

C.S. 1020

1075/94

400 1025



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

GOAA 181526

2-636

22/11/2004 1001

HASMUKH T. DESAI S/o Trambaklal Desai

Self

R/o Secunderabad

NAMA... 3/20...
NAMA... 3/20...**SALE DEED**

This Sale Deed is made and executed on this 23rd day of January 2004 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 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. HASMUKH T.DESAI, SON OF SRI. TRAMBAKLAL DESAI, aged about 59 years, Residing at H.No.6-6-414/5, Gandhi Nagar, 1st Floor, Secunderabad - 500 080.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

[Signature]
Managing Director

200 4 వ సం||...నెల...30...
 192 5 వ.శ.శా...మాసము...10...తేది
 పగలు...3...మరియు...4...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు పేలిక్యుడ్రలతో సహా దాఖలుచేసి
 రుసుము రూ||...1500/-...చెల్పించినారు.

Receipt No. 012058 Dt. 22/1/2004 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడ్వక్టు బ్రౌటనప్రేలు

[Handwritten signature]

20 JAN 2004
 VC-SEC-BAD
 రిజిస్ట్రేషన్ అఫీసు

1 వ పుస్తకము 1025/404
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...9...ఈ కాగితపు వరుస
 సంఖ్య...1...

సబ్-రిజిస్ట్రారు

Gaurang mady S/o. Jangantilal mady occ. Business
 Eo. flat no. 105, Supreme Apts, Chakraborty Ganga
 Begumpet, Hyderabad.

నిరూపించినది.

through special power of Attorney, attested by
 power no. 9/2002 at SRO, Supal.

1) Prakash Reddy

(R. Prakash Reddy S/o. Padma Reddy
 Blo. S-4-187 / 3 & 4, M. G. Road, Sec'bad.

2) Prakash Reddy

S/o. Ramachandrababu occ. Business
 (R) S-4-187 / 3 & 4, M. G. Road, Sec'bad.

2004 వ సం||...నెల...30 వ తేది
 192 వ.శ.శా...మాసం...10 వ తేది.

సబ్-రిజిస్ట్రారు

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.

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

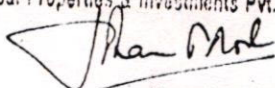
TOTAL AREA: 4 Acres 32 Guntas

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.,

Contd.3..

For Modi Properties & Investments Pvt. Ltd.



Managing Director

1వ పుస్తకము: 025/500
 కన్యకాదాసు మొత్తం కాగితముల
 సంఖ్య: 9 ఈ కన్యకాదాసు వరుస
 సంఖ్య: 1

సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1891
 No. 1025 of 2004. Date: 30/1/04

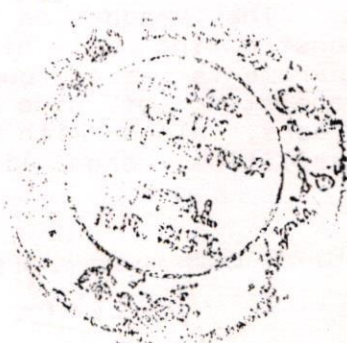
I hereby certify that the proper deficit
 stamp duty of Rs. 30700/- Rupees. Thirty thousand and Nine hundred only,
 has been levied in respect of this instrument
 from Sri. Ganesha Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 30700/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated: 30/1/04 Sub Registrar
 and Collector U/S. 41&47
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 30700/- towards Stamp Duty
 Including Transfer duty and Rs. 1500/-
 towards Registration Fee was paid by the party
 through Challan Receipt No. 072056
 Dated: 23/1/04 at SDH, Sec'bad.

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



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.

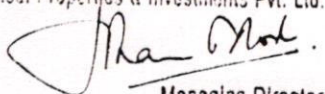
E. The Purchaser is desirous of purchasing all that Flat bearing No.105, on the First Floor, in Block No.D in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.D, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3.00,000/- (Rupees Three Lakhs 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.3.00,000/- (Rupees Three Lakhs 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.
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.4..

1వ పుస్తకము..... 5/5/55

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (ఇ.క) పు..... 10256/4

నెంబరుగా రిజిస్టరు చేయబడి స్థానికు నిమిత్తం

గుర్తింపు నెంబరు..... 1025..... 1-2009 నవంబరు

2009 సం॥ 10/11/09 నెంబరు..... రేడి

రిజిస్టరింగు అధికారి

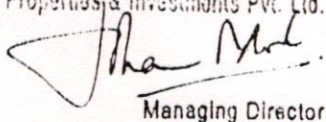


iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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.

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.



1 వ పుస్తకము 0231 సం॥
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 91.....ఈ (కాగితపు వరుస
సంఖ్య 4.....

సబ్-రిజిస్ట్రారు



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.

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.

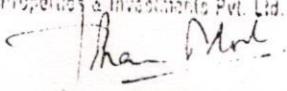
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.3,00,000/-.

Rs. 32,520/- paid by way of Challan No. 72058,
Dated: 23.01.04, drawn on SBH, Habsiguda Branch.

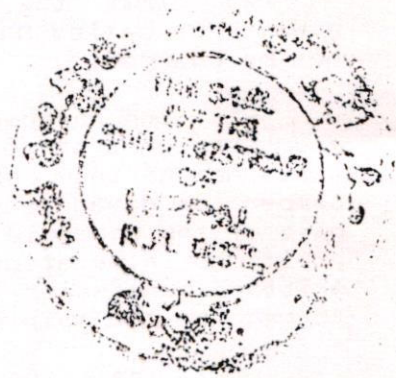
Contd.6..

For Mudi Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము 025/12/19
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



:: 6 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.105, on First Floor in Block No.D, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 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 :: Flat No.106.

SOUTH :: 4' Wide Passage and Flat No.104.

EAST :: 4' Corridor.

WEST :: 40' Wide Road.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 23rd day of January 2004 in the presence of the following witnesses;

WITNESSES:

1. P. Sridhar
(K. P. Lakshmi Reddy)

2. Sridhar
(Sridhar)

For Modi Properties & Investments Pvt. Ltd.

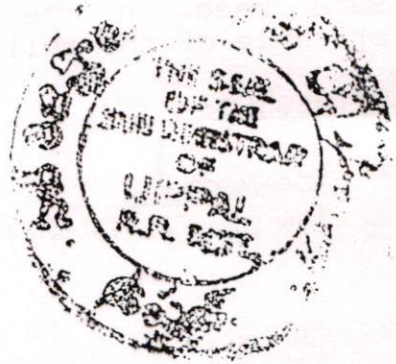
V E N
Managing Director

For Modi Properties & Investments Pvt. Ltd.

Manoj
Managing Director

1 వ పుస్తకము/.....సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9.....ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.105, 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 : 01 year
- 3) Total extent of site : 28 Sq.yds. U/S Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
a) Cellar, Parking area : 15 Sft., for scooter parking space
b) In the Ground Floor :
c) In the 1st Floor : 700 Sft.,
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
5) Annual Rental Value : Rs.6000/-
6) Municipal Taxes per Annum : Rs.
7) Executant's estimate of the MV of the Building : Rs.3,00,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 23/1/2004

signature of the Executant

Managing Director

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.

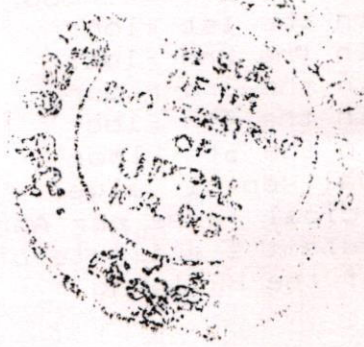
Date: 23/1/2004

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

Managing Director

1 వ పుస్తకము! ౧౦ ౫ ౬ ౭ ౮ ౯ ౧౦ ౧౧ ౧౨
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174.

FLAT No. 105, 1st FLOOR BLOCK-D
OF MAY FLOWER PARK

MALLAPUR (V)

UPPAL

Situated at
Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD. Rep. By: ITS MD. MR. SOHAM MODI

S/O SRI. SATISH MODI

VENDEE : Mr. HASMUKH T. DESAI

S/O. SRI. TRAMBAKLAL DESAI

REFERENCE :

AREA :

28

SCALE: 1"

SQ. YDS. OR 23.40

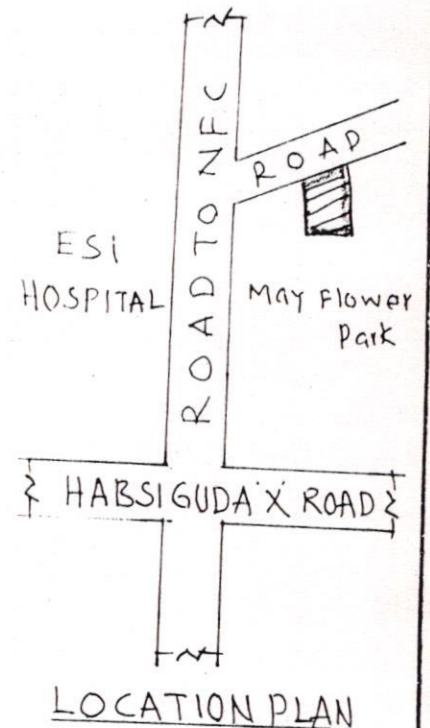
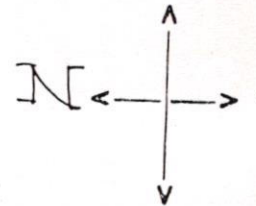
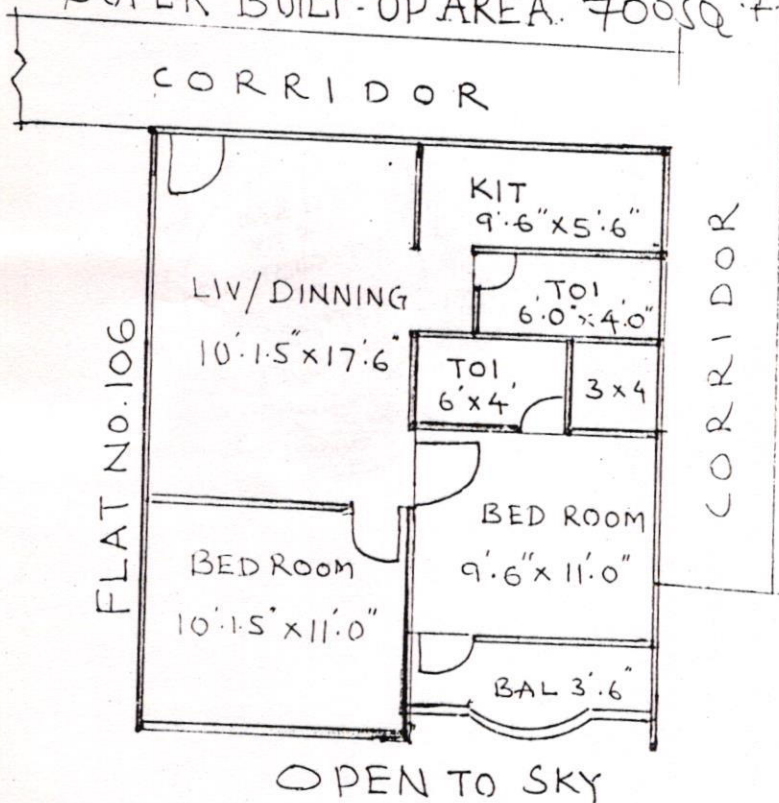
INCL: ☐

SQ. MTRS.

EXCL: ☐

U/S. OUT OF AC. 4-32 Gts.

SUPER BUILT-UP AREA. 700 SQ. FT.



WITNESSES :

1. [Signature]

2. [Signature]

SIG. OF THE VENDOR

[Signature]

Managing Director

1555

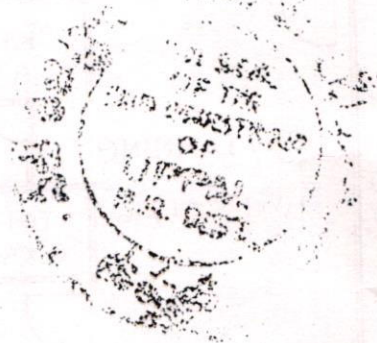
1వ ప్రకటనము 10.25.1955

ఉత్తానేజుల మొత్తం కాగితము

సంఖ్య: 9... ఈ కాగితపు నం

సంఖ్య: 5.....

సంఖ్య: 5.....

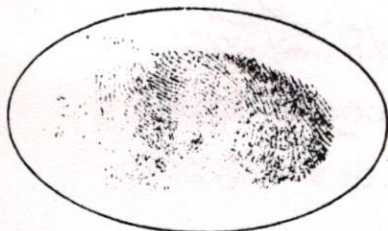


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:-
M/s. MODI PROPERTIES & INVESTMENTS

NTS PVT. LTD., having its (a) 5-4-18

M.G. Road, Sec 2nd, Rep by its

MD. Mr. SOHAM MODI

SPA:-

Mr. GAURANG MODY

R/o. Flat no. 105, Sapphire

Apts. Chikoti Gardens,

Begumpet, Hyderabad.

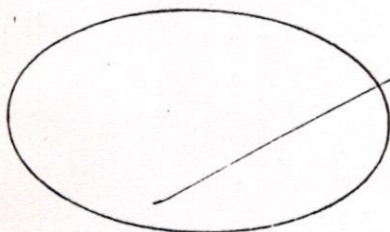
PURCHASER:-

Mr. HASMUKH. T. DESAI

R/o. H.NO: 6-6-414/S,

Gandhi Nagar, 1st Floor,

SFC-BAD - 500-080.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1. Resident

Siddhar

For Modi Properties & Investments Pvt. Ltd.

Shan Moh

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము/025/సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9....ఈ కాగితపు వరుస
సంఖ్య...9.....

సబ్-రిజిస్ట్రారు

