



Date : 07-11-2001 Serial No : 8,139

Denomination : 20,000

02CC 005271

Purchased By :

For Whom :

V. SUKUMAR

SELF

S/O V.S. SHANKAR 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 8th day of NOV 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. V.SUKUMAR, SON OF V.S.SHANKAR RAO, aged 28 years, Residing at Door No.599, Vivekananda Nagar, Kukatpally, Hyderabad - 500 072.

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.

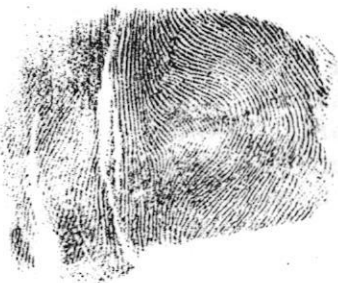
Soham Modi
Managing Director

1వ పుస్తకం 9696/2001..... సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....14..... ఈ కాగితపు పరక
సంఖ్య.....1.....
సబ్-రిజిస్ట్రారు



2001 వ సం|| నవంబర్ నెల...కి...
తేది పగలు 12... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
దాఖలు చేసినందు
...1681/... చెల్లించినవి

(వాసి తెచ్చినట్లు నిపుకొన్నది
ఎడమ ప్రాకన వ్రేలు



Satish Modi

S/o Satish Modi

(Business) Metro no Road no: 15
Jubilee Hills 4th

నిరూపించినది

by (S/o Sathyanarayana) (put source) S-4-18/H/386 M & L
SCL-1

R. Ravi Sathyanarayana & Associates
RUBEN 1. R.R. 12

2001 వ సం|| నవంబర్ నెల...కి... వ తేది
1923 క. శ. మార్చి... నెల...17... వ తేది

Satish Modi
ఉప్పల్



No. 38919 Date 7/11/2009 R. 801

For V. Suleyman Rao V. S. Shankar 06726

Sh

Rao

Rao. 048

[Signature]

W. H. HESH
C. No. 22 of 1990
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.

[Signature]

Managing Director

'వ' పుస్తకం 9696/2001..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 2
 వజ్జిస్థానము

Endorsement under section 42 of Act II of 1899
 No 9696 of 2001 Dated 8/11/2001
 I hereby certify that the proper deficit
 stamp duty of Rs. 3880/- (Rupees *Three thousand -*
eight hundred and eighty paise
 has been paid in respect of this instrument
 from Sri *Sobham Modi*
 on the basis of the agreed Market Value
 consideration of Rs. 282000/- being
 higher than the consideration agreed Market
 Value.
 S.R.O. Uppal
 Dated: 8/11/2001
 Sub Registrar
 and Collector U.P. 41 & 42 of
 INDIAN STAMP ACT





38920 7/11/2009 5002
 N-Subumar & V.S. Shankar Rao 06727
 sell Rm. 848

C. MAHESH
 S.V.L. No. 26 of 1999
 Boduppal. 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.

For Modi Properties & Investments Pvt. Ltd.

Sha Modi
 Managing Director

Contd.4..

1 వ పుస్తకం 9696/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరప
 సంఖ్య 3

సహజీవీస్థాపకులు

1 వ పుస్తకము 2001 సం॥ కా. శ. 1923 పు
 9696... నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 9561-1-1507
 2001 ఇవ్వడమైనది
 2001 వ గవర్నమెంట్ ఆర్డర్ తేది

రిజిస్ట్రార్



AP-7-11 J

500Rs.



38921 7/11/2009 500

06728

N. Suleumar & N.S. Shankar Rao

Self

Rto City

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

Contd.5..

For Modi Properties & Investments Pvt. Ltd.

Sh. Moh
Managing Director



1వ పుస్తకం 9696/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
.....14 ఈ కాగితపు పరప
పంఖ్య.....4

స. జి. పార్థసారథి

02.30





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7/11/2021

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N. Pulanov No. U.S.

Thank you

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G. MAHESH
CIVIL No. 26 of 1908
Beduppal, R. R. Dist

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E. The Purchaser is desirous of purchasing all that Flat bearing No.402, on the Fourth 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 and car parking space admeasuring about 15 Sft., and 100 Sft., respectively, in apartment Block No.H as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,82,000/- (Rupees Two Lakhs Eighty Two 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.2,82,000/- (Rupees Two Lakhs Eighty Two 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 Medi Properties & Investments Pvt. Ltd.

John A. O'Neil
Managing Director

1వ పుస్తకం 9.6.96/2001..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 1.4 ఈ కాగితపు వరస
 సంఖ్య..... 5
 సబ్ రిజిస్ట్రారు



NOW THIS DEED BEING ATTESTED BY UNDER

The undersigned Registrar of Uppal R.R. Dist. has attested the above deed in accordance with the provisions of the Registration Act, 1908, and the rules made thereunder.

AP 7/11/07

500Rs.



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7/11/2007

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V. Suleyman to V. S. Shankar Rao

Self

C. MAHESH

S.V.L. No. 26 of 1999

Boduppal. R. R. Dist.

R. S. Rao

:: 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.

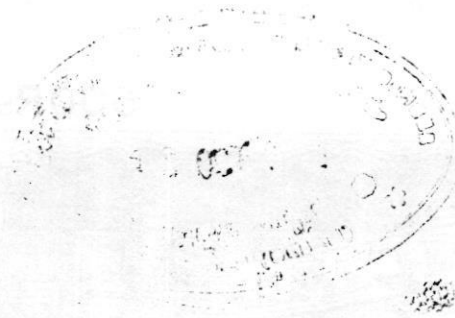
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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

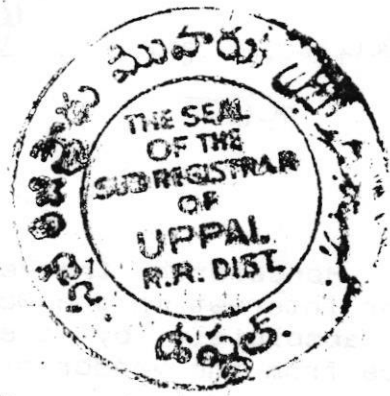
Contd.7..



1వ పుస్తకం 9.6.9.6./2004 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
.....14 ఈ కాగితపు వరకు
సంఖ్య.....6

సబ్ రిజిస్ట్రారు

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17-7-11-11

500Rs.



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7/11/200

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V. Suleman Rao V. S. Shanmugan Rao

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Self

Rco City

C. MAHESH
S.V.L No. 25 of 1999
Goduppall. 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.

Per Modi Properties & Investments Pvt. Ltd.

Contd.8..

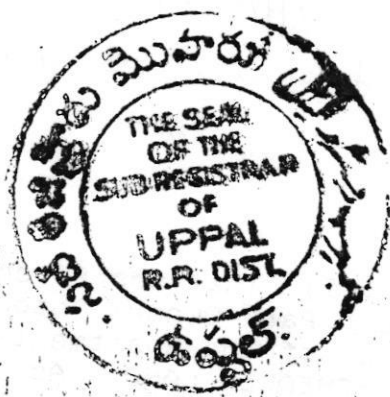
[Signature]
Managing Director



'౬ పుస్తకం ౧౬౧౬/౨౦౦౧..... సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
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Sub-Registrar



No. 38925 Date 7/11/2007 R. Sood
 Sold To V. Suleman R. V.S. 05732
 For Whom R. Co. 047

C. RAHESH
 S.V.L. No. 25 of 1995
 Boduppal, R. R. Dist

:: 8 ::

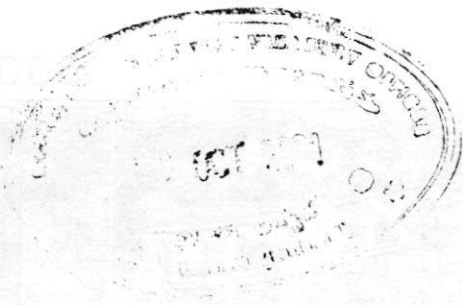
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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.

For Modi Properties & Investments Pvt. Ltd

John M. D.
 Managing Director

contd.9..



ಪುಸ್ತಕಂ ೧೬೯೬/೨೦೦೧..... ಸಂಖ್ಯೆ
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ಸಂಖ್ಯೆ 8
ಸಹಿ ರಜಿಪ್ಪಾರು





Sl. No. 38926 Date 7/11/2007 P. 1. 500
 Sold To V. Suleman 86 06733
 Whom sell R. G. Hyd

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

Per Medi Properties & Investments Pvt. Ltd.

John Med
 Managing Director

Contd.10..

'జ' పుస్తకం 96/96/2001..... సంపు

దస్తావేజుల వెళ్ళుం కాగితరసల సంఖ్య

..... 14 ఈ దానివల్ల వర

సంఖ్య 9

అరిజన్సోరు





8. No. 38927 Date 7/11/2001
 Sold To V. Subramaniam No. 06734
 Seller

U.S. Shanleau Rao
 Rco. Hyt
 C. MAHESH
 S.V.L. No. 26 of 1999
 Boduppal. 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.

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.2,82,000/-.

Contd.11..

For Modi Properties & Investments
 Managing Director



6 NOV

'వ' పుస్తకం 9696/2001..... సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు పర
సంఖ్య 10
సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు



500Rs.



38928 7/11/2009 S. Shankar Rao

N. Sulemanar 86

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Self

Rto. 678

G. MAHESH
S.N.L. No. 26 of 1999
Boduppal, R. R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.402, on Fourth 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 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.401.
SOUTH :: Flat No.403.
EAST :: 30' Wide Road.
WEST :: 4' Wide Passage & Flat No.416.

Contd.12..

For Modi Properties & Investments Pvt. Ltd
Jha Mod
Managing Director
Managing Director



1 వ పుస్తకం 9696/2001..... సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
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సంఖ్య 14
న. జి. రెజిస్ట్రారు

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38929

7/11/2001

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V. Sulemmer No. V.S.

06736

Shanbar Rao

fells

Rw. 648

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

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IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 24 day of NOV, 2001 in the
presence of the following witnesses;

WITNESSES:

1.

2.

For Modi Properties & Investments Pvt. Ltd

 V. N. D. Managing Director

Drafted by

R. N. N. D. Managing Director
 D. N. D. Managing Director
 D. N. D. Managing Director



1వ పుస్తకం 96.96/200..... సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు వరు
సంఖ్య 12
సబ్ రిజిస్ట్రారు

C. MAHESH
S.V.L. No. 26 of 1982
Bodhigal, R.H. Dist.

08230



AT R. DIST.

ANNEXURE-1-A

1) Description of the Building: Flat No.402, in Fourth 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. (G+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 : Scooter & car parking of 15 and 100 sqft
b) In the Ground Floor : respectively -
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor : 450 Sft.,
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. 2,82,000/-

For Mod Properties & Investments Pvt. Ltd.
John Mark
Managing Director

Date: 27/11/2001

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.

For Mod Properties & Investments Pvt. Ltd.
John Mark
Managing Director

Date: 27/11/2001

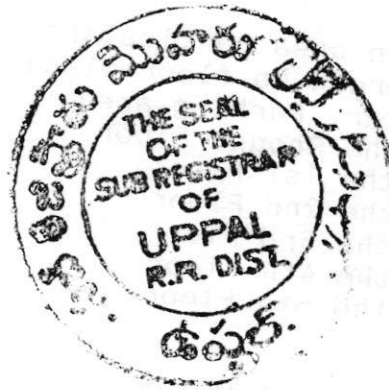
'ప పుస్తకం 9696/2001..... సంపు

దస్తావేజుల వె. శ్రం కాగితముల సంఖ్య

.....14 ఈ కాగితపు వరస

సంఖ్య13

సబ్ రిజిస్ట్రారు



FLAT NO. 402 ON 4TH FLOOR, BLOCK-H
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 176

Situated at

M. L. LAPUR (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. V. SUKUMAR

S/O. SRI. V. S. SHANKAR RAO

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

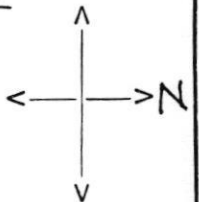
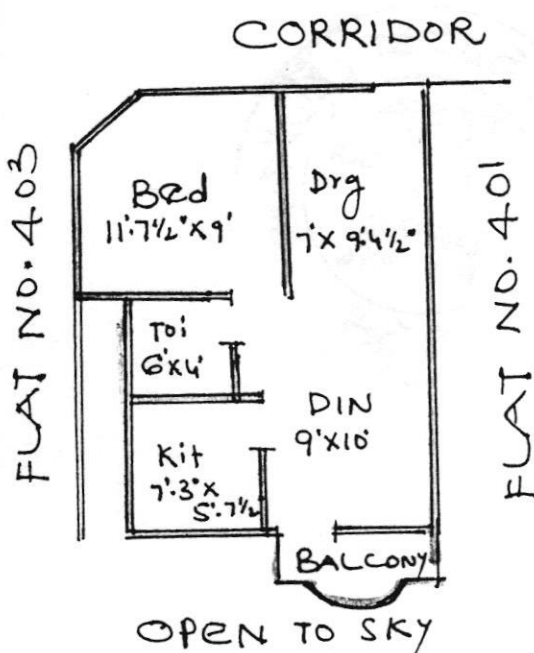
AREA :

18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S. OUT OF AC. 4.32 GTS
PLINTH AREA: 450 SQ. FT



WITNESSES :

1. bx
2. Kai

For Modi Properties & Investments Pvt. Ltd

Jha Modi

Managing Director

SIG. OF THE VENDOR

ప పుస్తకం 9.6.96/2001..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14..... ఈ కాగితపు చర:
 సంఖ్య14.....
 సబ్ రిజిస్ట్రారు



FOR MOBILE PHOTOGRAPHY INVESTMENTS PVT. LTD.
 Managing Director
 SIGN OF THE VENDOR

WITNESSES: