

Denomination: 15,000

02BB 995245

Faredaged By :

For Whom:

. NAGAS UBEKAMAN YAM

SELF

COLUMN TELEFOR APARACAN

Stamp Vendor

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 FAWOUR OF

Mr. T.NAGASUBRAMANYAM, SON OF LATE. SEETARAMAIAH, aged 53 years, Resident of Flat No. 202, Swatikuteer, Yousufguda Basti, Hyderabad - 500 045.

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 Against

1 వ పుస్తకము. కొక్కెట్లు. దస్తావేజుల మొత్తం కాగిత్త 192.5వ.శా.శ.మై.గ్.ఎ.మాసరి.శి.తేది. M ENCOR STATE BY CHOCK పగలు...<mark>!</mark>...మరియు..**.\2..గంటల మధ్య** సంఖ్య.../..... **సబ్-**రిజిస్ట్రారు ఉప్పల్ ఆఫీసు**లో** Sni Soham modi.... **రిజిస్ట్రే**షన్ చట్టము, 1903 లోని **సెక్షన్** 32-ఎ ను అనుసరించి సమర్పించవల**ిన ఫోటో** గ్రాఫ్టు(లు) మరియు వేలి**ముద్రలతో** సహా దాఖలు చేసి రుసుము రూ॥ 📆 🖫 🥿 చెల్లించినవారు.. బ్రాస్ డుచ్చినట్లు **ఒప్పు కొన్నది.**్ ఎడమ బ్రొటపట్రేలు do. Satish modi, occ. Businer - Rlo. Plat No. 280, Road No. 24 Jubecility , Hydesabad. నిరూపించిన (F. Problekas Roddy Sto. Padms Rodd. OCC: PA Service (0) 2-1,-187 /3 & m.g. Road, second. clo. Connelandenial Securico Horo, 2.3. beliolar, Miler Hydresad. 1925.వ.శా.శ...... బై.గ్.షా. మాసం29.వ లేది.



02BB 995246

U R/0.HYD

Uate : 16-95-2003 Serial No : 5,385 .

Denomination: 15,000

Purchased By:

For Whom :

T.NAGASUERAMANYAM

S/O.LATE.SEETARAMATAH

SELF

Registiar icio Stamp Vendor

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.

n and Pvt Ltd. For Modi Properties & 17

Contd.3..

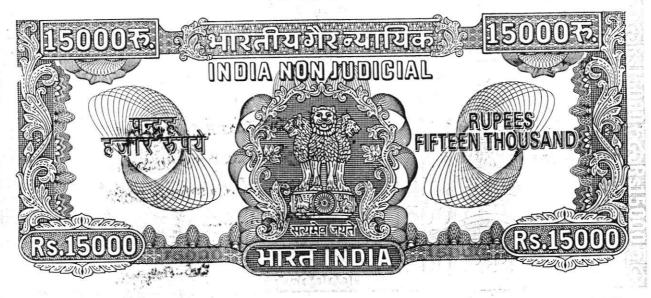
I వ పుస్తకము. — క్రకట్ల దస్తావేజుల మొత్తం కా 3020 Bar 50 Bar సంఖ్య....2

1

Endorsement Under Section 42 of Act I of 1898 No. 5.860 of 2003 Date 19/5/2003

I hereby certain that the proper deficit stamp duty of Rs. 2830/ Rupees Tuno eight hundred and la has been levied in respect of this instrument from Sri Soham Modi on the basis of the agreed Market Value consideration of Rs 791000/ being higher than the consideration agreed Market Value.

S.R.O. Upp



02BB 995247

Denomination: 15,000

Purchased By : .NAGA SUBRAMANYAM

SELF

For Whom:

Ex Officio Stamp Vendor S.R.O. UPPAL

O/ JATE.SEETAFAMATAH R/O.HYD

Sale Deed Dated	Schedule and are of land	a Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Upbal, 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

١.

I వ పుస్తకము. మీక్తం సిన్హింది దస్తావేజాల మొత్తం కాగితముల సంఖ్య...! క...ఈ కాగితపు వరుశ సంఖ్య...ఎ





02BB 995248

io Stamp Vendor

Nate : 15-05-200: Secial No : 5,387

Denomination: 15,000

Parchaged By :

For Whom:

INCAME DE RAMANYAM

S/G.LATE.SSETAGAMATAE

:: 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 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 Pyt. Ltd.

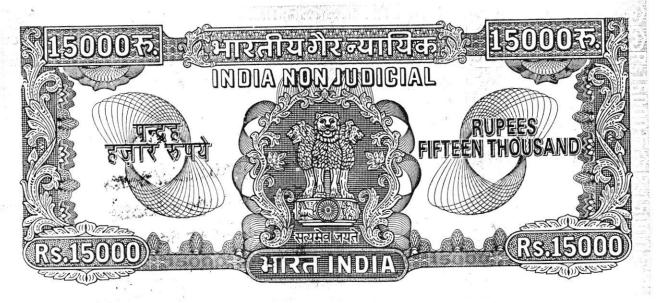
Managing Director

lobol.

Contd.5..

! వ పుస్తకము. స్ట్ర్మ్ స్టర్ట్స్ స్టర్ట్స్ట్స్ రు





02BB 995249

Semial No : 5,388

Denomination: 15,000

For Whom:

- * ;ELF * *

Ex.Off cio Stamp Vendor S.R.O. APPAL

:: 5 ::

- E. The Purchaser is desirous of purchasing all that Flat bearing No.505, on the Fifth Floor, in Block No.E in MAY-FLOWMER PMAK constructed by the Vendor having a super built-up area of 1200 Sft., together with undivided share in the Schedule Land to the extent of 48 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.7,91,000/- (Rupees Seven Lakhs Ninety 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 WITHESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.7,91,000/- (Rupees Seven Lakhs Ninety 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.

Managing Director

For Modi Properties & Investments Pvt, Lta.

Contd.6..

సేట్-_{రిజి}స్టారు





37023 Magas waxa manyam No Coke Seet avan aidy

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

RCO. Chyd

- 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.
- 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.

Contd.7..

For Modi Properties & Investments Pvi. Ltd.,





56 (of Sectaronizing RAM NAGAR, HYD"

R. NARCHOEN SVL No. 42 95 R. No. 1/2001-2003

iii) That the Purchaser shall become a member Flower Park Owners Association that has been formed by 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, dors, passages, staricases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in MAYFLOWER PARK, shall vest jointly with the owners of various tenements/apartment/parking space and shall maintained, managed the administered collectively by 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.

Managing Director

For Modi Properties & Investments Pvt, Ltd.

Contd.8..

1.3 పుస్తకము. న్ కాడ్ సంగత్తి దస్తావేజుల మొట్టం కాగితముల సంఖ్య....(ఎ....ఈ కాగితపు వరుస సంఖ్య....)

నిజ్-గ్జిణ్యరు





37075 16/5/2003 38235 R. NAFRENDER SVL NO. 1/2003-2000 SVL No. 1/2003-2000 CM NAGAR, HYO'N

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.

For Modi Properties & Investments Pyt. Ltd.

contd.9..

13 35 83 1 5 8 60/

వ పుస్తకము. క్రాక్ట్ స్ట్రంగ్లో దస్తాపేజాల మొట్టం కాగితముల సంఖ్య...! ఓ....ఈ కాగితపు వరుస్త సంఖ్య...కి.......



लक्ष्म हिन्नाकुर्फ



37026 1615/2003 500 38235 AP 23 II V
10 To Nagasubramanyan
Selv Jb Lake Seek gramalay

R. MAFON.

Klo. Hy

:: 9 ::

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.

Managing Director

For Modi Properties & Investments Pyty Ltd.

Contd.10..

> ీ వ పుస్తకము...క్రోక్స్ స్ట్రైల్ఫ్ దస్తావేజుల మొద్దం కాగితముల సంఖ్య...!ఏ...ఈ కాగితను వరుస సంఖ్య...!ఏ...ఈ కాగితను వరుస

> > තින්-රින්ලූත්





Ti Nagaduly aminy quin Sell Molafe Sectarannaial

:: 10 ::

Rto. Gyd

- 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 or 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.7,91,000/-.

For Modi Properties & Investmenta . Vh.

Contd.11..

సంఖ్య....క. కాగితపు వర్గున సంఖ్య...!ం

సబ్-రిజీస్ట్రారు





(are sectoramoial) 11

SCHEDULE OF PROPERTY HEREBY SOLD

Sta

All that the Flat bearing No.505, on Fifth Floor in Block No.E, having super-built-up area of 1200 Sft., with undivided share of land to the extent of 48 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 100 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 :: 40' Wide Road.

37028

Cut-Out & Flat No.504. SOUTH

EAST 4' Wide Passage & Flat No.506.

Managing Director

WEST Children Park. ::

For Medi Properties & Investments Pyr. Lid.

Contd.12..

B. 11. a.1 11/6.

Rlo Gup

1 6 HAY 7003

! ప పుస్తకము.న్ కొడ్డం/ స్వాహ్హ దస్తావీజుల మెబ్బా స్ట్రామ్

సంఖ్య...!s.... సంఖ్య..!!







colo 70 Di Nagasubramanyam

So (ate seeta ramasa). The styd

:: 12 :: Kb. Styd

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 19^{15} day of 10^{15} 2003 in the presence of the following witnesses:

WITHESSES:

1. Busiciscus (K. Prachakae Rody)

(SRIBHAR)

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

VENDOR

ror Modi Properties & Investments Pvn Lta.

్ట్రాండ్సింకెన్స్...ఆడ్విస్తుడ్డు డి [2002] రాయులిగా ంత్రుగా అక్కూరావి

ದರಿದ ಪ್ರಶಾಗಣ ಕರ್ತಿ...2!... ಬ್ಯಾಆಂದ



Stolate Sectaramaiato. No

ANNEXURE = 1 = A RW. Lyd 1) Description of the Building:

Flat bearing No.505, on Fifth Floor 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
- (b) Type of Structure
- : R.C.C. (G+5) : Framed Structure.
- 2) Age of the Building
- : 1 year
- 3) Total extent of site
- : 48 Sq.yds. U/S Out of Ac.4-32 Gts,
- Built up area particulars
 - a) Cellar, Parking area
- 15 Sft., for scooter parking space 100 Sft., for car 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
- 1200 Sft.,
- Annual Rental Value
 - Municipal Taxes per Annum
 - Executant's estimate of the MV of the Building
- Rs.5,000/-
 - Rs.
- Rs.7,91,000/-

Date: 19/05/2003

Medi Properties & Investments / vt. Lta

the Executators

CERILEICAI

Managing Director

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

Date: 19/05/2003

Figured Freporties agreements Ptr. Ltd.,

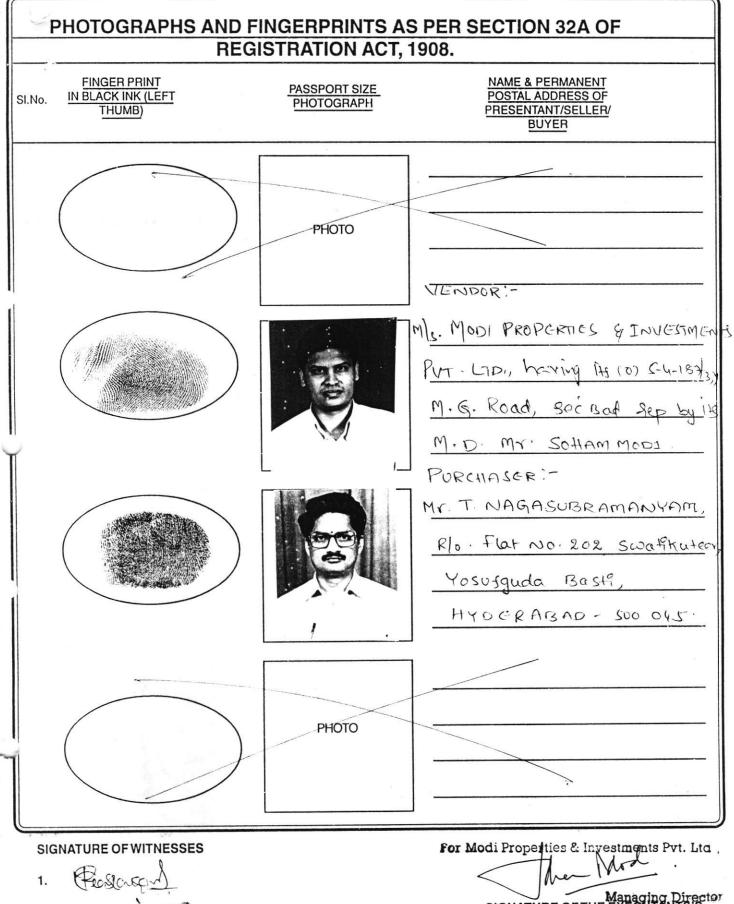


PECISTRATION DIAN CHOWING								
IN SURVEY NOS. 174 Situated at								
MA' LAPUR(N) OPPAL Mandal, R.R. Dist.								
Y VENDORS: MISMODI PROPERTIES & INVESTMENTS								
TPUT. LTD, Rep. By ITS M.D. Mr. SOHAM MODI								
JOM HZITAZ. 7M. OP.								
VENDEE: SRI-T.NAGASUBRAMANYAM								
SO.LATE.SEETARAMAIAH								
REFERENCE: SCALE: 1"- INCL: EXCL: AREA: LS SO. YDS. OR LOID SO. MTRS.								
VIS-OUT OF AC. 4-321 Gts N								
LOPER BUILT-UP AREA: 120010:14								
OPEN TO SKY								
TO1 BAL								
D'-4-s'x9-6" A SED D'-4-s'x9-6" A SESI Z INMAYROUE PARK								
D-4-3 x7-6 X Q ESI HOOPITAL Q Q Q Y Y 16'-9" DIN								
9'x16'-9" DIN 10'-9" x 10'-4:5"								
2 TIMESTOCK & ROADS 2								
BED GX8'5" T								
TOI 4'XT! 9' XL'-6" UTILITY LOCATION PLAN								
OPEN TO SKY CORRIDOR 2								
WITNESSES:								
1. Classical SIG. OF THE VENDOR								
2. Su Cuar.								

\$ c.

1 వ పుస్తకము కొకడు ...సంగాం దస్తావేజుల మొక్తం కాగిల్లుంల సంఖ్య .!కా సంఖ్య .!ఆ సబ్లించిల్లురు





SIGNATURE OF THE EXECUTANTS'S

I వ పుస్తకము. క్రడ్లే ... సంగాత్ర దస్తావేజుల మొత్తం కాగితముల సంఖ్య...క్ కాగితపు వరుస సంఖ్య...క్ సబ్-రిజిస్టారు



ORIGINAL దస్తావేజులు మరియు రుసుముల రశీదు

30.								
3 x 3 / 3 2903) Cham Gado 1) 13/5 30								
ఈ దిగవ ఉదహరించిన దేస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. Mallaflox								
దస్తావేజు స్వభావము	B	(B)	(\$	3 1				
దస్తావేజు విలువ	043500	191000	Cofraco	30/000				
స్టాంపు విలువ రూ	66500	19000	15000	30500				
దస్తావేజు నెంబరు	589	5860	5861	5862				
రిజిస్టేషన్ రుసుము	3220	3985	2868	1050				
లోటు స్టాంపు	3285	280	4020	1365				
యూజర్ చార్జీలు	90	96	20	590				
అధనపు షీట్లు		S	15	921				
5 X	25	25		TOTOR				
			RETUR	The state of the s				
			./	1 / 2 0				
	1		ETIR-RFG	2200				
మొత్తం	6625	6905	625	2215				
eson Stalente Taso Tho as a Stock								
Judyol Son transport								
30 13 5 200								
వాపసు తేది సా. 4 గంటలకు సబ్బేటి స్టార్లు								

Note: Document will be returned at 3.30 pm. to 5.00 pm.

ORIGINAL దసావేజులు మరియు రుసుముల రశీదు

3o. 2914									
శ్రీమణ్ / శ్రీ <u></u>	o ham	Mode			3				
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.									
దస్తావేజు స్వభావము	3								
దస్తావేజు విలువ	791,000)							
స్టాంపు విలువ రూ	79000	-+ 2830	0/501	a .					
దస్తావేజు నెంబరు	5880/	03			173				
రిజిస్టేషన్ రుసుము			200						
లోటు స్థాంపు DSD	- 4000	_							
యూజర్ చార్జీలు	,								
అధనపు షీట్లు	/								
5 X					20 20				
			RETU	RNEL)				
మొత్తం	4000		SUB-RE	GISTRAD					
oxoo Rupees Four thousand aly									
ర ూపో యల్లు మాత్రవేస్త									
30 19	Ma,				0				
వాపసు తేది	रु	. 4 గంటలకు		్ర సబ్ రజి	స్టారు				

Note: Document will be returned at 3.30 pm. to 5.00 pm.