

100 Rs.



21517 22/11/03 1001- 60382 AP231EE

14 To M. Sri Lakshmi, Karung ²⁰ M.V.C. Seivma

B10 Hye

Ruy

A. NORTON
F. S. A. FENDER
C. O. NO. 42185
SARINA, 1901-2003
HYD'BAD

S A L E D E E D

This Sale Deed is made and executed on this 4th day of December 2003 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

SMT. M.SRI LAKSHMI KARUNA D/O OF SRI. M.V.C.SARMA, aged about 29 years, Residing at H.No.17-25/9, Sri Sairam Nagar, Uppal, Hyderabad - 500 039.

hereinafter called the 'BUYER' (which expression where the context so permits shall mean and include her heirs, successors, legal representatives, executors, nominees, assignees etc.) of THE OTHER PART.

Contd.2.

For More Properties & Investments Pvt. Ltd.

The Mkt.
Managing Director

200 3 వ సం॥ 2003 వేది
 192 5 వ.శ.శా. 1925 వేది
 పగలు...1...మరియు...2...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...శాంతి...మొదటి
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫ్లు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 250/- చెల్లించినారు.

Receipt No. 24364 Dt. 27/11/03
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనపైలు



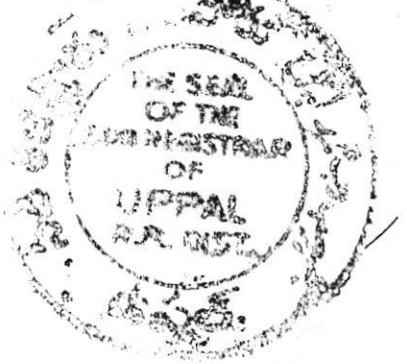
సూపించినది.

1. Shyam

2. Shyam

1 వ పుస్తకము! 47653
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...! 5. ఈ కాగితపు వరుస
 సంఖ్య.../.....

సబ్-రిజిస్ట్రారు



Gourang mody s/o. Jayanthil mody sec:
 Business - R/o. Flat No. 105, Sapphire Apt
 Chikoti Gardens, Begumpet, Hyderabad.
 Through Special Power of Attorney,
 attested vide power No. 9/2002 at Sec,
 Uppal.

(K. P. Lakshmi Reddy s/o. Padma Reddy
 acc: Service co) S-u-187/3,4, M. G. Road,
 SEC-BAD.
 SRIHARA s/o. Ramachandraiah, acc: Sec:
 (co) S-u-187/3,4, M. G. Road, SEC-BAD.

hco

2003 వ. సం॥ 2003 వేది
 1925 వ.శ.శా. 1925 వేది
 సబ్-రిజిస్ట్రారు



60393 AP231EE

21518

22/11/03

100/-

M. Srp Lakshmi, Karu M.V.C. Savva

Sub-

R to Hyd

R. NARENDER
SVL NO. 42 95
R. No. 1/2001-2003
PAM NAGAR, HYDRABAD

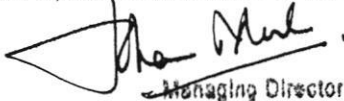
:: 2 ::

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.3..


Managing Director

1 వ పుస్తకము! 14765/3
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 15. ఈ కాగితపు వరుస
 సంఖ్య... 2

Endorsement Under Section 42 of Act II of 1890
 No. 14765 of 2003 Date 6/12/03

సెల్-రిజిస్ట్రార్

I hereby certify that the proper deficit
 stamp of Rs. 50810/- *Rs. 50810/-*
Eight hundred Ten only.
 has been affixed to this instrument
 in the *Gaming Mode.*
 on the basis of the Market Value
 considered to be *501000/-* being
 higher than the agreed Market
 Value.

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. 50810/- towards Stamp Duty
 Including Transfer duty and Rs. 2505/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 24364
 Dated: 27/11/03 at S.R.Habsiguda Branch, Sec'bad.

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



1 వ పుస్తకము 14765/03
 దస్తావేజుల మొత్తం కారితముల
 సంఖ్య 15 ఈ కారితపు వరుస
 సంఖ్య 3

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.శ) పు 14765/03
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 14765 1-2003 ఇవ్వబడిన
 2003 సెప్టెంబరు 6 తేది

రిజిస్టరింగు అధికారి





21520 24/11/03 100

M. Sri Lakshmi

60395 AP 231EE
M.V.C. Seema

Ruy
B. No. 1/10/10
RAM NAGAR, LTD.

Ra Hyd

:: 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.


Managing Director

1 వ పుస్తకము. 1.476 పేజీలు 3
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు పేజీలు
సంఖ్య. 4.....

హక్-దాఖ్





60396

AP 231EE

2152

22/1/03

1002

To: Mr. Sri. Lakshminarayana

M.V.C. Sarma

Sd/-

5 ::

R to Hyd

R. NARENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYDRABAD

E. The Purchaser is desirous of purchasing all that Flat bearing No.306, on the Third Floor, in Block No.D in MAY-FLOWER 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.5,01,000/- (Rupees Five Lakhs One 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.5,01,000/- (Rupees Five Lakhs One 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.


Managing Director

Contd.6..



1వ పుస్తకము (4) 6 వ పాఠము 3

దస్తావేజాల మొత్తం కారముల

సంఖ్య... 1.5... ఈ కారముల వరుస

సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు





2152 22/10/03 100/-

M. Sri Lakshmi, Kakinada

Sale

60397

M.V.C. Sarma AP 231EE

Rw Hyd

:: 6 ::

Ruy
R. NAFENDER
SVL NO. 42/95
R. No. 1/2001-42/95
RAM NAGAR, HYD.

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.

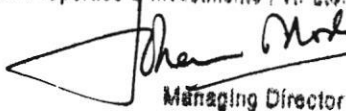
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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..



1 వ పుస్తకము 176 పుస్తకము 3
దస్తావేజుల మొదలం కాగితములు
సంఖ్య..15...ఈ కాగితపు నమూనా
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు





21523

22/11/03

100/-

60598

M. Sri Lakshmi K. S. M.V.C. Sarma

Self

AP 23188

Kw Hsd

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

:: 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.

For Modi Properties & Investments Pvt. Ltd.

John Mark
Managing Director

Contd.8..

1వ పుస్తకము 1476 వ. 1473

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య..15..ఈ కాగితపు పత్రము

సంఖ్య..7..

సర్-రిజిస్ట్రారు





21524

22/11/03

100/-

60599

Mr. S. Lakshmi Narayana

AP 2314

M.V.C. Sarma

Self

8

Rb Hyd

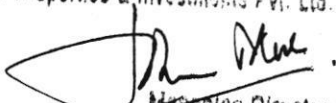
R. NARENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

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.

contd.9..


Managing Director



1 వ పుస్తకము... 147/15/1933

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 8... 0

సబ్-రిజిస్ట్రారు





21525 22/11/03 100/-
 M. Sri. Laxshmi K. S. 10.
 Self

60700

AP231EE

M.V.C.

Same

R. NARENDER
 SVL No. 42.95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAD

:: 9 :: Rto Hyd

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.

For Madi Properties & Investments Pvt. Ltd.

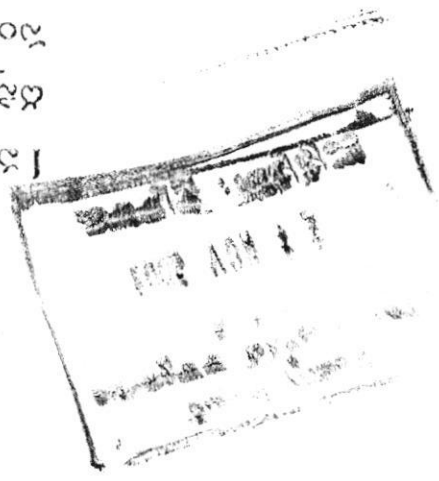

 Managing Director

Contd.10..



നവംബർ-൧൯൫൩

.....
.....
.....
.....
.....





21526 Date 22/11/03 100/-
 M. S. P. Lakshmi Kumar
 S. P. S.

60701

M. V. C. Sarma
 AP231EE

R. to H. J. S.

:: 10 ::

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

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.5,01,000/-.

Rs. 53,435/- paid by way of Challan No. 24364,
 Dated: 27.11.03, drawn on SBH, Habsiguda Branch.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

Contd.11..

1 వ పుస్తకము! 476 వ పుస్తకము

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు పరుస

సంఖ్య... 10

సబ్-రిజిస్ట్రారు



100Rs.



21527 22/11/03 100/-

M. Sri Lakshmi Kantam

60702 M.V.C. Sarma

AP 231EE

Rw Hyd

:: 11 ::

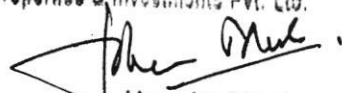
R. NABENDU
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BA

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.306, on Third 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 bound-
ed in:

- NORTH :: Flat No.307.
- SOUTH :: Flat No.305.
- EAST :: 4'-6" Wide Passage.
- WEST :: 40' Wide Road.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.12..

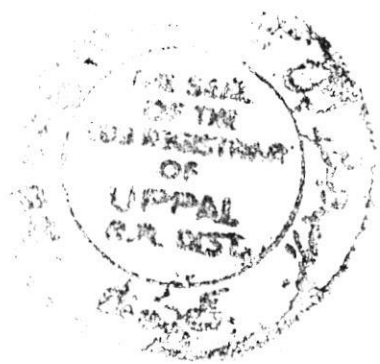
1 వ పుస్తకము 14765/2003

దస్తవేజుల మొత్తం వారితముల

పంపు... 15. రూ. వారితపు వయస

సంఖ్య... 11.....

సర్-రిజిస్ట్రారు





21528 22/11/03 1002 60703
 To: M. S.P. Lakshmi Narayana AP 2318
 M.L.C. Sarmp
 Seeb

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

Alw - Agel

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 4th day of December 2003 in the presence of the following witnesses;

WITNESSES:

1. Prabakaran
 (K. Prabakaran Reddy)

For Modi Properties & Investments Pvt. Ltd.

Mani Mohan
 Managing Director
 VENDOR

2. Srinivas
 (S.R. Srinivas)

For Modi Properties & Investments Pvt. Ltd.

Mani Mohan
 Managing Director

1వ పుస్తకము. 1476 వ. శా. 3
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 12.....

సెల్ రిజిస్టరు





21529 22/11/03 100L
 To: M. Sri Lakshmi Karthi
 When: 22/11/03

60704'

MVC. Sarma
 AP 231EE

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

ANNEXURE - 1 - A

R. N. Hyd

- 1) Description of the Building: Flat bearing No.306, on Third 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
- 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 :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor : 700 Sft.,
 - 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.5,01,000

For Modi Properties & Investments Pvt. Ltd.

Date: 4/12/2003

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.

For Modi Properties & Investments Pvt. Ltd.

Date: 4/12/2003

signature of the Executant

Managing Director

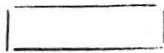
1వ పుస్తకము! 4765/92
దస్తావేజాల మొత్తం 7000
సంఖ్య...15...ఈ కాగితపు పరుస
సంఖ్య...13

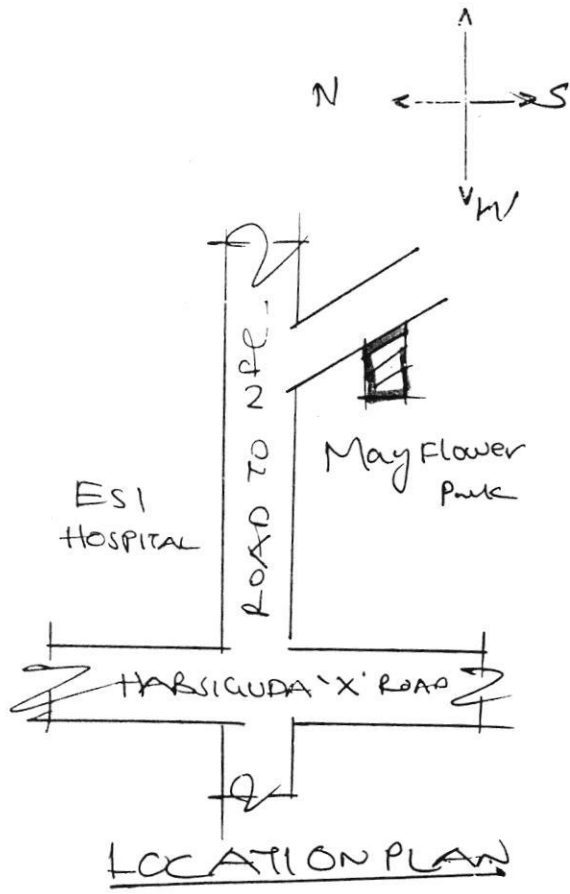
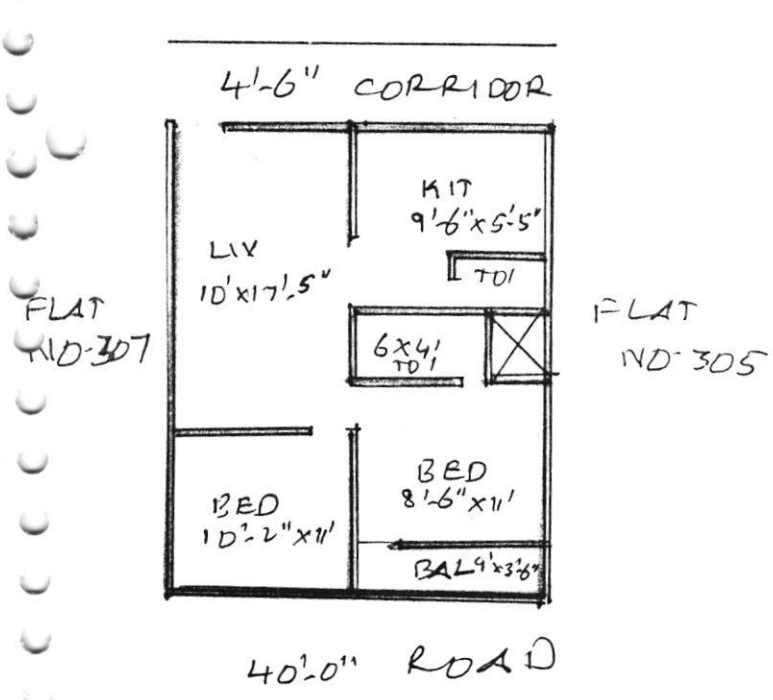


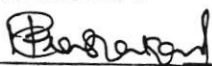
REGISTRATION PLAN SHOWING FLAT NO- 306 IN THIRD FLOOR
IN SURVEY NOS. 174 : MAYFLOWER PARK IN 'D' BLOCK Situated at
MALLAPUR (V); UPPAL Mandal, R.R. Dist.

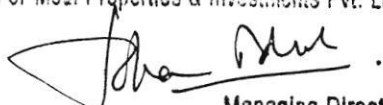
VENDORS : M/s- MODI PROPERTIES & INVESTMENTS
PVT- LTD; BY ITS; M:D: SOHAM MODI S/D- SATISH MODI

VENDEE: SMT- M- SRI LAKSHMI KARUNA
D/D- M.V.C- SARMA

REFERENCE: SCALE: 1"= SQ. YDS. OR INCL:  EXCL: 
AREA: 28 SQ. MTRS. PLINTHALEX: 700 SQFT
U/S. OUT- AC 4-32 G+S. 15 SQFT PARKING



WITNESSES:
1. 
2. 

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR Managing Director

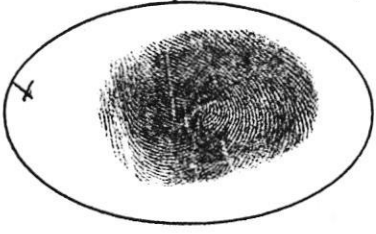
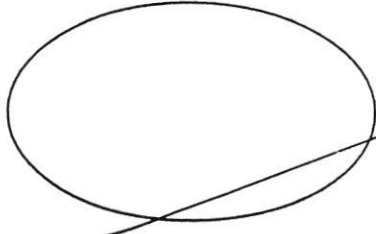
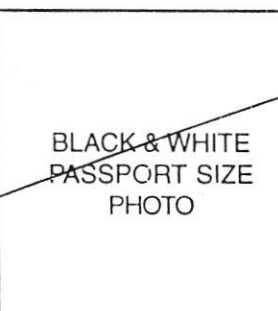
1వ పుస్తకము 1.4765...
దస్తావేజుల మొదల కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...14...

హన్-రిజిస్ట్రారు

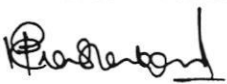


D/306

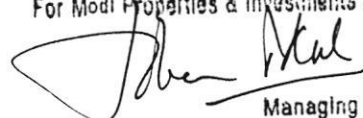
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl.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 PVT. LTD., having its (O) S-4-187/34, M.G. Road, Sec 34, Rep by its M.D. Mr. SOHAM MODI
			SPA:- Mr. GAURANG MODI No. Flat no. 105, Sapphire Apts, Chikoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- Smt. M. SRI LAKSHMI KARUNA, AGE: 29 yrs. D/o. M.V.C. SARMA H.No. 17-25/9 SRI SATRAM NAGAR UPPAL, HYDERABAD 500039
			

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.


Managing Director

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము. 1. 7. 5. 3

దస్తావేజుల మొత్తం కాగితముం

సంఖ్య... 15.. ఈ కాగితపు వరుస

సంఖ్య... 15.....

కుబ్-రిజిస్ట్రారు

