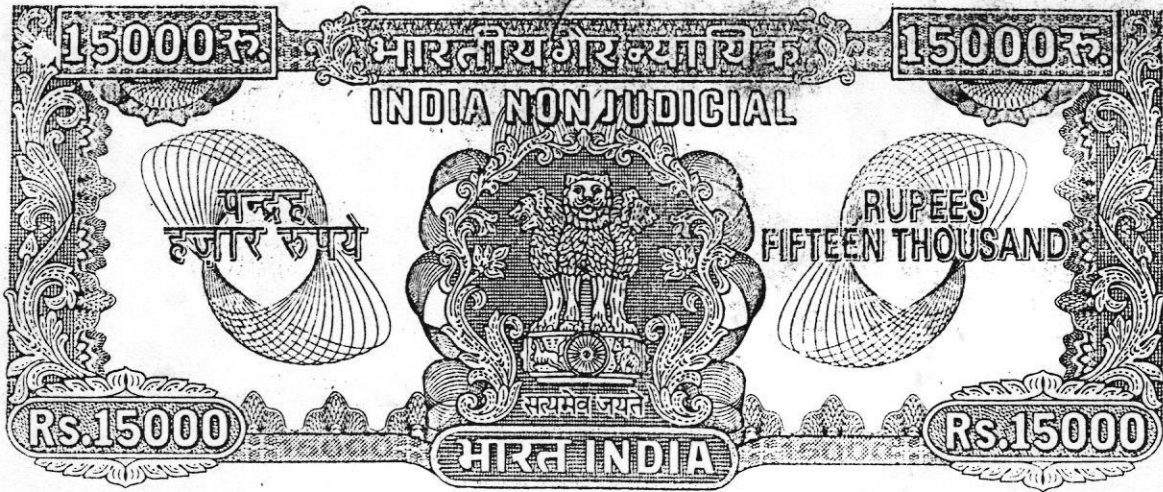




03BB 007398

Date : 20-09-2003 Serial No : 9,551 Denomination : 15,000

Purchased By :

HANNAH NIVEDITHA

For Whom :

SELF

M/O.T.VINOD KUMAR

R/O.HYD

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

SALE DEED

This Sale Deed is made and executed on this 22nd day of September 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

Mrs. HANNAH NIVEDITHA, WIFE OF SRI. T.VINOD KUMAR, aged 34 years, Residing at H.No.1-7-10228/5, Abbasai Mansion, Harinagar, Zamistanpur, Hyderabad.

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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.2.

Plot no: F 211
May Flower Park

100Rs.



4586 Date 20/9/2003 Rs. 100/- 15371
 Issued To Hannah Niveditha W/o T. Vinod Kumar
 Recd R/o Hyd

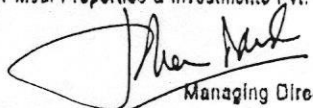
R. NARENDER
 SVL NO. 40795
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAD

:: 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.


 Managing Director

Contd.3..



4117

20/9/03

100/

07864

Ruy

Hannah Niveditha w/o P. Vinod - (Umar)

Selling

Rb. Hand

:: 3 ::

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 Properties & Investments Pvt. Ltd.

Managing Director

Contd.4..



14618

20/9/03

1001

37885

R. W. J.

Hannah Niveditha, wife of T. Vinod (Husband)
 Self
 4 :: R. W. J.

TOTAL AREA: 4 Acres 32 Guntas

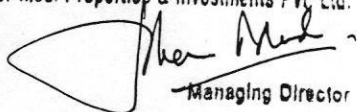
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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

100Rs.



4615

20/9/03

100

37966

AP231B

Hannah

Niveditha

100

T. Vinod Kumar

R. Narendran

Self

:: 5 ::

R. Narendran

R. NARENDRA
SVL No. 42/05
R. No. 1/2001-2003
RAM NAGAR, HYDRA

E. The Purchaser is desirous of purchasing all that Flat bearing No. 211, on the Second Floor, in Block No. F 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. F, 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..

100Rs.



4620

20/7/03

100k

Hannah Niveditha w/o

Self

T. Vinod

G. Uma

:: 6 :: 1, R/o (Hyp)

R. W.
SVL N. 42/04
R. NO. 1/2001-2003
RAM NAGAR, HYD'RA

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 do hereby confirm and acknowledge the same.

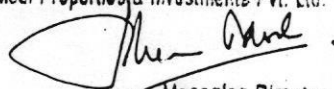
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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.

Contd. 7..


Managing Director



6621

20/9/03 100k

Hanna

M. Vediting

Wb

T. Vinod

AP231BU

Sell

:: 7 ::

R. (K)

R. NARENDER
SVL No. 42 95
R. No. 1/2003
RAM NARENDER

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 Madi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.8..

R. NAKENDI
SVL NO. 42/95
P. No. 1/2001-2003
RAM NAGAR, HYD E

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.

 Managing Director

100Rs.



6694 dated 20/9/03 100/- 37071 AP231
 M To Hannah Niveditha who T. Vinod Kumar
 Sells
 :: 10 :: Rs. (44)

Ruy
 N. RENDON
 S.V. No. 42045
 17/09/2004
 SANTOYO ROAD

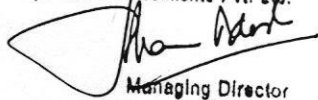
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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/-.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

Contd.11..

R. N. S. PINDER
 SVL No. 12/95
 R. No. 12-01-2003
 4AM NQ. 12, HYD/BAD

Managing Director



4627 2019/09/23 100/-

Hannah Niveditha

Wb

37074 R-23103
T Vinod Kumar

R/o Hyd

Ruy
R. NARENDER
SVL NO. 42/95
R No. 1/2001-2002
144 MACAD, HYD-280

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.211, on Second Floor in Block No.F, 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 : 700 Sft.,
 - 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.5,01,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 22/09/2003

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.

Date: 22/09/2003

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

Managing Director

FLAT NO. 211, SECOND FLOOR, BLOCK - F
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at
Mandal, R.R. Dist.

MALLAPUR (V)

UPPAL

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., REP. BY ITS M-D: MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE : MRS. HANNAH NIVEDITHA
W/O. SRI. T. VINOD KUMAR

REFERENCE :

AREA :

28

SCALE : 1" =

30. YDS OR 23-4

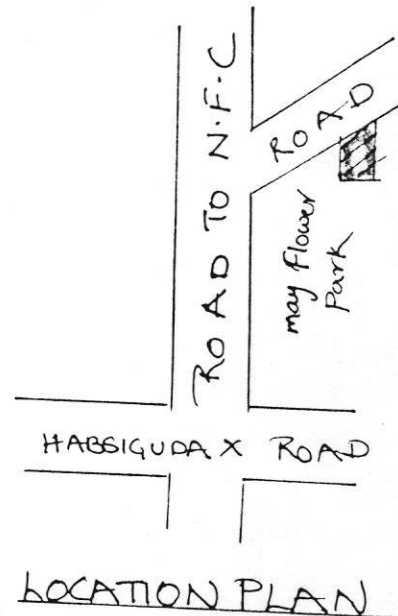
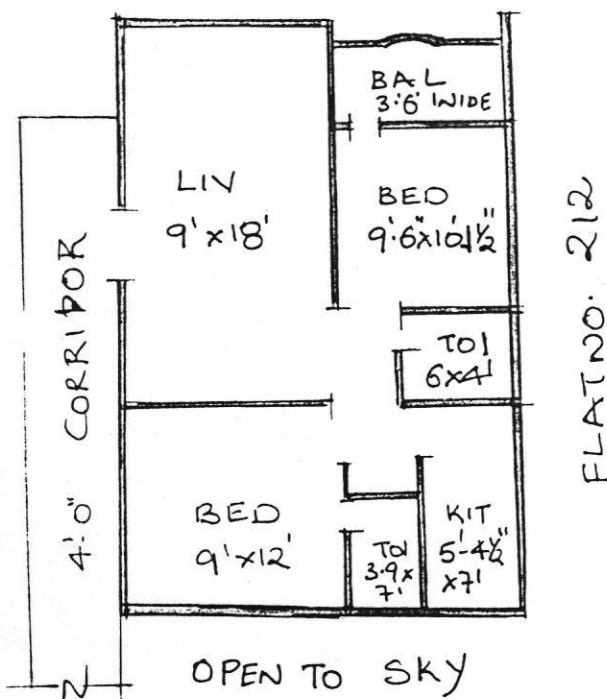
INCL :

SC. MTRS.

EXCL :

U/S. OUT. OF AC. 4-32 Gts.,
SUPER BUILT-UP AREA : 700 SFT

OPEN TO SKY



WITNESSES :

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

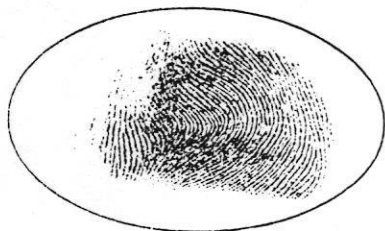
[Signature]
Managing Director
SIG. OF THE VENDOR

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

ASSISTANT SELLER
BUYER



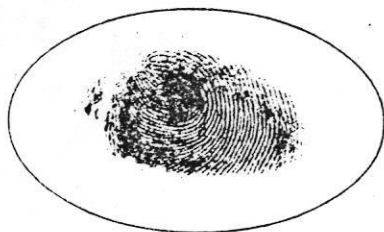
VENUE:-
M/s MODI PROPERTIES & INVESTMENTS

Pvt. Ltd., having its (C) 5-6-187/3

M.G. Road, Sec Road Sep. by 11

MD Mr. Sottam MODI

SPAT:-
MR. GAURANG MODY



R/o. Flat No. 105, Sapphire ap

Cheekoti Gardens,

Begumpet, Hyderabad,

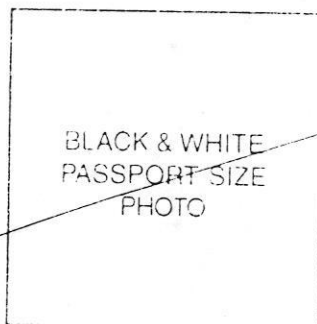
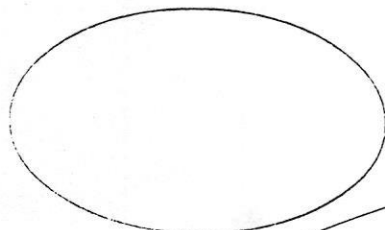
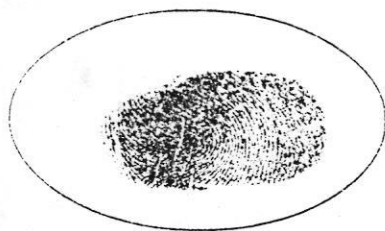
PURCHASER:-

Mrs. HANNAH NIVEDITA

P/o. 11 No. 1-7-10228/5

Alhassan Mansion,

Harinagar, Zamindari, Hyderabad



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

[Signature]

[Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

SIGNATURE OF THE EXECUTANT