

Date: 12-09-2003 Serial No: 9,271

Denomination: 20,000

Purchased By :

For Whom :

JOSEPH

SELF & OTHERS

S/O.J.R.WILLIAM R/O.HYD

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

02CC 687173

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HELY 10100

SALE DEED

This Sale Deed is made and executed on this Repember 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

- 1. Mr. W.JOSEPH, SON OF SRI. J.R.WILLIAM, aged 40 years,
- 2. Mrs. MARY JOSEPH, WIFE OF SRI. W.JOSEPH, aged 31 years,

Both are Residing at H.No.1-3-1/A/6, Padmashali Colony, Kavadiguda, Hyderabad - 500 380.

hereinafter called the 'BUYERS' (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 Proponias a investments Pvi. Lid.

Managing Director

Short

1925.3. T. & P. C. Sur No. 25 8. సంఖ్య....! ఏ.ఈ కాగితపు వరుస సబ్గ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో A 35 as 318 సంఖ్య.../..... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ సబ్-రిజిస్ట్రాడు 32–ఎ.ను. ఆనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫు(లు) మరియు పేలిముద్రలతో సహా దాఖలు వేసి రుసుము రూ 1297 చెల్లించినవారు,..... **ణాసి యిచ్చినట్లు** ఒప్పు కొన్నది. Garrang mody . S/o. Tayanthrial mody **ఎడ్డమ బ్రో**టన(పేలు . OCC - Business - Rlo. FOT NO 165. Supplies upts, Cheeroti Gardens Begumpet, Hyderabad. through special Power of Attoonery, attered Vide Power No. 9/2002 at seo, expal. తియాపించినది. (K. Prableman heady Praco Sto. Pading Ready 5-4-181/384, occ: M (esvice (0) M.G. Road, SECRAD. (SRIDHAR S/o. Romachembraias occ: Schie (0) 5-4-18113 & 4, m-G. Road ser sad. 20035. Non. @ Choros 30.135 38 192.53.శా.శ...ఓమీ.С. మాసం.22వ తేది. సబ్-రిజిస్ట్రార్తు



02CC 687174

has

: 12-09-2003

Serial No: 9,272

Denomination: 20,000

Purchased By :

For Whom :

J.JOSEPH

SELF & OTHERS

G/O.J.R.WILLIAM

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

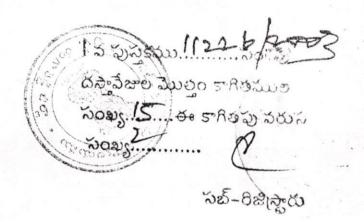
:: 2 :

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.

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For Modi Properties & Investments Pvt. Ltd.



Dated: 13/9/08 and Collector U/S. 41&42 INDIAN STAMP ACT





2000 Date 126/63 ReDel

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AP 23 II Z 38112 William

R. NACENDER SVL NO. 42.95 R. No. 1/2001-2003 RAM NAGAR, HYD'RAD

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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
		Car Car Car	
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

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For Modi Properties & investments PVI. Ltd.

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68 Jan 9 9 5 5 3





001 Date 1219/03 3811;

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

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.

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.

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For Modi Properties & Investments Pvt. Ltd

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P. N. RENDER SVL NO. 42 95 R. No. 1/2001-2003... RAM NAGAR, HYD'SAD

E. The Purchasers are desirous of purchasing all that Flat bearing Nos.102 & 103, on the First Floor, in Block No.D in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved two scooters parking space admeasuring about 30 Sft., in apartment Block No.D, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.5,95,000/- (Rupees Five Lakhs Ninety Five Thousand only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchasers 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.5,95,000/- (Rupees Five Lakhs Ninety Five Thousand only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers 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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For Modi Properties & investments rvi. Lid.

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R. MAFONDER SVL No. 41/195 R. No. 1/2001 2003 RAM NAGAE, HYD'BAP

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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 Purchasers 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 Purchasers and the Purchasers doth herey confirm and acknowledge the same.
- 4. The Purchasers do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:
- i) The Purchasers 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 Purchasers 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 Purchasers shall not hereafter raise any objection on this account.

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For Modi Properties & Investments Pvl. Ltd.



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That the Purchasers shall become a member of iii) 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 the association every month for the proper maintenance the common services. If the Purchasers 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, 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.

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For Modi Properties & investments Pvi. Ltd.

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Vendor to the Purchaser.

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Joseph Sto I. R. William

v) The Purchasers 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

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

Premises from the date of delivery of its possession by the

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vii) That the Purchasers 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 Purchasers 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., may be necessary and such other acts and things that

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 Purchasers 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.

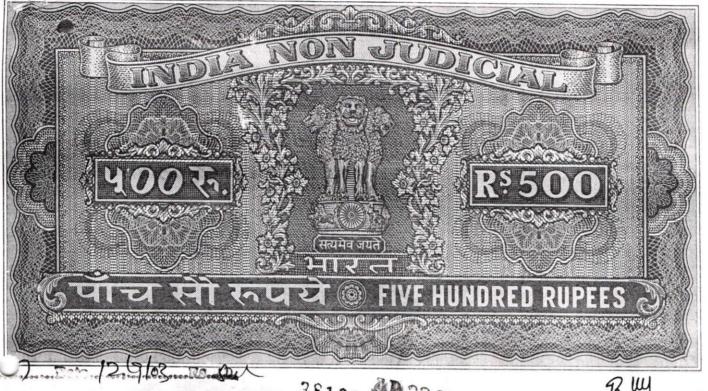
 $\times)$ That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties 4 investments Pvt. Ltd.

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R. NO. 42/95 8. No. 1/2001-2003 RAM NAGAR, HYD'BAD

xi) The Purchasers 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 Purchasers 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 Purchasers 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.
- 6. The Vendor convenants with the Purchasers 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.5,95,000/-.

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For Modi Properties & Investments Pvt. Ltd.

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8. No. 1/2001-2003 RAM NAGAR, HYD'BAT

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.102 & 103, on First Floor in Block No.D, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a reserved two scooters parking space admeasuring about 30 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:

:: 4' Wide Passage & Open to Space. NORTH

SOUTH :: Basketball Court.

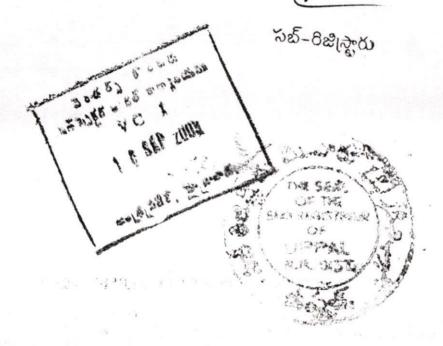
EAST :: Flat No.101.

:: 40' Wide Road & Open to Sky. WEST

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For Mod! Properties & investments Pvt. Ltd.

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13 - 13 1 Day

KAM NAGAN, S



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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 13% day of Sepember 2003 in the presence of the following witnesses;

WITNESSES:

1. Bosergon (K. PRADHAWAR REDDY) For Modi Properties & investments Pvt. Ltd.

E Managing Grector

For Modi Properties aninvestments Pvt. Ltd.

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1)

Description of the Building: Flat Nos.102 & 103, on First Floor in Block No.D, 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

Total extent of site

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

30 Sft., for two scooters parking space

Built up area particulars

a) Cellar, Parking area

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

Rs.6000/-

900 Sft.,

Rs.

Annual Rental Value Municipal Taxes per Annum 6)

Executant's estimate of the MV of the Building

Rs.5,95,000/-

Date: 13/09/2003

5)

For Modi Properties & Investments Pvt. Ltd. signature of the EAGLtant

CERILEIC 6 I Examaging Director

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

Date: 13/09/2003

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దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!.మీ. ఈ కాగితపు వరుస సంఖ్య...!.మీ. సబ్-రిజిస్ట్రారు

REGISTRATION PLAN SHOWING OF MAY FLOWER PARK				
IN SURVEY NOS. 174	Situated at			
MALLA PURCV) UPPAL	Mandal, R.R. Dist.			
VENDORS: M/S MODI PROPERTIES &INVESTMENTS				
PVT. LTD., Rep. By ITS M.D: MR.				
S/O. MR. SATISH MODI				
VENDEE: I. MR. W. JOSEPH S/O SRI J.R. WILLIAM				
@ MRS MARY JOSEPH WO SRI W JOSEPH				
REFERENCE: SCALE: 1"- INCL: EXCL				
AREA: 36 SOLYDS. OR 30.09 SOLMTRS.				
US. OUT OF AC. 4-32Gts				
SUPER BUILT-UP AREA: 900 SFT	^			
	<>			
BASKET BALL COURT				
BAL	N			
4.80 X	. 1.1			
9:6"×11	3 20			
	20			
DIN 13:3x9:6 11-3x9.4 2 11:3x9.4 2	6 3 4			
DED	4 2 2 x			
9:6"x12" TOI & AWA TOI 6x4 12	Ro may			
2 4' WIDE PASSAGE 2	HABSIGUPAX ROAD			
	LOCATION PLAN			
	TON I CAN			
WITNESSES: For Modi Properties & Investments Pvt. Ltd.				
1. Pronged SIG. OF MINUTED VENDOR				
2. To suor				



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER





VENDOR:
MIL MODI PROPERTIES & INVESTMENTS
PUT LID, having 45 60 5-4-187/3 E4

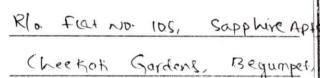
M. G. Road, sec' Bad, Sep by is

M.D. Mr. SOHAM MODI



SPA:

Mr. GAURANG MODY



HYOCRABAD.





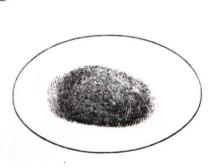


O MY W. JOSEPH

Rlo. H.no: 1-3-1/A16,

Padmashali colony, Korvadiques

HYDERABAD -500 380.





@ Mas. MARY JOSEPH

Rlo. HNO: 1-3-1/16,

Padmashal? Colony, Kalladiguide

HYDERABAD - 500 380

SIGNATURE OF WITNESSES

Porosol

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For Modi Properties & Investments Pvt Ltd.

SIGNATURE O PAPARITO DIECTO ANT'S

1 వ పుస్తకము.!! ఎట్టే సంగ్రాహ్హేహిల మొత్తం కాగితముల సంఖ్య...! మీత్తం కాగితపు వరుస సంఖ్య...! మీత్తం కాగితపు వరుస సంఖ్య...! మీత్తం కాగితపు వరుస సంఖ్య...! మీత్తం కాగితపు వరుస సంఖ్య...! మీత్తం కాగితపు వరుస

