

9728/2000

CS 17482/2000 CS.18199/2000



02AA 876450

5598 9/11/2000 10000/-

Y. S. Srinivas, Son of Venkatswamy Naidu, aged about 37 years, Occupation: ENGINEER

B. GOPI
 SUB-REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 10th day of November 2000 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 30 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

1. Mr. Y.S.SRINIVAS, SON OF SRI. VENKATSWAMY NAIDU, aged about 37 years, Occupation: ENGINEER
2. Mrs. M.RAMADEVI, WIFE OF SRI. Y.S.SRINIVAS, aged about 31 years, Occupation: PT. service

Both are R/o. Plot No.77, Lalitha Nagar Colony, Jamai Osmania, Hyderabad - 500 044.

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



4. 5593 9/11/2000 10,000/-
 sold to M/s. Somnivas & Co. Venkateswamy naidu a/o Hb
 8018 801821

02AA 876451

R. GOPT
 SUB REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, 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 Modi
 Managing Director



1వ పుస్తకం 9728/2000 పంపు
దస్తా నెంబరు మొదటి గాఢమునది
15 ఈ గాఢముల వరకు
పంపు 2
పరిశీలకు

1 వ పుస్తకము 2000 సం: 1వ, 4, 1922

ఇ 9728 సంబంధంగా రీడిఫ్ఫరు చెయ్యబడి
పాస్సినంగా నిమిత్తం గల రింపు సంబంధంగా 18199-1-1507
2000 ఆమోద మైనది.

2000 నవంబర్ 10 తది రింపు స్టాంపింగు తది





4. 31/12/97 9/11/2000 1000-
 sold to J.S. Srinivas 812 Venkat-swarthy naidu allotted
 8018, 8019

49607

R. GOPI
 SUB-REGISTRAR
 Ex-Officio Stamp Vender,
 UPPAL, 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	7982/98	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.

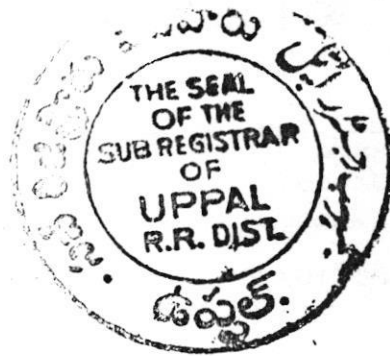
Contd.4..

John Modi
 Managing Director



1వ పుస్తకం 9.7.28/2000 నంబరు
దస్తావేజుల మొత్తం కొరత ముద్రాసంఖ్య
15 ఈ గాఢముల వరకు
పేజీ 3

సహాయక రిజిస్ట్రార్





5595 9/11/2000 1000/- 43608
 10/11/2000 8/12/2000 1000/- 43608
 10/11/2000 8/12/2000 1000/- 43608

GOPT
 SUB-REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, 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.

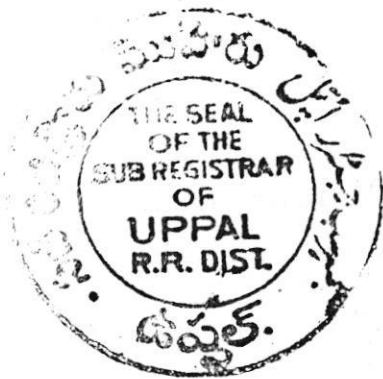
For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

Contd.5..



1వ పుస్తకం 9728/2000 సంపు
దస్తావేజుల మొత్తం కొరతములను
..... 15 ఈ గాతముల వరకు
..... 4
సర్దిబెట్టెను





49609

2. ₹ 5596 9/11/2000 1000/-
 No. 1-5. 30/11/00 310 Venkateswamy naidu 4044
 self. 8/11/00

R. GOPT
 SUB-REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, R.R. Dist.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.310, on the Third 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.2,59,950/- (Rupees Two Lakhs Fifty Nine Thousand Nine Hundred and Fifty 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.2,59,950/- (Rupees Two Lakhs Fifty Nine Thousand Nine Hundred and Fifty 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.

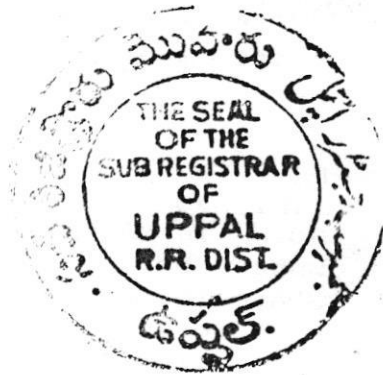
For Modi Properties & Investments Pvt. Ltd.

Contd.6..

John Modi
 Managing Director



1వ పుస్తకం 9728/2000 వస్తు
దస్తావేజుల మొత్తం గణించుట సంఖ్య
15 ఈ గణించుట వరకు
మొత్తం 15
సహాయక ప్రభు





4. 5597 9/10/2000 1000/- 49610
 10. 9-9 30 miles 8/10/2000 1000/-
 8018 8/10/2000

R. GOPI
 SUB-REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, 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.

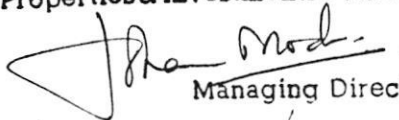
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

Contd.7..



ప్రతిష్ఠాపన నంబర్ 97728/2010
దస్తావేజుల మొత్తం గణించుట సంఖ్య
15 ఈ గణించుట వరకు
దస్తావేజులు
చేయబడినది





5598-9/11/2002-1000/-

to: S. Anand, 21/11/2002, 1000/-
 self & others

RE/GOPI
 SUB-REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, 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.

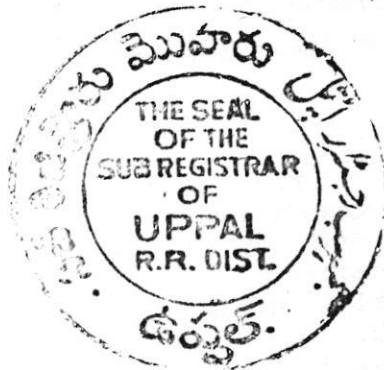
For Modi Properties & Investments Pvt. Ltd.

Contd.8..

John Modi
 Managing Director



1వ పుస్తకం 9.728/2000 సంపు
దస్తావేజుల మొత్తం గురించి ముద్రాపత్రం
..... 15 ఈ గురించి ముద్రా వరస
..... 7
- సకరిత్రాకు





4. 5599 9/11/2000 1000/-

3rd to 4-S. 80111008 210 Venkateswamy Reddy & others

4th 5599 2018 8. 01/02/20

R. GOPI.

SUB REGISTRAR

Ex-Officio Stamp Vendor,

UPTAL, R.R. Dist.

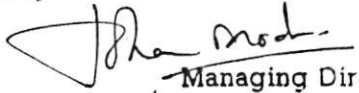
:: 8 ::

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.

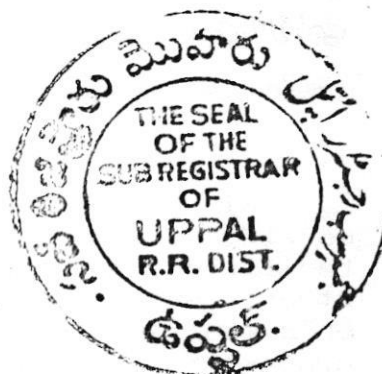
Contd.9..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



ప్రభుత్వం 9728/2007
దస్తావేజుల మొత్తం గణించుట సంఖ్య
15 ఈ గణించుట వరన
సంఖ్య 15
చర్యచిహ్నం





5600 9/11/2000 1000/-
 1. S. Srinivas S/P. Venkat Srinivas 19613 61044d
 Self S. Srinivas

RBI/GOPT
 SUB-REGISTRAR
 Ex. 1000 (1000) Vendor,
 UPPAL I.E. 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.10..

[Signature]
 Managing Director



1వ పుస్తకం 9726/2000 సంపు
దస్తావేజుల మొత్తం లాగితిములసంఖ్య
..... 15 ఈ గాదితముల వరస
సంఖ్య 9

చ. రెడ్డి





5601 9/11/2000 1000/-
 43620
 S. Somnath & Co. Vankatswamy
 S. Somnath

G. GOPI
 SUB REGISTRAR
 Ex. P. Stamp Vendor,
 UTTAL, 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.

For Modi Properties & Investments Pvt. Ltd.

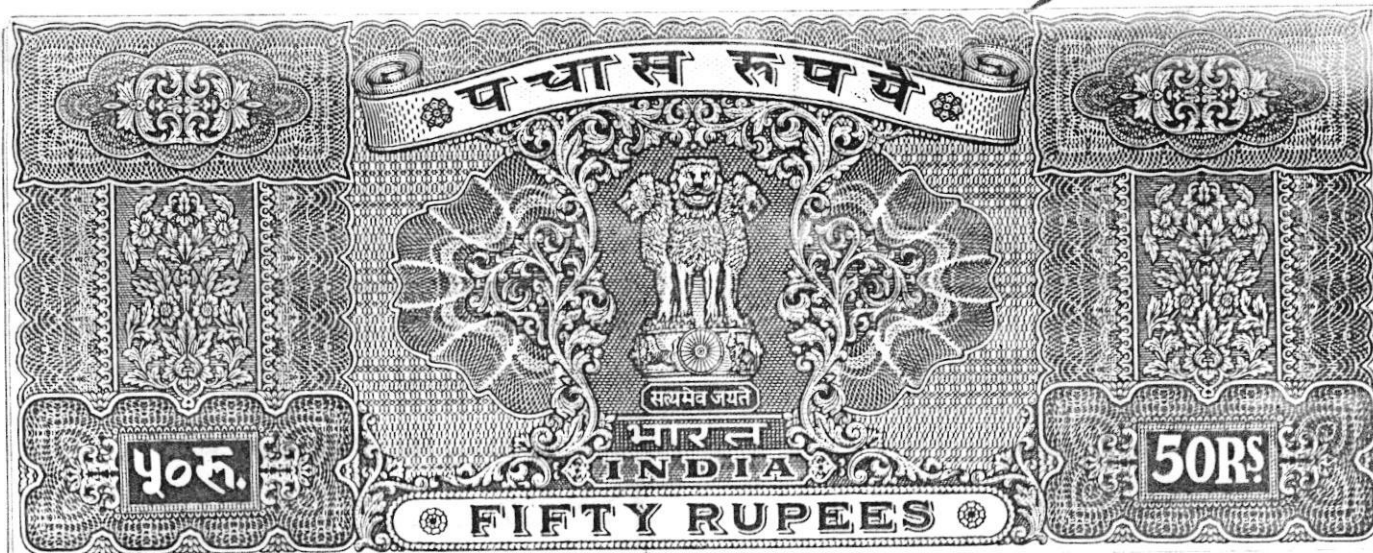
John Modi
 Managing Director

Contd.11..



ప్ర పుస్తకం 9228/2000 పంతు
దస్తావేజుల మొత్తం కొనితీయుటకు ఇశ్తి
15 61 కొనితీయుట పరమ
మొత్తం 10
శ్రీ శ్రీ శ్రీ





S. No. 53077 Date 9/11/2000 Rs. 18/-

Sold To Y.S. Srinivas No. Venkateswamy Dairty

For Whom self u. Ober

RCo 442

RUG
S. No. 21/01 88-2000
G. No. 21/01 88-2000
G. No. 21/01 88-2000

:: 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.

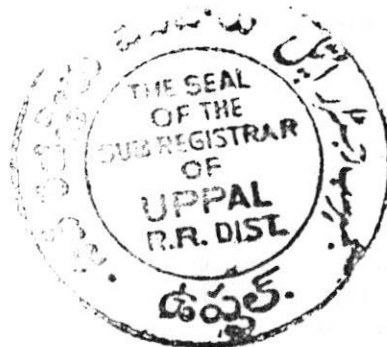
For Modi Properties & Investments Pvt. Ltd.

Contd. 12..

John Modi
Managing Director

తెలంగాణ ప్రభుత్వం
 సాంకేతిక శాఖ
 - 2 NOV 2007
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
 V. C. 1.

1వ పుస్తకం 9.7.28/2007 సంపు
 దస్తావేజుల మొత్తం గాఠితముల సంఖ్య
 15 ఈ గాఠితముల వరకు
 సంఖ్య 11
 శా. సా. స్థా.





S No.....52071 Date 9/11/2000 Rs. 50/-

Sold To Y.S. - (Sri) ... see Venkateswamy Naray

For Whom..... Selt D. O. P. her

Rco. Etyz

Ruf
R. NARAYAN
S. N. L. 12/11/00
G. S. 27/11/00
S. N. L. 12/11/00

:: 12 ::

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/-.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.310, on Third 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, Narasimha Nagar Colony, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: Open to Sky..

SOUTH :: Lift and Cut-out.

EAST :: Flat No.311.

WEST :: 4" Wide Passage and Flat No.309.

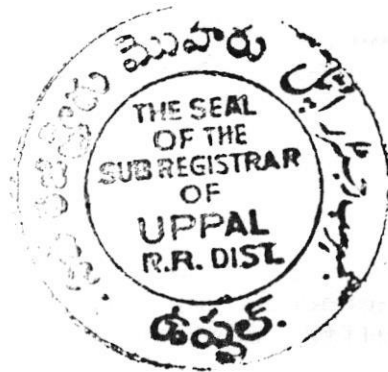
For Modi Properties & Investments Pvt. Ltd.

Contd.13..

John Modi
Managing Director

పంజాబ్ లాండ్ రివల్యూషన్ మరియు
రివైల్డ్ గవర్నర్ బాధ్యతలు
- 2 NOV 2000
అండ్ ప్రజెంట్, హైదరాబాద్.
V. C. I.

1వ పుస్తకం 9.7.28/2000 సంఖ్య
దస్త్రా పేజీల మొత్తం గొరితముల సంఖ్య
.....15..... ఈ గొరితముల పత్రం
పంఖ/2
సహాయక ప్రభు



50 Rs.



S. No....53673 Date...9/11/2000...Rs....100/-

Sold To Y. S. Srinivasulu Reddy Venkateswara Nayudu

For Whom...sell to other

R. V. Reddy

R. V. Reddy
G. R. No. 1/2000
G. R. No. 1/2000
G. R. No. 1/2000

:: 13 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 10th day of November 2000 in the presence of the following witnesses;

WITNESSES:

1. of Srinivasulu Reddy

2. R. V. Reddy
(Srinivasulu Reddy)

For Modi Properties & Investments Pvt. Ltd.

Shri Modi
Managing Director

VENDOR

Drafted by

R. Nandishwar

(R. NANDISHWAR)
D.W.L No. 687,
R. No. 1/2000, R. R. Dist.

జిల్లా రికార్డుల విభాగం
అవ్వపేట గవర్నర్ కార్యాలయము
- 2 NOV 2000
అంశ ప్రసేద, హైదరాబాదు.
V. C. 1.

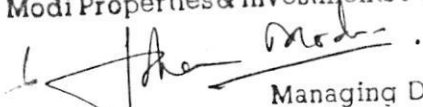
1వ పుస్తకం 9728/2000 నంబు
దస్తావేజుల మొత్తం గిరిములసంఖ్య
.....15..... ఈ గిరిముల వరస
నాణ్య 13.....
సర్దిప్రస్తుతు



ANNEXURE - 1 - A

- 1) Description of the Building: Semi-finished Apartment No.310, on Third Floor, in Block No.H, of MAYFLOWER PARK, Situated at Block No.4, Narasimha Nagar Colony, Mallapur Village, Uppal Mandal, Kapra Municipality, R.R.Dist.
 (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 : 28 Sq.yds. out of 1290 Sq.yds.
- 4) Built up area particulars (with break up floor-wise) :
 a) Cellar, Parking area : 1588
 b) In the Ground Floor :
 c) In the 2nd Floor :
 d) In the 3rd Floor : 700 Sft.,
 Super Built-up area
 e) In the 4th 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.

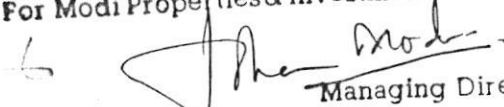

 Managing Director
 signature of the Executant

Date: 10/11/2000

CERTIFICATE

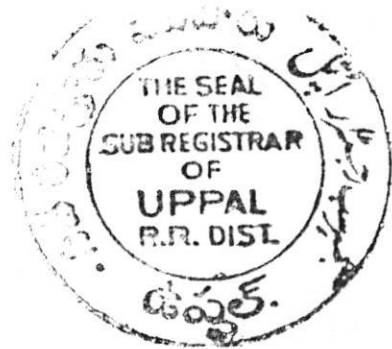
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director
 Signature of the Executant

Date: 10/11/2000

1వ భద్రవ 9728/2000 సంపు
 దస్తావేజుల మొత్తం గౌరవములసంఖ్య
15..... ఈ గౌరవముల పరచ
 పంపు 14
 పద-రెడ్డిస్టాడు



REGISTRATION PLAN SHOWING SEMI FINISHED FLAT NO. 310
THIRD FLOOR, BLOCK 'H'
IN SURVEY NOS. 174 MAYFLOWER PARK Situated at

MALLAPURU UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.

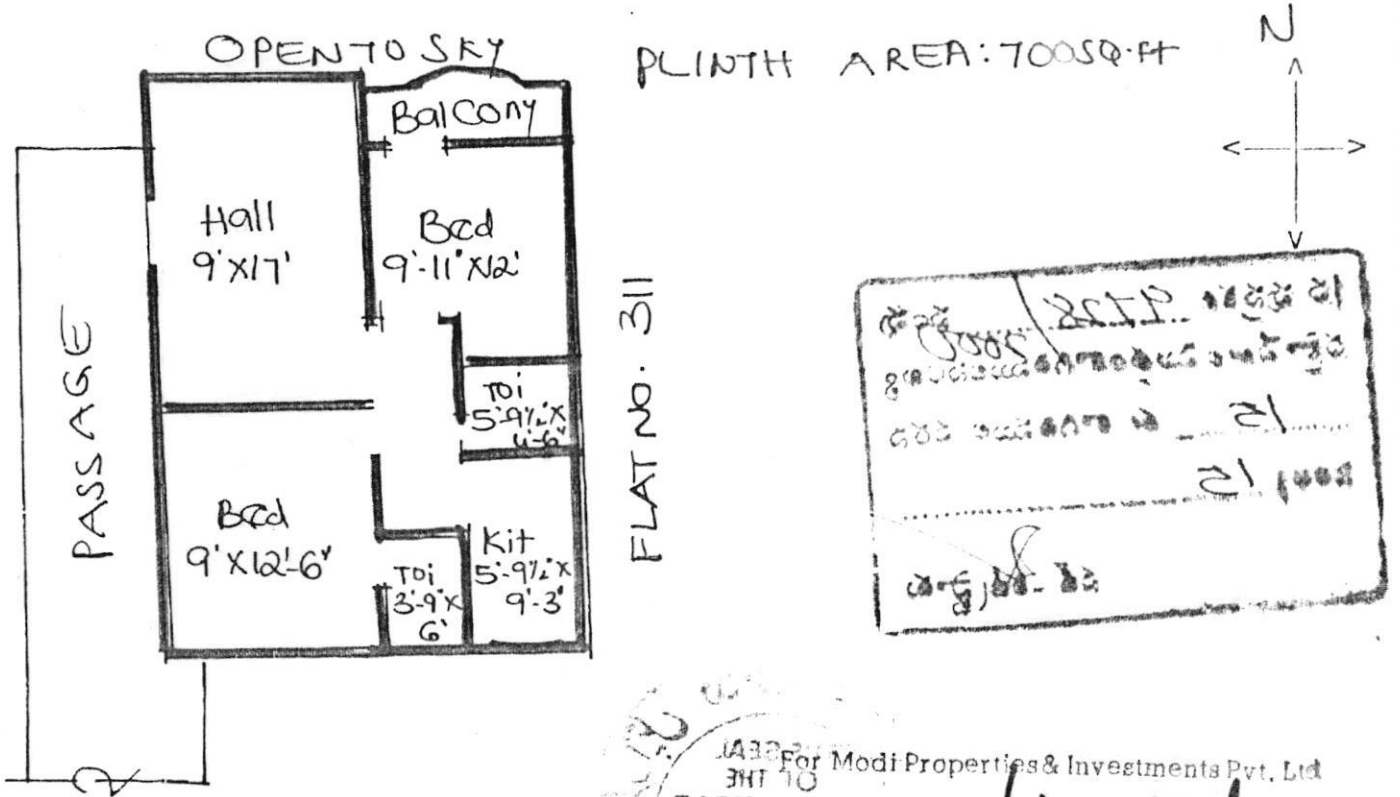
Rep. By Its M.D: Mr. SOHAM MODI

S/O. Mr. SATISH MODI

VENDEE: 1) Y.S. SRINIVAS S/O. VENKATSWAMY NAIDU

2) M. RAMADEVI W/O. Y.S. SRINIVAS

REFERENCE : SCALE: 1" = 10' INCL: EXCL: AREA: 28 SQ. YDS OR 23.40 SQ. MTRS.

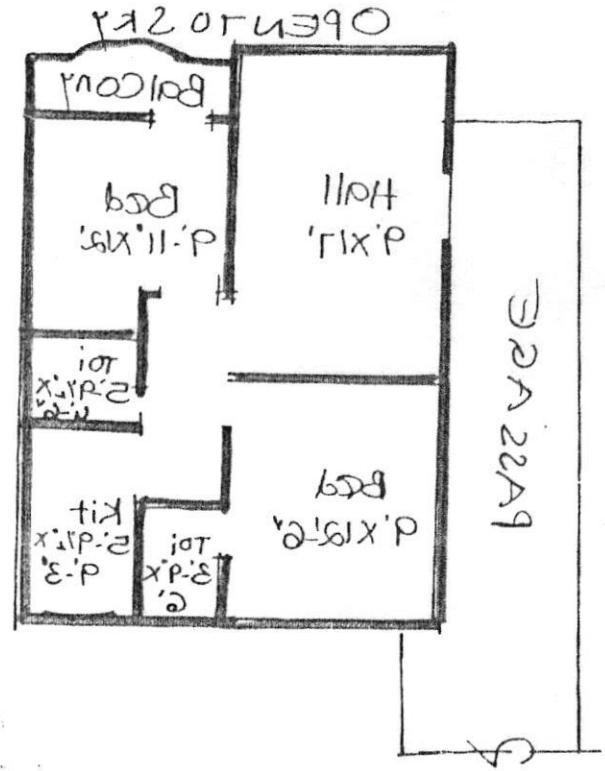


WITNESSES:
1. *[Signature]*
2. *[Signature]*

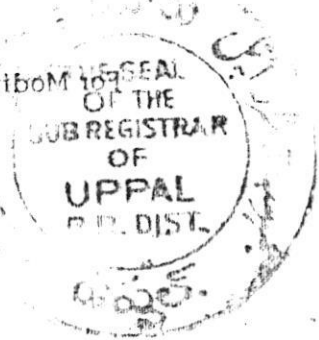
For Modi Properties & Investments Pvt. Ltd
Managing Director
SIG. OF THE VENDOR

REGISTRATION PLAN SHOWING THIRD FLOOR BLDG. H. 174
 IN SURVEY NOS. 174
 MAYFLOWER PARK situated at
 Mandal, R.R. Dist.
 VENDORS: M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.
 RGP. BY ITS M.D: MR. SOHAM MODI
 8/0. MR. SATISH MODI
 VENDEE: 1) Y.S. SRINIVAS 2/0. VENKATSWAMY NAIDU
 2) M. RAMADEVI 1/0. Y.S. SRINIVAS
 AREA: 58
 SCALE: 1" = 20 YDS OR 23.40 MTRS.
 REFERENCE: INCL: EXCL:

PRINTED AREA: 1000 sq. ft.
 15 258 9728 / 2275 1588 51
 15 6 1588 285
 15 15
 15 15



SIG. OF THE VENDOR
 Managing Director
 John Modi



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