

(4)

Date: 07-08-2002 Serial No: 3,789

Denomination: 20,000

0200 152853

Purchased By :

For Whom:

RATNAMALA

SELF

W/O.LATE.V.VENKATRAMAYYA R/O.SEC BAD Ex. officio Stamp Vendor S.R.O. VPPAL

SALE DEED

This Sale Deed is made and executed on this $\frac{75}{5}$ day $\frac{4090s1}{5}$ 2002 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 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

Mrs. RATNAMALA, WIFE OF LATE \$RI. V.VENKATRAMAYYA, aged about 52 years, Residing at C/o. Krishna Vinjamuri, Frontline Technologies Limited, 1-8-303 /48/1/A, S.P.Road, Secunderabad - 500 003.

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.

Contd.2.

For Modi Properties & Investments Pvi. Ltd.

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THE STUSS. I వ పుస్తకము.6294.శ్రీ 1924 వ.శా.శ్రమ్మాన్లు.మాసం16తేది. దస్తావేజుల మొత్తం కాగితమ్మల సంఖ్య...!.ఈ కాగితపు వరుశ పగలు.. 2.. మరియు. 2... గంటల మధ్య సబ్-8జిస్టారు ఉప్పల్ ఆఫీసులో సంఖ్య..... कि तन्त्री कि సబ్-రిజిస్టారు రిజిస్ట్రేష**్** చక్ట్రము, 1908 **లోని సె**క్షన్ 32–ఎ ను అసుసరించి సమర్పించవలసిన ఫోటో గ్రాప్ప(లు) మరియు పేలిము**ద్దలతో** సహా దాఖలు చేసి రుసుము రూ॥२।३६/— చెల్లించినవారు. వ్రాసి యిచ్చినట్లు ఓప్పు కొన్నది. Mody Ro. Feat No. 105, ఎడమ బ్రొటన[వేలు Sappire apartment, Claeroti Garder. Beginpet, Hiderald' through special Power of Attorney నిరూపించినది, alkaked vide Power No. 9/2002 at Sko, Appal. (B. Pressent Slo. B. Perdup Ready occ. Mr server. (6) 5-4-187/389 M.a. Road, Secised. club mallost 810 kompaigh oco Busmoss Rlounneury RR 0184 200.23.2011. CAX and 30.7. 30.7. 1924వ.శా.శృత్వేష్ట్ మాసం.1డ..వ తేది.

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Registrar

dio Stamp Vendor

Date : 07-08-2002

Serial No : 3,790

Denomination: 15,000

Purchased By :

For Whom: **SELF**

RATNAMALA

W/O.LATE.V.VENKATRAMAYYA R/O.SEC 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.3..

Managing Director



స్ట్ - రిజిస్టారు

Endorsement Under Section 42 of Act II of 1899
No. 6. 894 of 2002 Date 7/8/2002

I hereby certify that the proper deficit
stamp duty of Rs. 39.70 Rupees Three thousand
has been levied in respect of this instrument
from Sr Gaurang Market Value
consideration of Rs (2.7.000 being
higher than the consideration exceed Market

S.R.O. Uppal

Dated: 71 6 2001 and Collector U/S. 41&42
INDIAN STAMP ACT

Value.





T No 23.599 Det 6/2/2002 No 200 8300.

sold To Rathamala who late V. Venleatramayya

S.V.L. No. 6/90 R.No. 45/02-2004 Nacharam, R.H. Diet

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Sale Deed Dated of land of land 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.1 to 48 22/09/98 1 acre 7989/98 Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2682, Page No.1 to 48 22/09/99 1 Acre along with A.C. Sheet Shed 1500 Sft., Scan No.1501-1/99 07/04/99 19 Guntas 2608/99 Sub-Registrar, Uppal, R.R.Dist. Book No.1, Scan No.1501-1/99 Sub-Registrar, Uppal, R.R.Dist. Book No.1, Scan No.1501-1/99				
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22/09/98 1 acre Uppal, R.R.Dist Book No.1, Vol. No.2845, Page N 53 to 66 24/02/99 1 Acre along with 1491/99 A.C. Sheet Shed 1500 Sft., Uppal, R.R.Dist Book No.1, Scar No.1501-1/99 Sub-Registrar, Uppal, R.R.Dist Book No.1, Scar No.1501-1/99 Sub-Registrar, Uppal, R.R.Dist	31/12/97	1 acre 3 guntas	562/98	Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No.
24/02/99 1 Acre along With 14/1/99 A.C. Sheet Shed 1500 Sft., 07/04/99 19 Guntas 2608/99 Uppal, R.R.Dist Book No.1, Scar No.1501-1/99 Sub-Registrar, Uppal, R.R.Dist	22/09/98	1 acre	7989/98	Uppal, R.R.Dist. Book No.1, Vol. No.2845, Page No
07/04/99 19 Guntas Uppal, R.R.Dist	24/02/99	A.C. Sheet Shed	1491/99	Uppal, R.R.Dist. Book No.1, Scan.
	07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Scan.

For Modi Properties & Investments Pvi, Ltd.

Managing Director

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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.

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, 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.

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For Modi Properties & Investments Pvt. Ltd. - Mod

Managing Director







6/8/2001 R 500 8300

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The Purchaser is desirous of purchasing all that bearing No.501, on the Fifth Floor, in Block No.C in MAY-FLOWER PARK constructed by the Vendor having a super builtup area of 725 Sft., together with undivided share in the Schedule Land to the extent of 29 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,26,625/- (Rupees Four Lakhs Twenty Six Thousand Six Hundred and Twenty Five 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.

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,26,625/- (Rupees Four Lakhs Twenty Six Thousand Six Hundred and Twenty Five 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.

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Managing Director

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A.No. 45/02-2004 Nacharam. R.R. Dist

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- 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.
- 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.53,000/- (Rupees Fifty Three Thousand only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,73,625/- depending on the progress of work in the scheduled premises.
- The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:
- 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 Pyt. Ltd.

Contd.7..

Managing Director

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R.No. 45/0 - 7001

Nacharam, F.R. Dist



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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, electional facilities, gardens, drainage, water supply, electional facilities and 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.

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For Modi Properties & Investments Pvt. Ltd.

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Nacharam, R.R. Dist

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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 constrtuctions 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 strucutres without any hindrance or objection of any king whatsoever.

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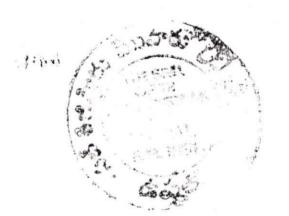
For Modi Properties & Investments Pvi, Lia.

Managing Director

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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.

x) 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. Ltd.

Managing Director

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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.4,26,625/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Managing Director

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.501, on Fifth Block No.C, having super-built-up area of 725 Sft., with undivided share of land to the extent of 29 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 bounded in:

NORTH :: Jogging Track.

SOUTH :: Flat No.502.

:: Swimming Pool. EAST

:: 4' Wide Passage & Flat No.511.

Contd.12..

for Modi Properties & Investments Pvt. Lts.

anaging Director

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R.No. 45/02 2005 Nacharam, R.R. Dist

sold to Ramanala who Cele V. Vonleatramayya

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 7th day of August 2002 in the presence of the following witnesses:

WITNESSES:

For Modi Properties & Investments Pyt. Ltd.

Drofted By

(R. NANDISHWAR)

D. W. L. No. 5/87

R No. 30/2002, R. R. Dist

1 వ పుస్తుకముది 894. స్ట్రింగ్ ప్రాంతి ప్రాంతి



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ANNEXURE-1-A

Description of the Building: Flat bearing No.501, on Fifth Floor. 1) in Block No.C, of 'MAYFLOWER PARK' at

Block No.4, Residential Localities. Mallapur Village, Uppal Mandal,

Ranga Reddy District.

(a) Nature of the roof(b) Type of Structure

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

: Framed Structure

2) Age of the Building

: 1 year

3) Total extent of site : 29 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 c) In the 1st Floor

: 15 Sft., scooter parking space

d) In the 2nd Floor

e) In the 3rd Floor

f) In the 4th Floor g) In the 5th Floor

: 725 Sft.,

5) Annual Rental Value

Municipal Taxes per Annum 6)

: Rs._

Executant's estimate of the 7)

MV of the Building

: Rs.4,26,625/-

For Modi Properties & Investments Pvt. Ltd.

Date: 0)/08/2002.

Signature of Menagiex Divelent

_ Mrd .

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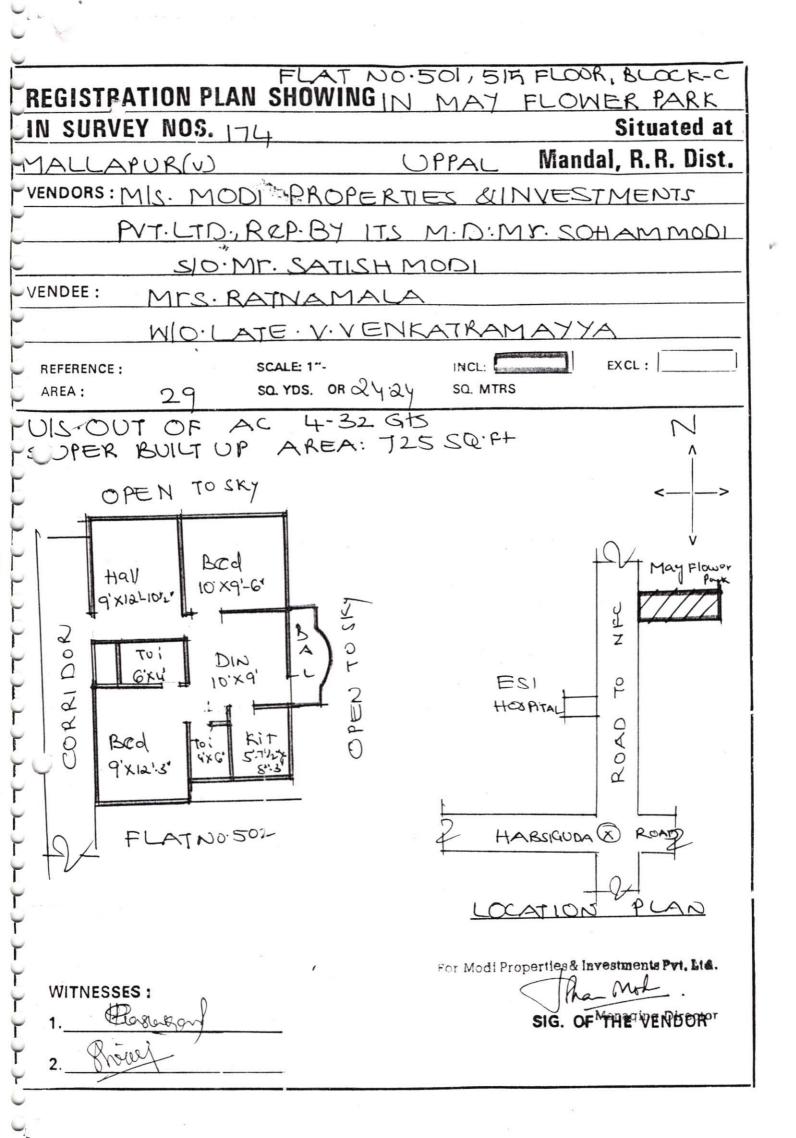
do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Signature of the things Ottanto

Date: 67/08/2002.





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

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

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

VENDOR:





MIS. MODI PROPERILES & INVESTIMENTS PVI. (ID., having it (6)

5-4-187/3&4, M.G. Road, SECKED

Sep by It MD. Mr. SOHAM MODI

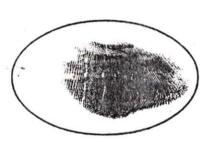
S. P. A:-





GAURANG MODY

R/o. flat No. 105, Sapphire aparts, Checkof Gardene,
Begumpet, HYDERABAD.

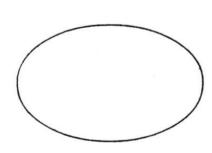




PURCHASER:

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Sec' BAD.

Mrs. RATNAMALA



PHOTO

SIGNATURE OF WITNESSES

1. Person

2. Rawl

For Modi Properties & Investment, Pvt. Ltd.

SIGNATURE OF THE EXECUTANTS S'

I వ పుస్తకముడరినిక్క సంజాల దస్తావేజుల మొత్తం కాగితముల సంఖ్య...I.మ.ఈ కాగితపు వరుశ సంఖ్య...I.మ...

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