K. Nagarajan

For Whom self

Rw. See. bad

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 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.

Tha Modi
Managing Director



1వ పుస్తకం 36.46.2002 సంఖ్య
దస్తావేజాల మొత్తం కొలితల సంఖ్య
..... 13 కొలితపు వరస
సంఖ్య..... 6
సబ్ రిజిస్ట్రారు



500Rs.



B. No. 684 Date 12/1/2002 Rs. 500/- 02528

Sold To N. Satish Chok Nagrejan

For Whom self Rho Sebad

 AP-7-II K G. NARSAIAH
 S.V.L. No. 3/90
 R.No. 45/02-2001
 Nacharam. R.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 Modi Properties & Investments Pvt. Ltd.

Contd.8..

Managing Director

11 JAN 2002

1వ పుస్తకం 346/2002 సంపు
దస్తావేజుల మొదల గాగితముల సంఖ్య
..... 13 గాగితపు వరకు
సంఖ్య..... 7
సబ్ రిజిస్ట్రారు



500Rs.



No. 635 Date 17/1/2002 Rs. 500/-

02529

AP-7-II K

G. NARASIMH
S.V. No. 1/200
R.No. 45/2001
Neharwa, R.D. P.O.

Sold To N. Satish, s/o. O.K. Nagrajan

For Whom self R/o Sec. bad

:: 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.

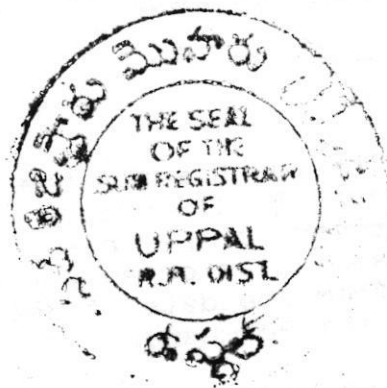
contd.9..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం 366/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
.....13 కాగితపు పరిమాణం
పంఖ్య.....8
సబ్ రిజిస్ట్రారు



500Rs.



B. No. 636 Date 12/1/2007 Rs. 500/-

02530

AP-7-II K

Sold To N. Satish Ch. O. K. Nagarajan

For Whom self

Rb. Sebad

G. N. Nagarajan
S. V. Nagarajan
R. N. Nagarajan
N. N. Nagarajan

:: 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.

Modi
Managing Director

Contd.10..



1వ పుస్తకం నెంబర్ 12002 సంపు
దస్తావేజుల మొత్తం కనిపించు సంఖ్య
..... 13 * ఈ కనిపించు వరకు
సంఖ్య..... 9
సబ్ రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు



500Rs.



J. No. 637 Date 12/1/2004 Rs. 500

02531

AP-7-II K

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam. R.R. Dist

N. Satish. N. O.K. Nagarajan

Self

Rb. Secbad

:: 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, 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 maintaing the living standards of the apartments, occupiers at a hight 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 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.

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.3,30,500/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director



1వ పుస్తకం 346/2002 సంపు
దస్తావేజాల మొ.శా. 13 సంఖ్య
..... 13 .
పంఖ్య 10
సబ్ రిజిస్ట్రారు



100Rs.



No. 638 Date 12/1/2002 Rs. 100 25106 A.P.7.I-F
Sold To N. Satish Ch. O.K. Nagarajan
For Whom self
:: 11 ::

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.203, on Second Floor in Block No.H, having super-built-up area of 775 Sft., with undivided share of land to the extent of 31 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., respectively, 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 :: Flat No.202.
SOUTH :: Landscaped Gardnes.
EAST :: 30' Wide Road.
WEST :: Flat No.204.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 17th day of January 2002 in the presence of the following witnesses;

WITNESSES:

1. [Signature]

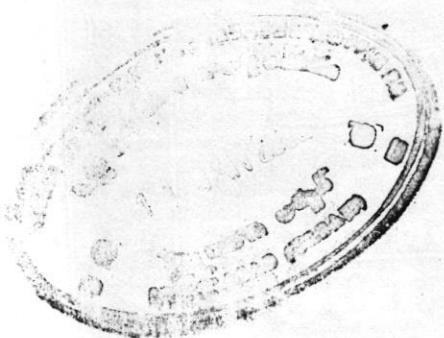
2. [Signature]

for Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

VENDOR

Drafted By
[Signature]
(R. NANDISHWAR)
D. W. L. No. 1/87
R. No. 30/2002, R. R. Dist



1వ పుస్తకం 346/2002 సంపు
దస్తావేజాల నెంబర్ సంఖ్య
..... 13 నామ వరస
సంఖ్య 41
.....
..... రిజిస్ట్రారు

2012

PROPERTY HEREDITARY



WITNESSES:

AND

ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.203, on Second 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. (G+5)
(b) Type of Structure : Framed Structure
- 2) Age of the Building : 1 year
- 3) Total extent of site : 31 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
: 100 Sft., Car parking
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 775 Sft.,
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.3,30,500/-

For Modi Properties & Investments Pvt. Ltd.

Date: 17/01/2002.

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.

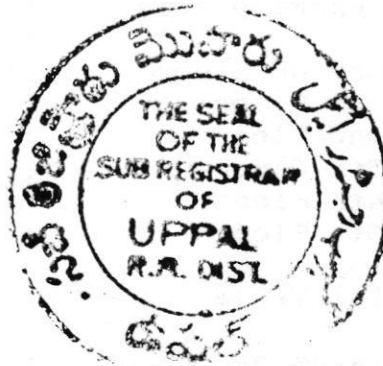
Signature of the Executant

Managing Director

Signature of the Executant

Date: 17/01/2002.

'వ' పుస్తకం 3546/2002 సంపు
 దస్తావేజుల మొ. శం. 13 సంఖ్య
 12 గణప వరస
 సంఖ్య 12
 సచి రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

IN SURVEY NOS. 174

FLAT NO. 203, ON 2ND FLOOR, BLOCK-H

IN MAY FLOWER PARK

Situated at

MALLAPUR(V)

UPPAL

Mandal, R. R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD., RCP. BY ITS M.D: MR. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE: SRI. N. SATISH

S/O. SRI. O. K. NAGRAJAN

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

31

SQ. YDS. OR

25.91

SQ. MTRS.

UIS. OUT OF AC. 4-32 G+S

SUPER BUILT-UP AREA: 77 SQ. FT.

CORRIDOR

FLAT NO. 202

OPEN TO SKY

Hall
9.6' x 13.7'

Bed
11.9' x 9.6'

Toi
6' x 4'

DIN
11.9' x 8.1'

Bed
11.6' x 10'

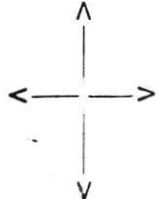
Toi
3.9' x 6.3'

Kit
5.7' x 10'

BALCONY

OPEN TO SKY

OPEN TO SKY



WITNESSES:

1. by

2. Shankar

For Modi Properties & Investments Pvt. Ltd

Jhem Modi
Managing Director

SIG. OF THE VENDOR

'ఎ' పుస్తకం 346/2002 సుపు
 దస్తావేజుల నెం. 13. సుపు వరస
 పంఖ్య 13
 సచి రిజిస్ట్రారు

