

Date : 15-05-2002 Serial No : 7,007

Furemased Dr : ELFAGRICULTH HAO : HAO PLASSILLEV RAO, HYD.

For Whom: \*\*51117\*\*

> DEED SALE

This Sale Deed is made and executed on this 16 b day at Secunderad by: May 2002

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. Sotiah Modi. Satish Modi, aged about 32 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 FAYOUR OF

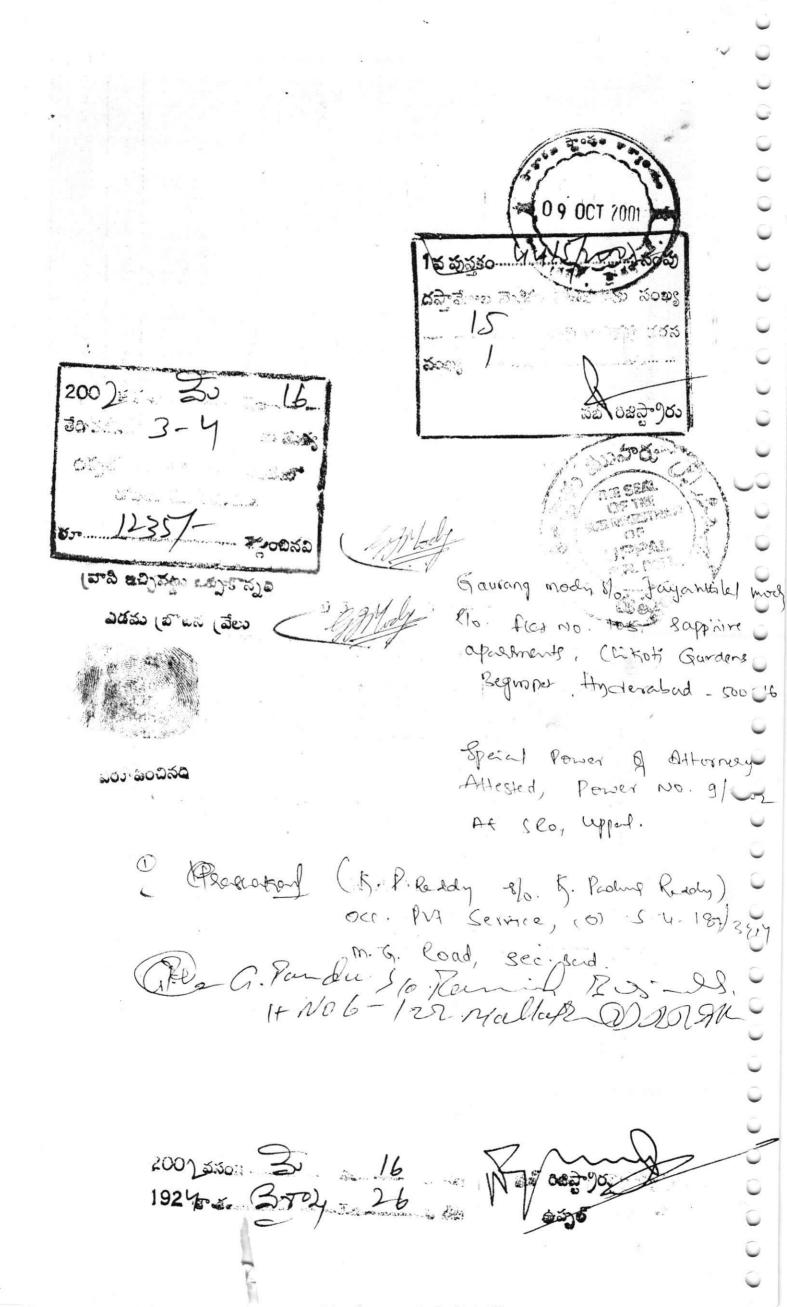
Mr. D.RAGHUNATH RAD, SON OF SRI. D.SANJEEVA RAO, aged about 43 years, Resident of H.No.12-116, Adarshnagar, Opp. IDPL Colony, Hyderabad - 500 037

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

Contd.2.

G.S.D., C&IG Office, Hyd

For Modi Properties & Investments Pvt. Ltd.





14716 15/05/02 500/-

SVL R. No. 1/. 1

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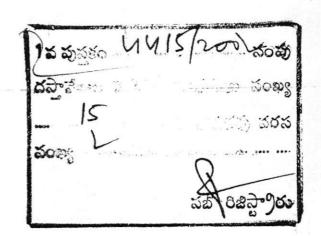
#### WHEREAS

A. The Vendor is the absolute owner and is possessed of all 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.

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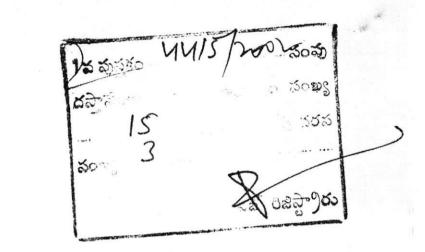
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SVL N B. No. 1/2 RAM NAGAR, LIST MAD.

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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 Agre along with A.C. Sheet Shed 1500 Sft	1491/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan.

For Modi Properties & Investments Pvt, Ltd.







14718 15/05/07 Rs 500/96583

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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.

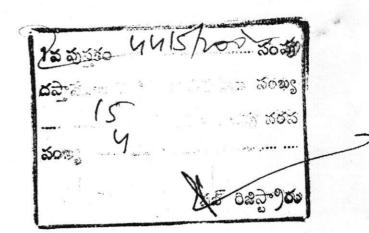
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certaing common amenities, recreation facilities, roads, lighting 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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E. The Purchaser is desirous of purchasing all that Flat bearing No.402, on the Fourth Floor, in Block No.8 in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.8, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,46,550/- (Rupees Two Lakhs Forty Six Thousand Five Hundred and Fifty Only) and the VENDOR is desirous of selling the same.

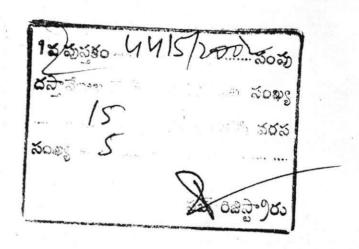
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

# NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,46,550/- (Rupees Two Lakhs Forty Six Thousand Five Hundred and Fifty 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. Lta

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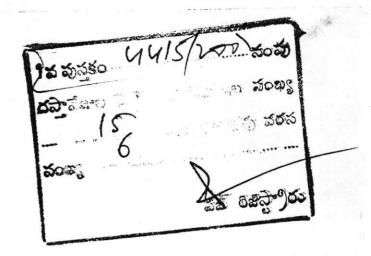
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- 2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth herey confirm and acknowledge the same.
- 4. The purchaser has paid part of the sale consideration amount of Rs.46,550/- (Rupees Forty Six Thousand Five Hundred Fifty Only Only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,00,000/- depending on the progress of work in the schedule premises.
- 5. 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.

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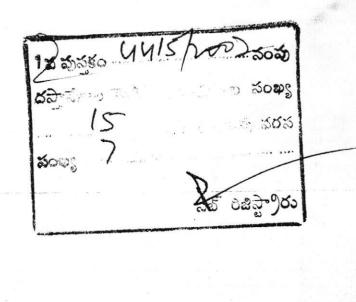
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator,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

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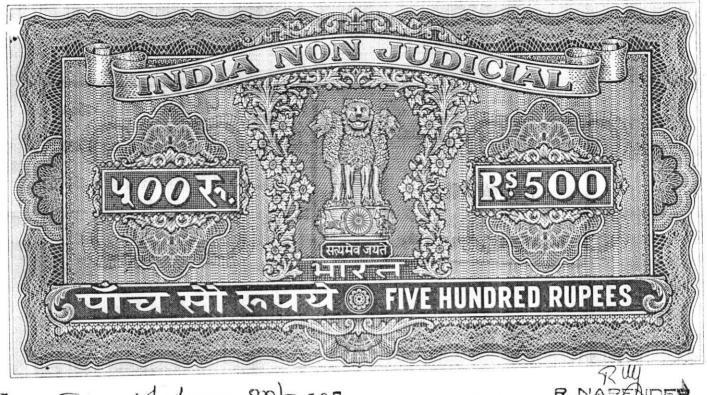
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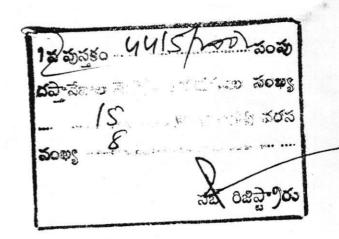
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to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

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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.

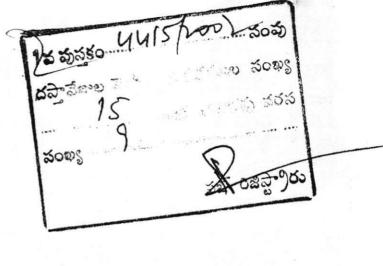
viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominate contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.

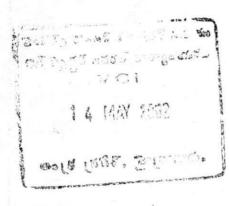
- ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- $\times$ ) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Lta.

Managing Director

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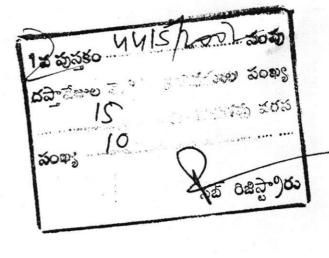
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xi) The Purchaer further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises 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.2,47,000/-.

For Modi Properties & Investments Pvt. Ltd.

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## SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.402, on Fourth Floor in Block No.B, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter parking space admeasuring 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.401.

SOUTH :: Flat No. 403.

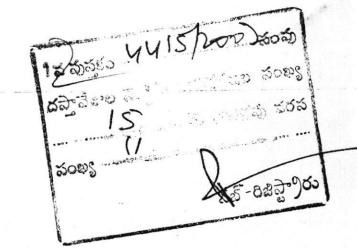
EAST :: 30' Wide Road.

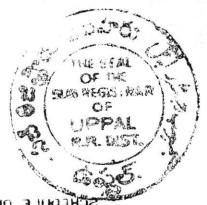
WEST :: 4' Wide Passage.

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For Modi Properties & Investments Pvt. Ltd.







SCHEDULE OF PROPERTY HEREBY SOLD

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the  $\frac{1616}{100}$  day of  $\frac{may}{1000}$  2002 in the presence of the following witnesses;

WITNESSES:

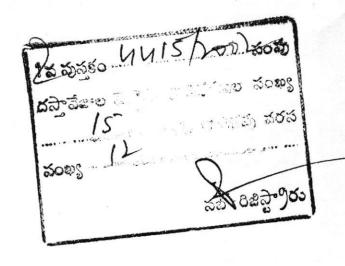
For Modi Properties & Investments Pvt. Ltd.

1. Peallakon (k. P. REDDY)

Managing Director

2. Monton turned)

Project By







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WIINESSES:

VENDOR

#### ANNEXURE = 1 = A

Description of the Building: Flat bearing No.402, on Fourth Floor, in Block No.B, of 'MAYFLOWER PARK' at 1) Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.

(a) Nature of the roof

: R.C.C. (G+5) : Framed Structure

(b) Type of Structure

year 1 Age of the Building

Total extent of site 3)

2)

: 18 Sq.Yds., Out of Ac.4-32 Gts.,

Built up area particulars 4) (with break up floor-wise)

a) Cellar, Parking area b) In the Ground Floor

15 Sft., scooter parking space

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

: 450 Sft.,

Annual Rental Value

Rs.5,000/-

5)

Rs.

: \*

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

7) MV of the Building Rs.2,47,000/-

For Modi Properties & Investments Pvt. Ltd. - mod

Date: 16/05/2002.

Signature of the Executant

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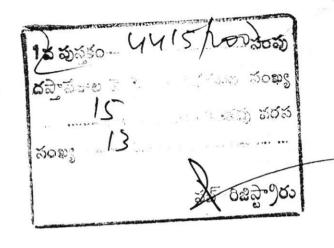
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

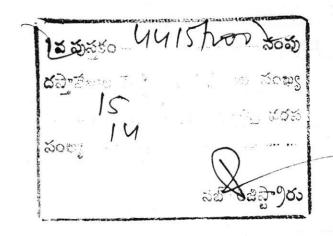
Signature of the Executant

Date: /9/05/2002.





REGISTRATION PLAN SHOWING				
IN SURVEY NOS. 174	Situated at			
MALLAPUR (V)	UPPAL Mandal, R.R. Dist.			
VENDORS: M/S. MODI PROP	FRTIES & INVESTMENTS			
	ITS M.D: Mr. SOHAM MODI			
,				
	Slo. Mr. SATISH MODI			
VENDEE: SRI.D. RAGHUNATH RAO				
SO.SRI.D.SANJEEV RAO				
REFERENCE: SCALE: 1"-	INCL: EXCL :			
AREA: 18 SOLYDS. OR15.0				
U/S.OUT OF AC.4-32 GTS				
SUPER BUILT - UP AREA: 450 SQ.FT				
FLAT No.401				
DU CT	TTShV9 / ,			
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1 ST Dry	Be MAYFLOWER PARK			
Dry 9'-4"12" X1'-6" 9'-9" X9'-17J 37 2	KU Q AD'ROAD			
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FLAT NO403				
- FCAT	LOCATION PLAN			
	For Modi Properties & Investments Pvt. Ltd.			
WITNESSES :	The mod.			
1 1 1	Managing Director			
" Tratangon	SIG. OF THE VENDOR			
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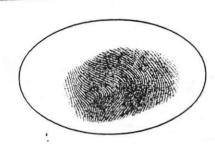


# PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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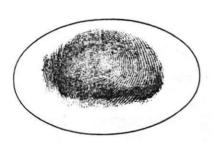
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PASSPORT SIZE PHOTOGRAPH NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER





VENDOR:
Mls. Modi Properties d
Investments Pvt. Ltd., having
its Regd. office 5-4-187 [324]
III Floor, Schammansion, M.G.
Road. Sec bad. Rep. by its
H.D. Mr. Scham Modi



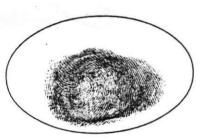


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Rlo. Flat NO. 105, Sapphire.

Apartments, Chee hoti Gardins

Begumpet, Hyderabad.



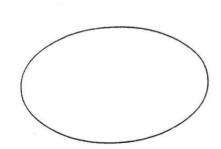


PURCHASER:

D. Raghunalt Rao.

Rlo. H.No. 12-116,

Adarshnagar, Opp: IDPL Colony, Hyderabad-500 037



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SIGNATURE OF WITNESSES

1. Pragagod

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SIGNATURE OF THE EXECUTANTS'S



