45.42 50/03

424 /03



a : 09-04-2003

Serial No: 4,060

Denomination: 20,000

02CC 679932

Purchased By :

For Whom:

S.STINIVAS RAO

\*\*SELF\*\*

S/O SRI.S. SCHATAH Somarefor -

Sub Registrar
EL Officio Stamp Vendor
S.R.OLOPPAL

SALE DEED

This Sale Deed is made and executed on this 10 day APE 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. S.SRINIVAS RAO, SON OF SRI. S.SOMARAJU, aged 48 years, Residing at H.No.17/A, 6-6-439/2, Gandhi Nagar, Behind Praga Tools, Secunderabad - 500 380.

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.

Managing Director

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7 7 2 6 MAR 2003 3 13 35553.4241 2003 න. సం11. බිනි. න . 30 . 30 . 38 దస్తావేజుల మొద్దం 🥫 గిత్ర**ముల** 19253. 8. 8 2 Cer wood 06 a. పగలు.//...మరియు...<sup>1</sup>.2..గంటల మధ్య ₹000g.../..... సబ్ల్-రిజ్మిస్టారు ఉప్పల్ ఆఫీసులో A Trob ZME स्की-विक्षात्रुक రజిస్ట్రేషన్ చట్టము, 1908 **లోని సెక్షన్** 32–ఎ ను అనుసరించి సమర్పిం<mark>చవలసిన</mark> ఫోటో గ్రాఫ్టు(లు) మరియు చేలిముద్రంతో సహా దాఖలు చేసి రుసుము రూ 11.2240 చెలించినవారు..... Gaurang mony **దాసి** యిచ్చినట్లు ఒప్పు కొన్నది. Occ: - Bisiness . Rlo. ఎడమ బ్రూటన(పేలు sapphire apts. Cheekote Gardens Begumper, Hyderabad. through special Pewer of Attornery, attested Vide Power No. 9 2002 et 180, uppel. <sup>నిరూ</sup>పించిన**ది.** ( K. Prabhakar Reddy Slo. Padone Ready Prolong occ - Sovice (0) 5-4-187/364, m.G Road, second. Slo. Ram chandraids ( shidhar (O) 5-4- 187 / 3 64, PVA Scavica m. G. Road, SECAMO. 200.33.5011. 2. 201.30.10.3 8A 1925 J. 8. 3. Centuryo. 20 5 . Ja.

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09-04-2003

Serial No : 4,061

Denomination: 20,000

02CC 679933

ub/Registrar

Ex. Officio Stamp Vendor S.R.O. PPPAL

Purchased By :

For Whom:

SKINIVAS RAO

\*\*SELF\*\*

Managing Director

SRI . S. SCHALAR

EC'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.

ror Modi Properties & Investments Pvt. Ltd.,

Contd.3.



1 న పుస్తకను 124! సంగే దస్తానేజుల నిబ్బం కాగితముల సంఖ్య..!ఏ... ఈ కాగితపు వరుశే సంఖ్య...

Endorsement Under Section 42 of Act II of 1898
No. U241 of 2003 Date (04)03

I hereby certify that the proper deficit

stamp duty of the 1801- Rupees Seven 
Lundy ed and Egytty or

has been levied in the of this instrument

from Sri... Gawang Modit

on the basis of the second diamet Notice

consideration of its 448000/- being

S.R.O. Uppal

Dated: 10/4/03 and Collector U/S. 41&42
INDIAN STAMP ACT

higher than the consideration

Value.





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9/4/03 7 5001. Svinival Rao Slo 410:1

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R. NARENDER SVL NO. 42 95 R. NO. 1/200 DES BAN NAGAR, HYD'BAL

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Somarcy U

Sale Deed Schedule and area Document Registered with of land Dated No. 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 1491/99 Sub-Registrar, A.C. Sheet Shed Uppal, R.R.Dist., 1500 Sft.. 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

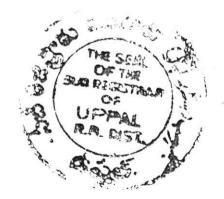
or Modi Properties & Investm :....

Managing Director

Contd.4..

13 పుస్తకము సంగ (శా.శ) పు. 1/241/03 నెంబరుగా రిజి స్టరు చేయబడి స్కానింగు నిమిశ్రం గుర్తింపు నెంబరు 1/241 1-2003 ఇన్ఫడస్మెన 2003 సంగ. చెచ్చుక్కువ (0 కేది......

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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 Properties & Investments Pvt. Ltd.,

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Managing Director

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R. NARENDER SVL No. 42 95 R. No. 1/200 2003 AM NAGAR, HYD'BAD

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The Purchaser is desirous of purchasing all that Flat bearing No.503, on the Fifth Floor, in Block No.E in MAY-FLOWER PARK constructed by the Vendor having a super builtup 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 of 15 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,48.000/- (Rupees Four Lakhs Forty Eight Thousand only) and the VENDOR is desirous of selling the same.

The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

#### MOW THIS SALE DEED WITHESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,48,000/- (Rupees Four Lakhs Forty Eight 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

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R. NARENDER SVL N. 42 95 R. No. 1/200: 2003 RAN NAGAR, HYD'BAD

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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.

for Modi Properties & Investments Pvt. Ltd.,

mr. L

Managing Director

Contd.7..

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R. NARENDER SVL NV. 42 95 R. Na. 1/2001 2003 RAM HAGAR, HYD'BAD

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That the Purchaser shall become a member of May iii) Flower Park Owners Association that has been formed by Owners of the apartments in MAYFLOWER PARK constructed 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, 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 Properties & Investments PVI. LIQ

Managing Director

Contd.8..

1 వ పుస్తకము. 4 24 సంగాన్తు దస్తావేజుల మొత్తం కాగితముత సంఖ్య...! ఈ కాగితపు వరుస సంఖ్య... 7

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R. NABENDER SVL No. 42 95 R. No. 1/200 2003 RAN NAGAR, HYD'BAU

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v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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 king whatsoever.

ror Modi Properties & Investments Pvt. Ltd.,

contd.9..

Managing Director

1 వ పుస్తకము. 424! సంగత్తి 3 దస్తావేజాల మెత్తం కాగితముల సంఖ్య... 15. ఈ కాగితపు వరుస సంఖ్య...

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R. NARENDER SVL Nr. 42 95 R. No. 1/2001 2005

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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 at up by Vendor to construct, repair, examine, survey the chedule 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 of be changed.

Managing Director

rc Modi Properties & Investments Pvt. Ltd.,

Contd.10..

నే పుస్తకము. గ్రామ్స్ సంగ్రాహ్లి దస్తావేజుల మొత్తం కాగితముల సంఖ్య... ఈ కాగితపు వరుస సంఖ్య... న

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R. NARENDER SVL N. 42 95 R. No. 1/200 1013 RAN NAGAR, HYD'BAL

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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 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 maintaing the living standards of the apartments, occupiers at a hight 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 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 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.4,48,000/-.

ror Modi Properties & Investments Pvt. Ltd.,

Contd.11..

Managing Director

8 APR 2003

1 వ పుస్తకము 414 (2003) దస్తానేజుల మొత్తం కాగితముల సంఖ్య 15 ఈ కాగితపు వరుస

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

### SCHEDULE OF PROPERTY HEREBY SOLD

that the Flat bearing No.503, on Fifth Floor in Block No.E, 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, Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: 4' Wide Passage.

:: 40' Wide Road. SOUTH

:: Flat No.502 & Lift. EAST

WEST :: Flat No.504 & Staircase.

Managing Director

ror Modi Properties & Investments Pyt. Ltd.,

Contd.12..



1 వ పుస్తకము. 4 1 గ్రామం దస్తావేజుల మొగ్రం కాగితముల సంఖ్య... 15.. ఈ కాగితపు వరుస సంఖ్య.. 11

STATE OF STA



Te 23905 9/4/03 7 5001- 411110 12 28 14 11 S. Sugnivas Rao slo S. Samavaju

SVI 5K-72 98 R. Wet 1/2001 2003 PAR NAGAR, HYO'BAU

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the  $10^{15}$  day of  $10^{15}$  day of  $10^{15}$  2003 in the presence of the following witnesses;

WITNESSES:

1. Belleng

( K. Peastakar REDDY)

2. Protos (SRIOHAR)

For Modi Properties & Investments Pvt. Ltd.

Managing Director VENDOR

For Modi Properties & Investments Pvt. Ltd.

-Managing Director

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1 వ పుస్తకము. ఆ సిన్మిస్త్రేవి దస్తావేజుల మొత్తం కాగితముల సంఖ్య... ప్రాంత్ర్య కాగితపు వరుస్త సంఖ్య... స్ట్రాంట్ కాగితపు వరుస్త సంఖ్య... స్ట్రాంట్ కాగితపు వరుస్త

సబ్-రిజిస్ట్రారు





de 23906

41031

R. NARENDER R. NJ. 1/2001 2003 MAM MAGAR, HYD'BAD

S. Sringuas

Description of the Building: 1)

Flat bearing No.503, on Fifth Floor in in Block No.E, 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 f) In the 4th Floor

g) In the 5th Floor : 700 Sft.,

Annual Rental Value 5)

Rs.5,000/-Rs.

Municipal Taxes per Annum Executant's estimate of the 6)

MV of the Building

Rs.4,48,000/-

ror Modi Properties & Investments Pvt. Ltd.

Date: 10/04/2003

the EMetutant

Managing Director CERLLEICALE

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

Date: 10/04/2003

For Micen Properties to the state Pro. Vita .

Managing Director

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I వ పుస్తకము. గ.స్ట్రీ సంగాత్తి దస్తావేజుల మొత్తం కాగితముల సంఖ్య.. (మా...ఈ కాగితపు వరుస సంఖ్య... (3

సబ్-రజ్మిస్టారు

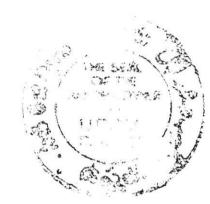


VENDORS: M. C. MODI PROPERTIES & INVESTMENTS  PVT.LTD., ROP. BY ITS M.D. Mr. SOHAM MODI  SIO. Mr. SATISHIMODI  VENDEE: SRI. S. SRINIVAS RAO  SIO. SRI. S. SOM A RAJU  REFERENCE: SCALE: 1". INC.: EXCL:    AREA: 28 SO. YDS. OR 23.40 SO MTRS.		
Situated at  MALLAFOR(V)  Mandal, R.R. Dist.  VENDORS: M. MODI PROPERTIES & INVESTMENTS  PVT.LTD; ROPRY ITS M.D.Mr. SOHAM MODI  SIO.Mr. SATISH MODI  VENDEE: SRI. S.SRINIVAS RAO  SIO.SRI. S.SOM ARAJU  REFERENCE: SCALE: 1". INC. AREA: A.S. SQ. YOS. OR 23.40 SQ. MTRS.  OIS.OUT OF AC. 4-52 Gts  UPER, BUILT-UP AREA: 7005Q. N.  PASSAGE  PASSAGE  PASSAGE  PASSAGE  VOTENTIAL G. G. YOS. OR A.S. O	REGISTRATION PLAN SHOWING	3,515 PLOOR, BLOCK-E N MAY FLOWER PARK
VENDORS: M. S. MODI PROPERTIES & INVESTMENTS  PVT.LTD; ROPBY ITS M.D.Mr. SOHAM MODI  SID.Mr. SATISH MODI  VENDEE: S.R. S. S.RINIVAS RAD  SID.Mr. SATISH MODI  VENDEE: S.R. S. S.RINIVAS RAD  SID.M. S. SAM ARAJU  REFERENCE: SCALE: 1". INCL. S. MTRS  DIS.OUT OF AC. 4-3-4 GH  SOPER. BUILT-UP AREA: TOOSO. M.  PASSAGE  PASS		
PVT.LTD., ROP.By ITC M.D.Mr. SOHAM MODI  SIO.Mr. SATISH MODI  VENDEE: S.R. S. S.RINDIVAS RAD  SIO.SRI. S. SOM ARAJU  REFERENCE: SCALE: 1". INCL.  AREA: 28 SO. YOS. OR 23.40 SO. MTRS.  DIS.OUT OF AC. 4-32 Gts  SOPER. BUILT-UP AREA: 700 SO. M.  PASSAGE  PAS	MALLAPORIN	Office Mandal, R.R. Dist.
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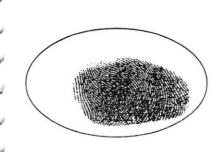
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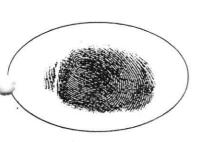
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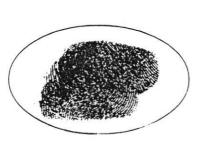




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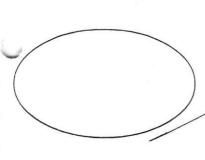
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BLACK & WHITE PASSPORT SIZE **PHOTO** 

SIGNATURE OF WITNESSES

1.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకముటటే.....సంగాన్నా దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!ఏ.....ఈ కాగితపు వరుస సంఖ్య..!ఏ...... సమీ-రిజిస్ట్రారు

