



at : 10-03-2003 Serial No : 2,550 Denomination : 10,000

04AA 032548

Purchased By :

For Whom :

S.HEMAVATHI

SELF

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

W/O. SREE PRAKASH
R. SEC-BAD

SALE DEED

This Sale Deed is made and executed on this 11th day of MARCH 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.

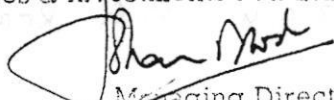
IN FAVOUR OF

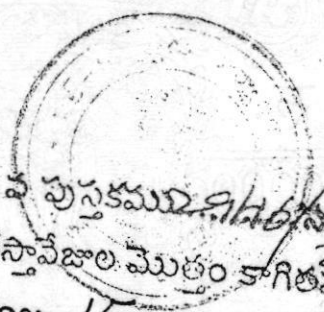
Mrs. S.HEMAVATHI, WIFE OF SRI. SREE PRAKASH, aged about 32 years, Residing at Plot No.13, Bosareddyguda, West Marepally, Secunderabad.

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.,

Contd.2.


Managing Director



2003వ.సం॥.నూ॥.డి॥.నెల.1/తేది
 1924వ.శా.శ.శ్రావణమాసం.20వ.తేది.
 పగలు...11...మరియు...12...గంటల మధ్య
 సబ్-రిజిస్ట్రారు. ఉప్పల్ అఫీసులో
 .తే. గె.రంగ. మోద

1వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...1...

[Signature]
 సబ్-రిజిస్ట్రారు



రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ప్రకారము సమర్పించవలసిన
 ఛాట్ గ్రాఫ్(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ॥ 24.25/-
 చెల్లించినవారు.....

దాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనవ్రేలు

[Signature]

Gausang Rao S/o. Jayanthilal m...
 occ: Business No. Flat no. 105,
 Sapphire apt, Cheekoti Gardens,
 Begumpet, Hyderabad.

through Special Power of Attorney, attested
 vide Power no. 9/2002 dt 28.01.2002.

నిరూపించినది.

① *[Signature]*

(K. Prabhakar Reddy S/o. Padma Reddy
 occ: RA Service co S-11-187/1344
 m.G. Road, Sec 2nd.

② *[Signature]*

(SRIHAR S/o. Ramchandraiah occ: Service
 co) S-11-187/1344 m.G. Road, Sec 2nd.

2003వ.సం॥.నూ॥.డి॥.నెల.1/తేది
 1924వ.శా.శ.శ్రావణమాసం.20వ.తేది.

[Signature]

సబ్-రిజిస్ట్రారు



Date : 10-03-2003 Serial No : 2,551 Denomination : 10,000

Purchased By :

For Whom :

04AA 032549

S.HEMAVATHI

SELF

W/O. SREE PRAKASH

R/O. SEC-BAD

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.

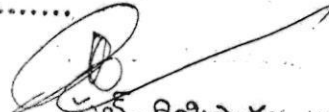
Contd.3..

For Modi Properties & Investments Pvt. Ltd ,

[Signature]
Managing Director



1వ పుస్తకము 2946/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 2.....


సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act. II of 1895

No. 2946 of 2003. Date 11/3/2003

I hereby certify that the proper deficit
stamp duty of Rs. 6350/- Rupees. *Six thousand
three hundred and fifty only*

has been levied in respect of this instrument

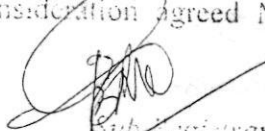
from Sri. Gaurang Modi

on the basis of the agreed Market Value.

consideration of Rs. 485000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated: 11/3/2003


Sub-Registrar
and Collector D/S. 41&42
INDIAN STAMP ACT





Date : 10-03-2003 Serial No : 2,552 Denomination : 10,000

Purchased By :

For Whom :

04AA 032550

S.HEMAVATHI

SELF

W/O. SREE PRAKASH

R/O. SEC-BAD

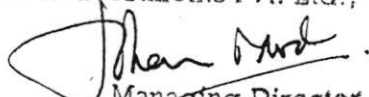
Sub Registrar
Ex. Oficio Stamp Vendor
S.R.O. UPPAL

:: 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

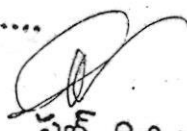
For Modi Properties & Investments Pvt. Ltd.,

Contd.4..


Managing Director



I వ పుస్తకము 2003.సం||శా.శ.
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య 3.....


సబ్-రిజిస్ట్రారు

I వ. పుస్తకము 2003. సం||శా.శ.

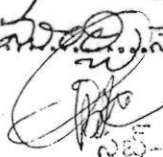
1924. సం||పు 29.4.6. నెంబరుగా

రిజిస్ట్రారు చేయబడి స్కానింగు

నిమిత్తం గుర్తింపు నెంబరుగా

...29.5.1-1507 ఇవ్వడమైనది.

2003. సం||శా.శ. నెంబరు 1.. తది


సబ్-రిజిస్ట్రారు





Date : 10-03-2003

Serial No : 2,553

Denomination : 10,000

04AA 032551

Purchased By :

For Whom :

S.HEMAVATHI

SELF

W/O. SREE PRAKASH

R/O. SEC-BAD

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

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

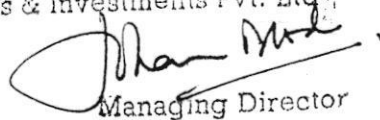
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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



చేస్తున్నాము. *[Signature]* సంగతి
దస్తావజుల మొత్తం కాగితముల
సంఖ్య.. 15... ఈ కాగితపు వరుస
సంఖ్య.. 4.....

[Signature]
సచి-రిజిస్ట్రారు





63313

G. Seshu Kumar

S.V. L. No. 41/95, R. No. 16/2001-2002
NAMALAGUNDU, SECUNDERABAD

10452 10/2/2003 5007

S. Hemavathi who Sec. Prakash

Self

Rto. Sec. Lad

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E. The Purchaser is desirous of purchasing all that Flat bearing No.314, on the Third Floor, in Block No.B 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 & car parking space admeasuring about 15 & 100 Sft., respectively in apartment Block No.B, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.4,85,000/- (Rupees Four Lakhs Eighty Five 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.

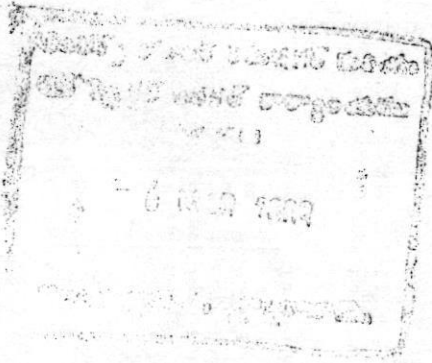
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,85,000/- (Rupees Four Lakhs Eighty Five Thousand only) paid by the Purchaser herein by way of Cheque No.086789, dt. 06.03.2003, issued by LIC of India, drawn on Andhra Bank, M.G.Road, Secunderabad Branch, 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.,

Contd.6..

Shan Modi
Managing Director



1 వ పుస్తకము 2.9.46 సం॥
దస్తావేజుల మొత్తం కాగితము
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 5.....

సబ్-రిజిస్ట్రారు





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100-200000

G. 12

Since protease

Self

Rto. Ser. 620

$$\begin{array}{ccc} :: & 6 & :: \\ & \cdot & \end{array}$$

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:

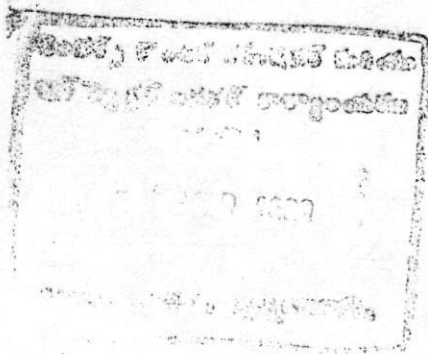
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking 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.

Contd.7..

John Doe
Managing Director



1 వ పుస్తకము 2.94 వ.సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 6.....


నబ్-రిజిస్ట్రారు





63315

AP 23 117

G. S. S. Kumar

S.N. L. No. 41/05, R. No. 10/001-2007
BHALAGUNDU, SECUNDERABAD.

10454 10/3/2003 25007

S. Hemavathi s/o Sree Prakash

Self

Rb. Sec. Sad

:: 7 ::

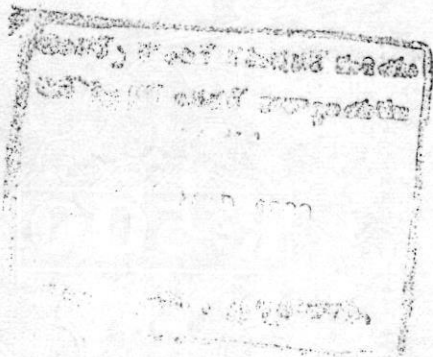
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator,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

Contd.8..

Shen Modi
Managing Director



1వ పుస్తకము 2946/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 15... ఈ కాగితపు వరుస
 సంఖ్య 7.....

[Signature]
 సబ్-రిజిస్ట్రారు



[Faint, mostly illegible text, likely a copy of a document or a very faded print.]

[Faint signature or stamp at the bottom of the page.]



10455 10/3/2003 507 53316 AD 23 II T G. Seshu Kumar
 S. Hamavathu v/o Sree Prakash
 Sell
 Rb. Sec. Sec

G.V. L. No. 41/95, R. No. 16/2001-2002
 HAMALAGUNDU, SECUNDERABAD.

:: 8 ::

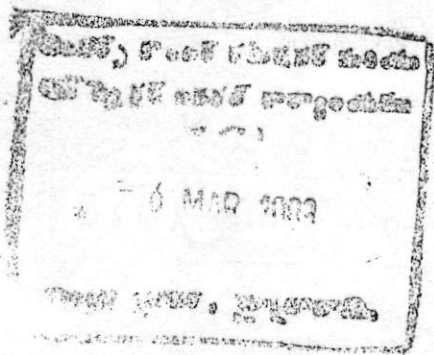
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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.

contd.9..

for Modi Properties & Investments Pvt. Ltd.

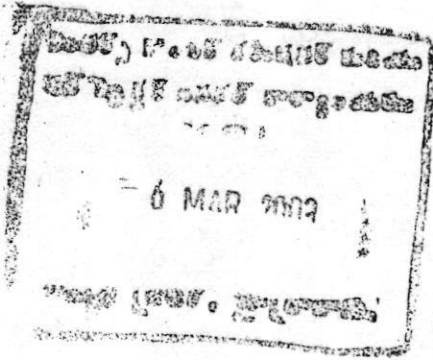
Mani Modi
 Managing Director



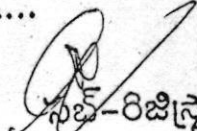
1వ పుస్తకము. 2. 10/10/1962 నామక
దస్తావేజుల మొత్తం కాగితము
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 15.....


సబ్-రిజిస్ట్రారు





1 వ పుస్తకము... 29/3/2003 నాన్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15.... ఈ కాగితపు పరుస
సంఖ్య. 9.....


సబ్-రిజిస్ట్రారు





10457 10/3/2003 500 63318

MP 23 MT G. Sisk Kumar

S.V. L. No. 49/87, D. No. 10/2001-2002
BAMALAGUNDA, SECUNDERABAD

S. Hemavathi 206

Sree Prakash

Self

:: 10 ::

Rb. Srisaj

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.

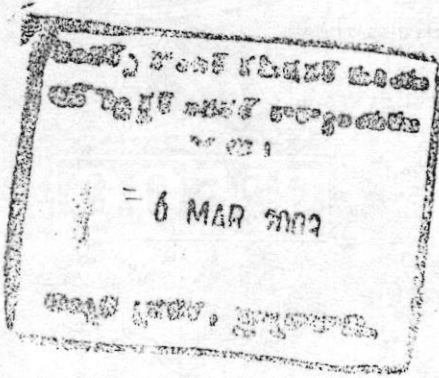
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.4,85,000/-.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.11..



1వ పుస్తకము 2.9.46/2002
దస్తావేజాల మొత్తం హాజరుము
సంఖ్య 15....ఈ హాజరు పుస్తకము
సంఖ్య 12.....

సబ్-రిజిస్ట్రారు





63319

G. Seshu Kumar

S.V. L. No. 41/95, R. No. 16/2001-200
MAHALAGUNDU, SECUNDERABAD.

S. Hemavathi S/o Sree Prakash

Self

:: 11 ::

Rb. Sec. Sec

SCHEDULE OF PROPERTY HEREBY SOLD

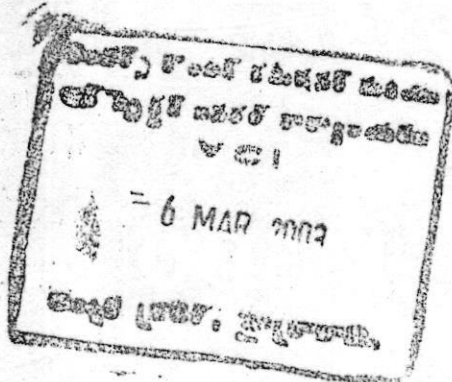
All that the Flat bearing No.314, on Third Floor in Block No.8; having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter & car parking space admeasuring about 15 & 100 Sft., respectively, as a package in MAYFLOWER PARK Situated at Survey 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 :: Jogging Track.
SOUTH :: Cut-Out.
EAST :: 4' Wide Passage.
WEST :: Flat No.313.

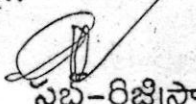
for Modi Properties & Investments Pvt. Ltd.,

Contd.12..

Mani Modi
Managing Director



1వ పుస్తకము 2946/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 11.....


సబ్-రిజిస్ట్రారు





63320

No. 10459 Date 10/3/2003 Rs. 500/-

Sold to S. Hemawathi who Sree Prakash

Self

Rb. sec. 62-

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 11th day of March 2003 in the presence of the following witnesses;

WITNESSES:

1. [Signature]
(K. PRABHAKAR REDDY)

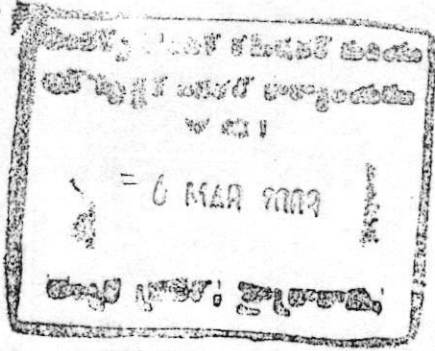
2. [Signature]
(SRI DHAR)

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director
VENDOR

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director



1 వ పుస్తకము 29/4/2003 నాటి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15..ఈ కాగితపు వరుస
సంఖ్య..2.....

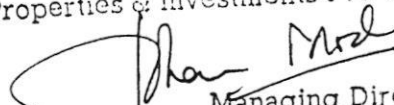

సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.314, in Third Floor, in Block No.B, of MAY-FLOWER 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 (with break up floor-wise) :
a) Cellar, Parking area : 100 Sft., for car parking space
: 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.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,85,000/-

For Modi Properties & Investments Pvt. Ltd.,


signature of the Executant

Date: 11/03/2003

CERTIFICATE

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.,


Signature of the Executant

Date: 11/03/2003

1 వ పుస్తకము 2.94/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..3.....


సబ్-రిజిస్ట్రారు



FLAT NO. 314 IN 3RD FLOOR IN BLOCK NO. E
REGISTRATION PLAN SHOWING MAY FLOWER PARK.
IN SURVEY NOS. 174

Situated at

MALLAPUR (V)

UPPAL

Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD

REP. BY. ITS. MD. MR. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE : SMT. S. HEMAVATHI

W/O. SREE PRAKASH

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

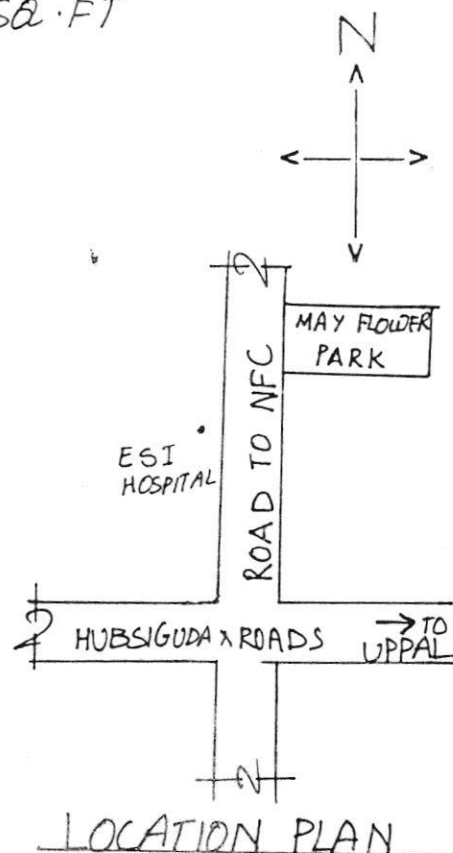
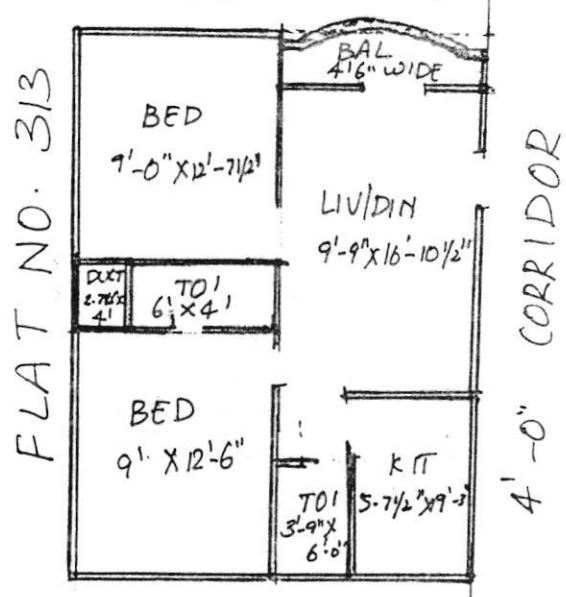
28

SQ. YDS. OR 23.40

SQ. MTRS.

V/S. OUT OF 4AC-32GTS. PLINTH: 700 SQ. FT

JOGGING TRACK



WITNESSES :

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd ,

[Signature]

Managing Director

SIG. OF THE VENDOR

1వ పుస్తకము 2.9.46 నాంబు

దస్తావేజుల మొత్తం కాగితము

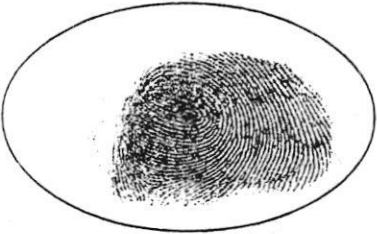
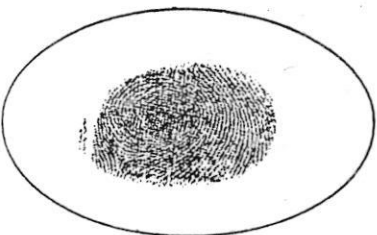
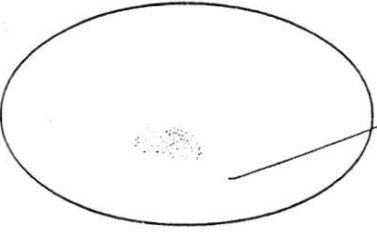
సంఖ్య. 15... ఈ కాగితపు వరుస

సంఖ్య 4.....

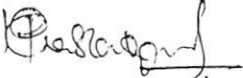

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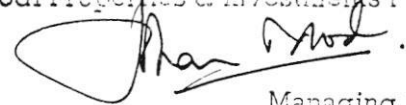
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	INGER 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 @ S-4-187/3 & 4 M.G. Road, Sec'ad, Rep by its M.D. Mr. SOHAM MODI
			S.P.A:- GAURANG MOOY R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER: Mrs. S. HEMAVATHI R/o. Plot NO. 13, Bosareddyguda, West Maradpally SECUNDERABAD.
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

- 
- 

For Modi Properties & Investments Pvt. Ltd.,



Managing Director

SIGNATURE OF THE EXECUTANT

REFEREN
AREA:

AREA :
REFER
VEN

1 వ పుస్తకము 2.9.4.6 నీరావు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 15.....

సబ్-రిజిస్ట్రారు

