



Date : 12-03-2001 Serial No : 2,108 Denomination : 15,000 02BB 192973

Purchased By :
V. NARSI REDDY

For Whom :
SELF & OTHERS

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

R/O V. VENKAT REDDY R/O HYD

SALE DEED

This Sale Deed is made and executed on this 13th day of March 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 & 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

1. Mr. V.NARSI REDDY, SON OF SRI. V.VENKAT REDDY, aged about 50 years,
2. Mrs. V.PADMA LATHA, WIFE OF SRI. V.NARSI REDDY, aged about 45 years,

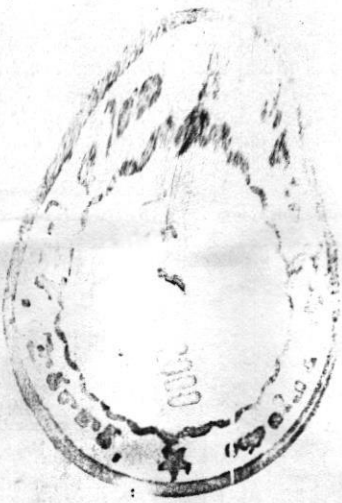
Both are Residing at 304, Andhra Apts., D.D.Colony, Bagh Amberpet, Hyderabad.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

Soham Modi
Managing Director



15-11-2007 7:45/2007
 14
 2007/1

2001 మంజూరి పేజీ 12
 11-12-2007 మద్య
 1246/



John Mad

John Mad S/o Sankar

Uppal R/o Plot No 260 J.Hilly



① *putty*

Y.S.R. Putty S/o Y. Chandan Securer R/o 5-4-181/31
 occp put Securer Uppal R/o Securer

B. Kondalu S/o Yadogiri Business Uppal R/o R.R. Dist

2001 కంపూర్ 19
 192 క. పొట్టి 22

R. Sankar

U. 608/2001

500Rs.



S No. 6908 Date 18/3/2001 Rs. 500/- 88226

Sold to V. Narasi Reddy & V. Venkatar Reddy

SVL No. 1/2001-2003
Ram Nagar, Hyd'bad.

Self & others

R/o. Gya

:: 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, K. ora 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.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

Contd.3..

ಸಹ್ಯಾದ್ರಿ ಸರ್ಕಾರಿ ಕಚೇರಿ
 - 8 MAR 2001
 ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿ, ಜಿಲ್ಲಾ ಪಂಚಾಯತ್.
 V. C. 1.

ಸಂಖ್ಯೆ: 2045/2001
 114
 ಪುಟ: 2
 ಸಹಿ: [Signature]

Attestation under section 47 of Act II of 1899

No. 2045-2001 Dt 18/3/2001

I hereby certify that the person/office

stamp out of Rs. 1250/- (One thousand

two hundred and fifty only)

has been paid in full of the amount

due to the Government of India

on the basis of the agreed Market

consideration of Rs. 1,95,000/- being

higher than the consideration/agreed Market

Value.

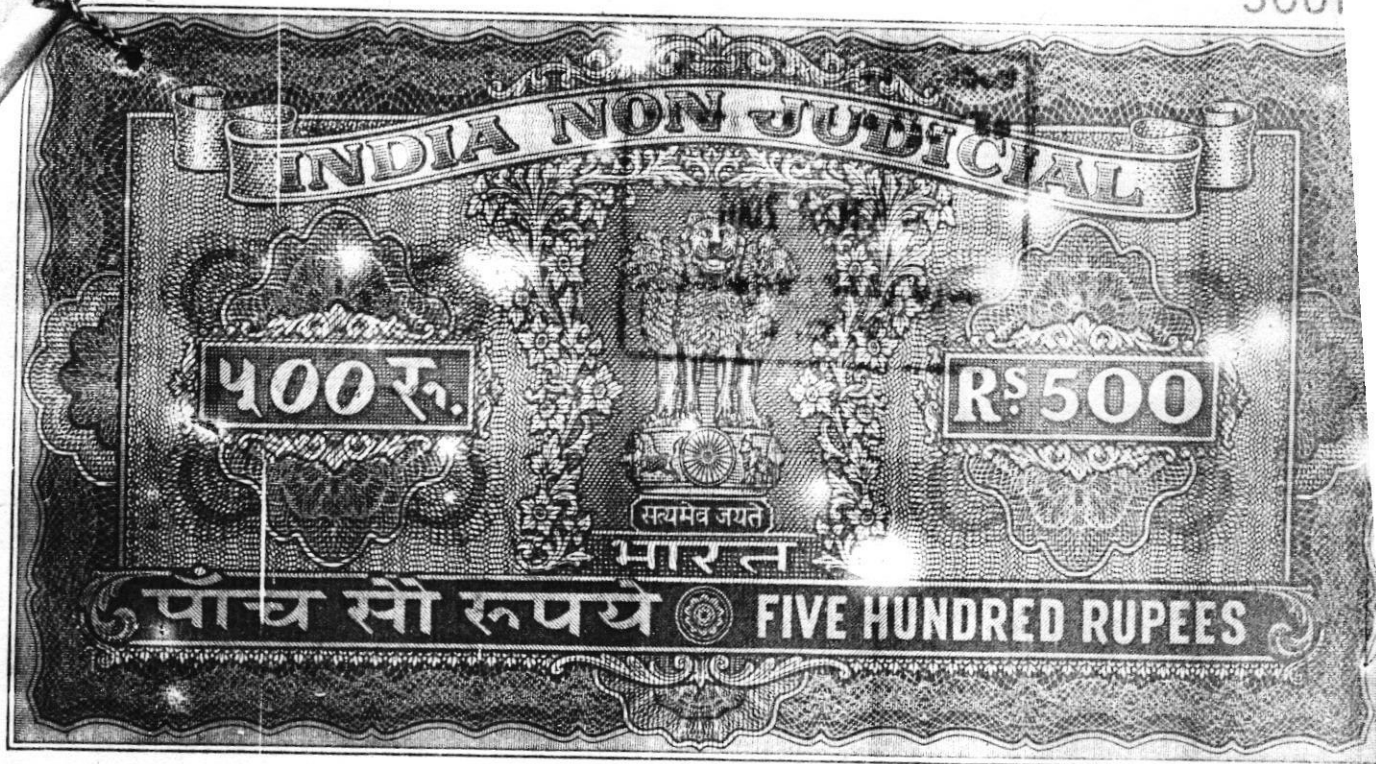
B.R.O. Upal.

Dist.

[Signature]
 Sub-Registrar
 and Collector U/S 41 & 42 of
 INDIAN STAMP ACT.

18/3/2001





6909 Date 12/3/2001 R. No. 88227 A:P 23 II L

V. Narasi Reddy & V. Venkat Reddy
Self & others

R. NARENDER

SVL No. 42/95, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

R. N. Reddy
:: 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.,

John Modi

Managing Director

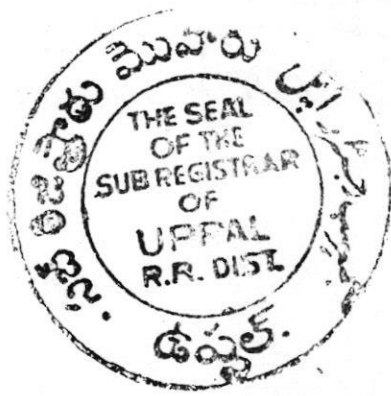
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పంపిణీ కమిషన్ ఆఫ్ తెలంగాణ ప్రభుత్వం
 ఆర్డర్ నెంబర్: 2001
 - 8 MAR 2001
 ఆర్డర్ కింద, పంపిణీ
 V. C. I.

పంపిణీ 2045 / 2001
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పంపిణీ 2001 పంపిణీ 19221
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2007 పంపిణీ పంపిణీ
 పంపిణీ 13



500Rs.



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12/3/2001 500/-

83228

Ruy

V. Narsi. Reddy & V. Venkatesh Reddy
self & others

SVL No. 42/95, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

:: 4 :: R/o. Hyd

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.

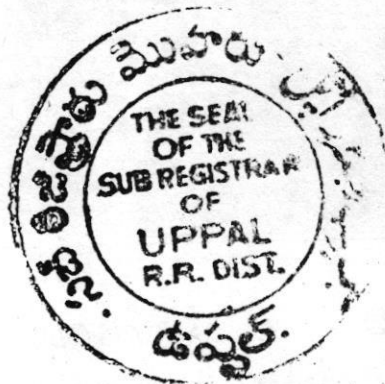
For Mod Properties & Investments Pvt. Ltd.

John Mod
Managing Director

Contd.5..

తెలుగు ప్రభుత్వం
చట్ట ప్రకటన
- 8 MAR 2001
యల్.కె.ఆర్. హైకోర్టు.
V. C. 1.

15 వ పేజీ 2045/2001
దస్తవేజులు
14
2001 4
[Signature]



U.2.003/2001

500Rs.



No. 6911 Date. 12/3/2001 Rs. 500/-

89229 A.P. 23 11 L

Rup

Sold To V. Narasi Reddy S/o V. Venkat Reddy

V. Venkat Reddy

SVL No. 42/55, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

Whom Self

R/o. Hyd

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.506, on the Fifth Floor, in Block No.H in MAYFLOWER 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 spaces 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.1,95,000/- (Rupees One Lakh Ninety Five 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.1,95,000/- (Rupees One Lakh Ninety Five 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.6..

[Signature]
Managing Director

- 8 MAR 2001
 రెజిస్ట్రార్, ఉప్పల
 V. C. I.

15 మార్చి 2001/2001
 14
 రెజిస్ట్రార్



RETURNED TO SENDER

500Rs.



88230 A.P. 23 11 11

RUFF

R. NARTHER

SVL No. 42/95, R.No. 1/2001-2003

Ram Nagar, Hyd'bad.

6912

12/3/2001 Rs. 300/-

V. Narsi Reddy

V. Venkat Reddy

Self

Rio Hyd

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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.

John M. D.
Managing Director

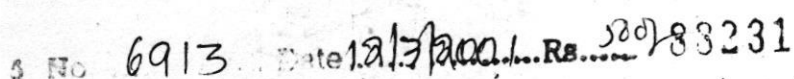
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రిజిస్ట్రేషన్
 3 MAR 2001
 రిజిస్ట్రేషన్, హైదరాబాద్.
 V. C. 1.

పత్ర సంఖ్య: 2045/2001
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 14
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 రిజిస్ట్రేటర్



500 Rs



Sd/- N. Narasi Reddy to J. Venkatesh Reddy SVL No. 42/96, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

Per Wagon Sells

Alc. Hyd

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iv) That is also specifically agreed by the Purchaser that till the forming 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...

Pha Mod.
Managing Director

అధికారమును కలిగిన వ్యక్తి
అధికారమును కలిగిన వ్యక్తి

- 8 MAR 2001

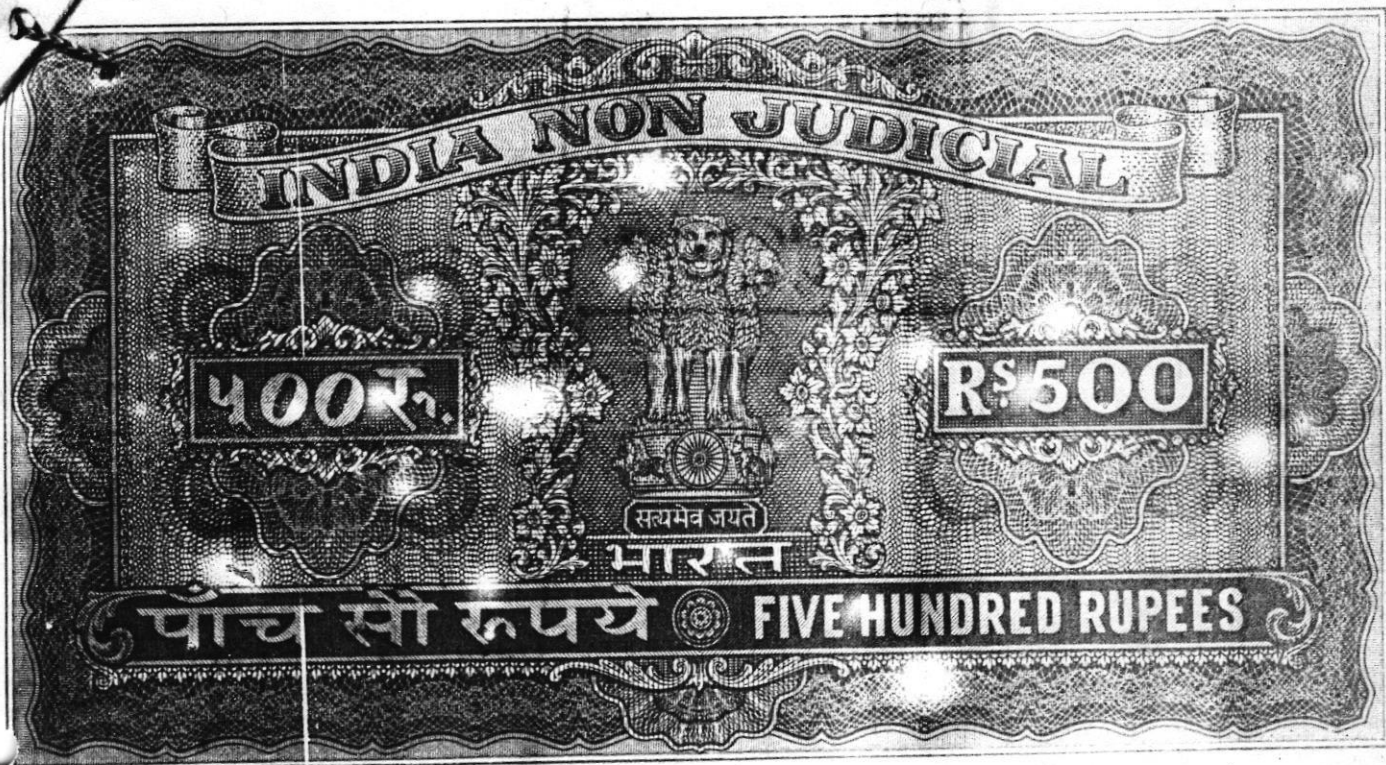
అధికారమును కలిగిన వ్యక్తి
V. C. I.

13 వనం 2045/2001 సంఖ్య
దస్తావేజులు
14
సంఖ్య
4-11-2001



11.2.2008/2001

500Rs.



6914 12/3/2001 Rs. 500/- 83232 P. 23 II D
V. Narsi Reddy vs V. Venkat Reddy
Self

Ruy
SVL No. 47/83, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

No. 672

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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.

John M. L.
Managing Director

Vol. 128, No. 1.
V. C. 1.

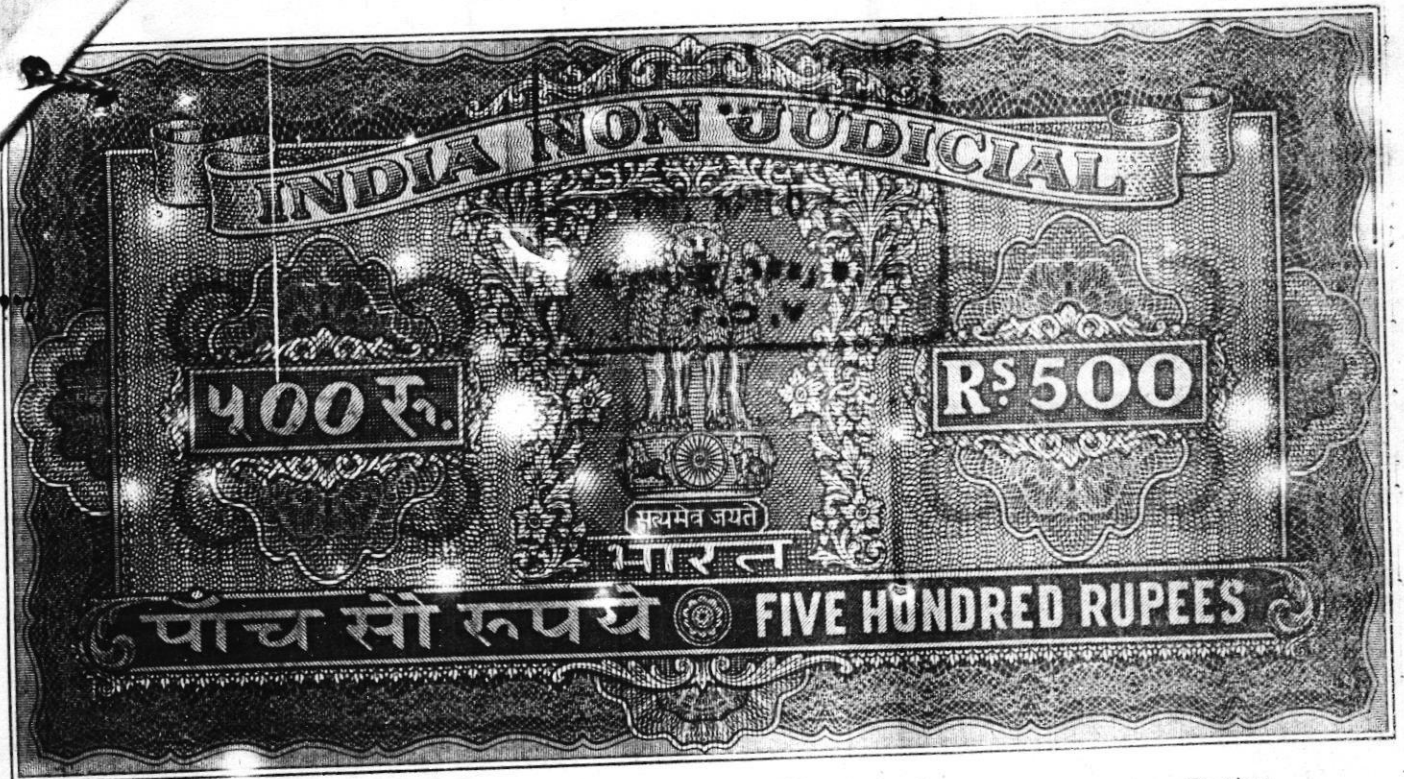
Handwritten document with Telugu script. The top line reads "పాపములు 2045/2000". Below it, there are several lines of text, some of which are crossed out or written over. A large handwritten number "14" is visible in the center. At the bottom right, there is a signature and the date "2-8-1960".

[illegible]

any amount payable to the
the date of the purchase.

CS.2008/2001

500Rs.



A.P. 23 11 1

Ruy

No 6915 Date 13/10/2001 Rs. 2085233

Sold to V. Narsa Reddy to V. Venkat Reddy

Sells of others

Rec. typ

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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.

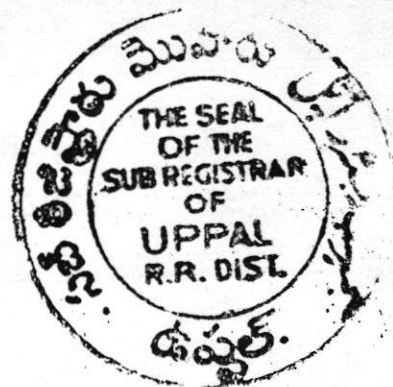
For Modi Properties & Investments Pvt. Ltd.

Contd.10..

John Modi
Managing Director

ఆంధ్రప్రదేశ్ రాష్ట్రం
ఆంధ్రప్రదేశ్ రాష్ట్రం
- 8 MAR 2001
ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
V. C. I.

15 వనం: 2045/2001
దస్తావేజుల నంబరు: 2001/2045
14
2001/9
ఆంధ్రప్రదేశ్ రాష్ట్రం
ఆంధ్రప్రదేశ్ రాష్ట్రం



500Rs.



S No 6916 Date 12/3/2001 R. No. 88234 A.P. 23 11 1

Sold to V. Nassi Reddy. V. Venkat Reddy
For V. Venkat ReddyR. Venkat Reddy
R. Venkat ReddySVL No. 42/05, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

R. Venkat Reddy

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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.

Managing Director

Contd.11..

3 MAR 2001
V. C. 1.

2045/2001
14
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500Rs.



6917 Date: 12/12/2001 Rs. 500/-

88235 A.P. 23 11 L

V. Narsi Reddy & Co. V. Venkat Reddy

Sell of other

R. G. H. S.

R. G. H. S.

SVL No. 4/2001, R. No. 1/2001-2003
Ram Nagar, Hyd'bad.

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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., (b) 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.1,95,000/-.

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

Contd.12..

ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్
 ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్
 - 8 MAR 2001
 చంద్ర కృష్ణ, హైదరాబాద్.
 V. C. 1.

15 వ పేజీ: 2045/2001 సంపు
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 పేజీ: 11
 పేజీ: 14
 పేజీ: 11



8.2.008/2001

500Rs.



No. 6918 Date 13.02.2001 Rs. 500/- 88236 A.P. 23 II L
 Sold to V. Narsi Reddy, do V. Venkat Reddy R. NARENDER
 SVL. No. 42/95, R.No. 1/2001-2003
 Ram Nagar, Hyd'bad.
 Sell
 R/o. Secy's

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.506, on Fifth 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 spaces ad-measuring about 15 Sft and 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 bound-ed in:

- NORTH :: Flat No.507.
- SOUTH :: Landscape Gardens.
- EAST :: 4' Wide Passage and Flat No.505.
- WEST :: Landscape Gardens.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 13th day of March 2001 in the presence of the following witnesses;

WITNESSES:

1. *[Signature]*
2. *[Signature]*

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

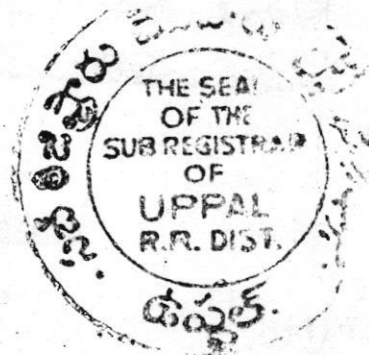
V E N D O R

Drafted by
[Signature]

(R. NANDISHWAR)
 DWL No 587
 R.No. 56/2001, R.R. Dist,

ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు
 - 8 MAR 2001
 లా.కె. కేసు నెం. 1
 V. C. 1.

2045/2001
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ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat No.506, in Fifth Floor, in Block No.H, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mailapur 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 : *24* 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., of Scooter parking.
100 Sft., of Car parking.
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor : 450 Sft.,
- 5) Annual Rental Value : Rs. *4000/-*
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 1,95,000/-

For Modi Properties & Investments Pvt. Ltd.

Phan Moh
Managing Director

signature of the Executant

Date: *13/3/2001*

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.

Phan Moh
Managing Director

Date: *13/3/2001*

పదవి 2045/2601 సంపు
 పదవి వివరములు రిజిస్ట్రేషన్
 14 తమిళ పదవి
 13
 8-11-1961



SEMI-FINISHED FLAT NO. 506 ON SITE
LOCATION PLAN SHOWING FLOOR, MAYFLOWER PARK

SURVEY NOS. 174

Situated at

LAPUR(V)

UPPAL

Mandal, R.R. Dist.

VENDORS: M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.,

REP. BY ITS M.D. SRI. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE 1) MR. V. NARSI REDDY, S/O. SRI. V. VENKAT REDDY

2) MRS. V. PADMA LATHA, W/O. SRI. V. NARSI REDDY

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

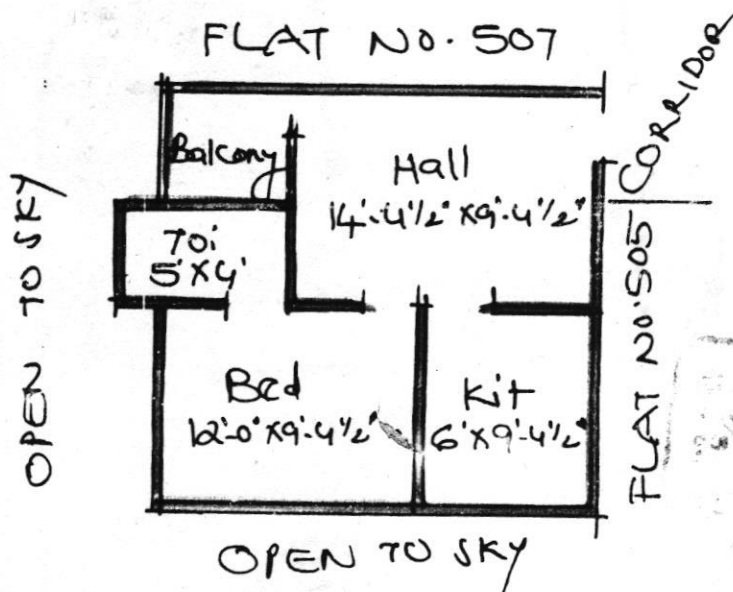
18

SQ. YDS. OR 15.04

SQ. MTRS.

SUPER BUILT-UP AREA: 450 SQ. FT

FLAT NO. 507



WITNESSES:

1. *[Signature]*

2. *[Signature]*



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

SIG. OF THE VENDOR

