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K.V.L.N. P. Sesikaladhan Sh. K.S.R. Murlky

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SALE DEED

of December 2003 at Secunderad 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 33 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. K.V.L.N.P.SESI KALADHAR, SON OF SRI. K.S.R.MURTHY, aged about 25 years, Residing at H.No.23-1371, Sri Viswakala Vihar, Radhakrishna Nagar, Safilguda, Hyderabad - 500 047.

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.

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For Modi Proppriisa & invostments Pvt. Ltd.

Managing Director

1 3 3) 35 5 5 1 1 7 ) 64 200 3 5 NOIL 2021 & దస్తాపేజుల మొత్తం కాగిత**ముల** 192 5 3.4. 7 (man all of nam. 15. 8 సంఖ్య... / కాగ్రత్తపు వరుశ పగలు......మరియు... ఉప్పల్ సబ్-రిజిస్టారు అఫీసులో సంఖ్య....!.... \$ X. DO. 5 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ మ Kr45-881276 అనుసరించి సమర్పించవలసీన పోటోగ్రాఫులు మరియు వేలిముద్దలతో సహ్హా దాఖలుచేసి రుసుము రూ॥....1569 Receipt No. 24819 Dt. SBH, Habsiguda Branch, Sec'bad, వాసి యిచ్చినట్లు ఒప్పు కొన్నదీ. **ఎడ్డస్కు** ట్రోటనరైలు Gaurang mody Slo. Jayantifiles occi. Business - Rlo. Fortuo. 105, supplie Apts, Chikoni Gardens, Begumper, Hyderava -through special power of Attornery, attested నిరూపించినది. Vide Power NO. 9/2002 at spo, uppar ( K. Prablakow Reddy Slo. Padwa Reddy occ: Serice (0) 5-4-187/264. M.G. Road SEC.BAD. Slo. Ramachendraids oce: service SRIBHAR (0) 5-4-18) 3,4, m. Q. RODD, SEC-RAD, U hea 2003 s. Noll. 272027 5 30.6 s & & &

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R. N. O - NOTE - SVL NO 42.95
R. NO. 1/2001 - 0003
JAM NAGAR, HYO'BAD

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#### 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.

. For Modi Properties & Involutionis Pvt. Lid.

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Ediaorsement Under Section 42 of Act No. 14764012003 Date 6 I hereby certify that the

stamp duty of Rs. 30788 Rupces. That has been levied in respect of this instrument from Sri Ganzany Modo

on the basis of the agreed Market Value consideration of Rs. 3/2007 higher than the consideration agreed Marke!

S.R.O. Uppal Sub Registrar Dated: 6.12/03 and Collector U/S. 41&42 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 3.0 ) Towards Stamp Duty Including Transfer duly and Rs. 1560/towards Registration Fee was paid by the party through Challan Receipt Number 24819 Dated SING SEH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda A/c No. 01000050786 of S.R.O. Uppal.





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ROTENER SVL No. 42 95 8. No. 1/200: -1003 9AM NAGAR, HYD'FAD

K.V.L.N.P. Rusi kalaghar

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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.1507-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.2015/99

For Modi Proportes & Investigant appril 186 Managing Direct.

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R. No. 1/2001 103
RAM NASAR, HYDEAD

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 certaing 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 Propodica & Intestments Pv. Lid.

Managing Director

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E. The Purchaser is desirous of purchasing all that Flat bearing No.202, on the Second Floor, in Block No.D 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 of 15 Sft., in apartment Block No.D, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,12,000/- (Rupees Three Lakhs Twelve 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.3,12,000/- (Rupees Three Lakhs Twelve 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.

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- 2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises 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 herey 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 execlusive 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.

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For Moul Properties & Investmagts Pvt. Ltd.

Managing Director

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R. NARENDER SVL No. 42/95 R. No. 1/2001-2003 PAM NAGAR, HYD'BAD

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That the Purchaser shall become a member Flower Park Owners Association that has been formed by 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 main cenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, eletricity etc.,

iv) The common facilities and services (lifts, corridors, passages, staricases, 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 whatseover.

For Modi Proporties & Installants Pv. Ltg.

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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 constrtuctions 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 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 strucutres without any hindrance or objection of any king whatsoever.

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For Modi Proportion & Investments Pet. Ltu.

Managing Director

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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.

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

For Mod Proporties & Investments Pet Lie.

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- 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 part of the Schedule Premises without the 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.
- 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, the apartments, occupiers at a hight level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish inter alia, the Purchaser shall not (be) use the apartment. 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 insurtance on the building or part thereof (f) use the premises as an office or for any other commercial purpose.
  - 6. The Vendor convenants 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.3,12,000/-.

Rs. 32,460-90 paid by way of Challan No. 24819

Dated: 05.12.03, drawn on SBH, Habsiguda Branch.

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For Modt Properties & Investments Pvt. Ltd.

Managing Director

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Sh R1017 RSR, MUTITY RG HydRW

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#### SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.202, on Second Floor in Block No.D, 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 about 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 bounded in:

NORTH :: 4' Wide Passage.

SOUTH :: Basket Ball Court.

EAST :: Flat No.201.

WEST :: Flat No.203.

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For Modi Proportios & Investigants Pyr. Lig.

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R. NARENDEN SVL NO. 42/95 R. Ho. 1/2001-2003

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the  $\frac{A}{B}$  day of  $\frac{December}{December}$  2003 in the presence of the following witnesses;

WITNESSES:

1. Probleman Redy)

(SRIOHAR)

For Modi Proparties & Investments Pvt. Ltd.

E N D O R

For Modi Proparties & Investments Fyc. u.d.

-Managing Director

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ANNEXURE-1-A

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P. NARENDER SVL No. 42/95 H. No. 1/200° 2003 RALL MICHEL HYD'BAT

Description of the Building: Flat bearing No. 202, on Second Floor Block No.D, of MAYFLOWER PARK, at Bl No.4, Residential Localities, Mallap Village, Uppal Mandal, Ranga Reddy District.

(a) Nature of the roof

: R.C.C. (G+5)

(b) Type of Structure

: Framed Structure.

Age of the Building 2)

: 1 year

Total extent of site 3)

: 18 Sq.yds. U/S Out of Ac.4-32 Gts,

Built up area particulars 4)

: 15 Sft., for scooter parking space

a) Cellar, Parking areab) 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.,

Annual Rental Value Rs.6000/-Rs.

Municipal Taxes per Annum 6)

Executant's estimate of the 7) MV of the Building

RS 13 1 12 000 Was amount avi. Ltd.

signatu

Date: 4/ 12/2003

5)

## CERILFICALE

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

Date: 4 / 12/2003

For Medi Properties & pressionals Pvi. Ltd. signature of the Executant Managing Director

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LILEGIOTIATION PLAN SHUVINGOE MAY ELONICO	PARK
Sit	uated at
MALLAPUR(V) UPPAL Mandal, R	
VENDORS: MIS. MODI PROPERTIES & INVESTME	
PUT. LTD., REP. BY ITS M.D. Mr. SOHAM MODI	270
VENDEE: SPINISH MODI	
SRIKIVILINIPISESI KALADHAR	J
SCO.SRI.K.S.R.MURTHY	
REFERENCE: SCALE: 1"- INCL: EXCL	
AREA: 18 SOLYDS. OR 15:04 SOLMTRS.	
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SUPER BUILT-UP AREA . 45050PL	٨
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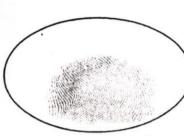
# PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER



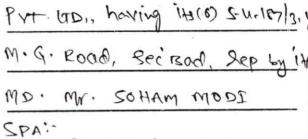


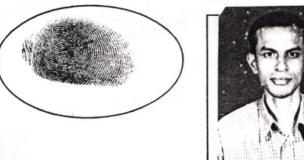
PRESENTANT/SELLER/
BUYER

VENDOR:

MS. MODI PROPERTIES & INVESTMENT







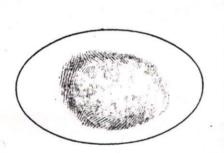
Mr. GAURANG MODY

110. FCAT MO. 105, Sapphire

Apts, Chikoti Gardens,

Begumpet, HYD ERABAD.

PURCHASER:





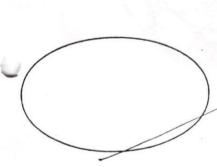
K.V.L.N.P. SESI KALADHAR

AGE: 25 ym

11.00: 23-1371, STi
Vishwatala Vihor,

Radhakrishna Nagar,

Safilguda, HYDERABAD-L



BLACK & WHITE PASSPORT SIZE PHOTO

SIGNATURE OF WITNESSES

1. Prosporand

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For Mad Prophyles & Investments Fvt. Ltd.

SIGNATURE OF THE EXECUTANT'S

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