ORIGINAL దస్తావేజులు మరియు రుసుముల రశీదు 30. శ్రీమతి/శ్రీ 🛱 ఈ దినవ ఉదవారిలైదిన దస్తావేజును ఘరియు రుఘము పుచ్చుకోవడమైనది. దస్తావేజు స్వభావము దస్తావేజు విలువ స్టాంపు విలువ రూ.. దస్తావేజు నెంబరు రిజిస్టేషన్ రుసుము లోటు స్టాంపు యూజర్ చార్జీలు అధనపు పీట్లు మొత్తం రూపాయలు మాత్రమే) వాపసు తేది PPAL Note: Document will be returned at 3.30 pm. to 5.00 pm.



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

Mr. TAYI SATYANARAYANA PRASAD, SON OF LATE. VENKATA CHALAPATHI RAO, aged 46 years, working at Office of the Director General Vigilance & Enforcement, 9th Floor, B.R.K.R. Bhavan, Hyderabad - 63.

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.

For Modi Properties & Investments Pyt. Ltd.,

.Contd.2.

Managing Director

20033. പ്രിച്ചുള്ള ...... 302/66 1925ప.శా.శ్రేవే. డె. ఫి.మాసం.!.. తేది. పగలు. !..!... మరియు. .!. మైగంటల మధ్య 1 3 33 35 33 1460.7. సబ్-రిజి<sub>ల్ట్మా</sub>రు ఉప్పల్ ఆఫీసులో దస్తావేజుల మొత్తం కాగిత్ 20th Rosof Book సంఖ్య...15..ఈ కాగితపు వర్ రిజిగ్బ్రేషన్ చట్టము, 1908 **లోని సెక్షన్** 32-ఎ ను అనుసరించి సమర్పించవ<mark>లసిన</mark> ఫోటో గ్రాఫు(లు) మరియు పేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ॥/4.50/ చెల్లించినవారు.. డ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది. Mody , occ: Business - Rla. ఎడమ బ్రోటన్మవేలు flet not 105 Sapphire apts, Cheekox Gardens, segumpel. -Hyderalad. ව්රාංච්රයන්ඩ. through special power of Attornery, atested vide Power No. 9/ 2002 at SRO, uppal. O Ruseran ( 5. Prablakar Reddy So. Padme Roday) OCC: Put Service (0) 5-4- 187 /3 & 40 m. G. load, seizad. ( SCIDHAR So, Ranchendraids OCT: Service (0) 5-4-4) / 344. M. G. Roced Seisad 20033.5011.22.23... .........30.2/s &A 



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

Tayin Salyanarayana prasad sto late Venkali Chalapath, Reso.

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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.,

Managing Director

Contd.3..

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S.R.O. Uppal

Dated: 21/4/2003 and Collector 15. 41&42 in DIAN STAMP ACT





17/4/03 500/-

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

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Sale Deed Schedule and area Document Registered with Dated 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

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 1491/99 A.C. Sheet Shed 1500 Sft..

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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 Pyt. Lta .

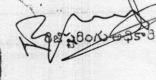
Managing Director

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AP 23 II U

R. NAGENDEM SVL No. 42 95 R. No. 1/2001 2003 RAM NAGAR, HYD'RAD

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TOTAL AREA: 4 Acres 32 Guntas

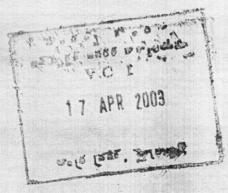
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

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

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E. The Purchaser is desirous of purchasing all that Flat bearing No.502, on the Fifth Floor, in Block No.G in MAY-FLOWER PARK constructed by the Vendor having a super built-Flat 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 admeasuring about 15 Sft., in apartment Block No.G, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration Rs.2,89,750/- (Rupees Two Lakhs Eighty Nine Thousand Seven Hundred and Fifty 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.2,89,750/- (Rupees Two Lakhs Eighty Nine Thousand Seven 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.

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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 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.

or Modi Properties & Investments Pvt, Ltd.

Managing Director

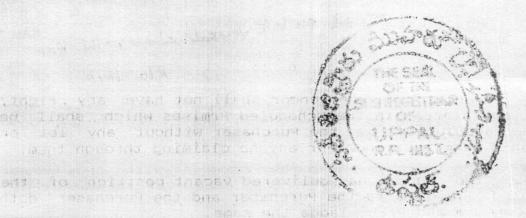
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That the Purchaser shall become a member iii) Flower Park Owners Association that has been formed by Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed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

ror Modi Properties & Investments Ptf Ltd.

Managing Director

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v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, assessment, duties assessed or payable to the Municipal authorities or etc.. 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.

For Modi Properties & Investments Rvt. Ltd.,

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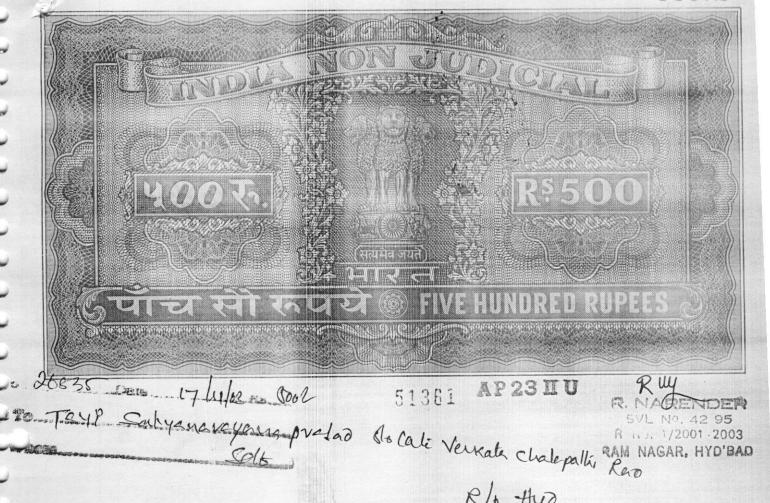
Managing Director



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vii) That the Purchaser shall be liable to 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, determined by the Builder, before taking possession of 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.

That the terrace and terrace rights, 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.

That the blocks of residential apartments 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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1 వ పుస్తకము 360.7 స్ట్రింగ్ ప్రై దస్తావేజుల మొత్తం కాగితముల సంఖ్య.. డ్...ఈ కాగితపు వరుస సంఖ్య. 9.....

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R NO. 1/2001 2003 RAM NAGAR, HYD'BAD



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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.2,89,750/-. For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.11..



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R. NAGENDER SVL No. 42 95

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## SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.502, on Fifth Floor in Block No.G, 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 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 :: 4' Wide Passage.

SOUTH :: 30' Wide Road.

EAST :: Flat No.501.

WEST :: Flat No.503.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.12..



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RAM NAGAR. HYD'BAD

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the May of APPL 2003 in the presence of the following witnesses;

### WITNESSES:

1. Pastagal

( K. Pralhakar Reddy)

For Modi Properties & Investments Pvt. Ltd.,

Managing Director ENDOR

For Modi Properties & Ingestments Pv. Ltd.,

Managing Director



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

Saljaneroyan prosed Ob Cali Verrali Chalopaki Reo ANNEXURE-1-A Mo Hyo

Description of the Building: Flat bearing No.502, on Fifth Floor in 1) in Block No.G, of MAYFLOWER PARK, at

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

Reddy District.

: R.C.C. (G+5) (a) Nature of the roof

: Framed Structure. (b) Type of Structure

2) Age of the Building : 1 year

3) Total extent of site : 18 Sq.yds. U/S Out of Ac.4-32 Gts.

4) Built up area particulars : 15 Sft., for scooter parking space a) Cellar, Parking area

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 : 450 Sft..

5) Annual Rental Value Rs.5,000/-

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

Rs.2,89,750/ MV of the Building rer Modi Properties & Investments RAN

the Executant

Managing Director CERILEICALE

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

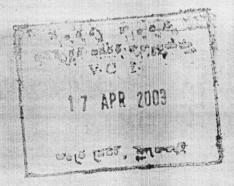
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Date: 3-1/04/2003

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For Modi Properties & Investme Wedutant

Managing Director



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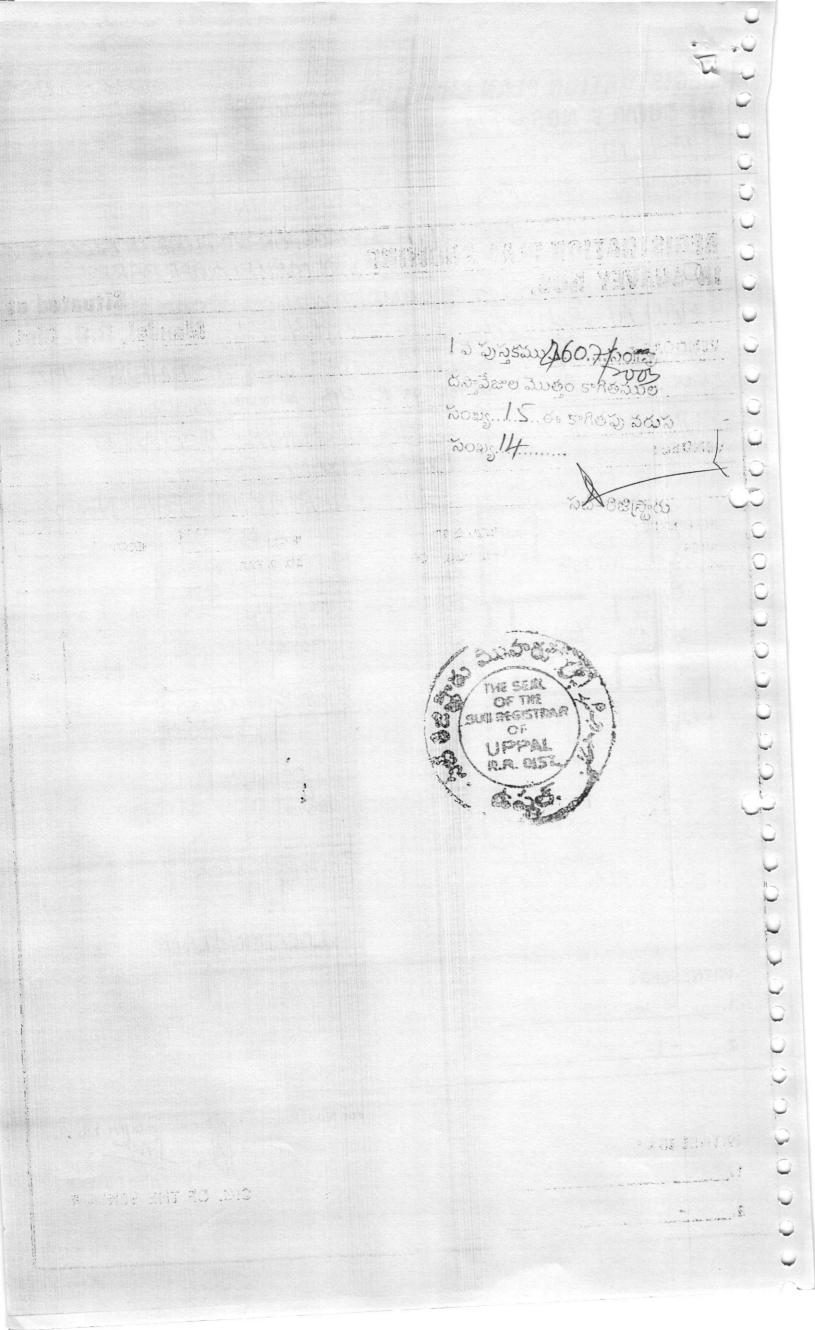
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REGISTRATION PLAN SHOWING IN MAY FLOWER PARK  IN SURVEY NOS. 174  Situate  IN SURVEY NOS. 174  MALLAPUR (V)  VENDORS: MIS. MODI PROPERTIES & INVESTMENTS PLAN  VENDORS: MIS. MODI PROPERTIES & INVESTMENTS PLAN  VENDORS: MIS. MODI PROPERTIES & INVESTMENTS PLAN  VENDEE: MY. T. SATYANARAYANA PRASAD  SIO. LATE SCALE: 17.  REFERENCE: AREA: 18 SO. YOS. OR 15.04 SO. MITES.  UIS. OUT OF AC. 4-32/Gts. PLINTH! 450 SO. FT  FLAT NO. 501  PLAT NO. 503  FLAT NO. 503  VINNESSES:  1. PLAT NO. 503  VINNESSES:  2. PLAT NO. 503  VINNESSES:  3. PLAT NO. 503  VINNESSES:  3. PLAT NO. 503  VINNESSES:  4. PLAT NO. 503  VINNESSES:  5. PLAT NO. 503  VINNESSES:  1. PLAT NO. 503  VINNESSES:  1. PLAT NO. 503		ELATINO EOR OU ESPORTADO
MALL APUR (V)  WENDORS: MIS. MODI PROPERTIES & INVESTMENTS PI  LTD, REP. BY ITS M.D. MY. SOHAM MODI  SIO. MY. SATISH MODI  VENDEE: MY. T. SATYANARAYANA PRASAD  SIO. LATE SRI. VENKATA CHALAPATHI RAO  REFERENCE: SCALE: 1". INCL.: EXCL.: SOLYDS. OR 15.04 SOLMTRS.  UIS. OUT OF AC. 4-32Gts, PLINTH! 450 SQ.FT  FLAT NO. 501  LIV SIT SICKED OF MODI  PARKED BED BALL  BED BALL  BED BALL  HUBSIG UPA XROAD PARKED  HUBSIG UPA XROAD PARKED  AND TO MODI PROPERTIES & INVESTMENTS PVI. LIG  WITNESSES:  1. MILLS SOLYDS. OR 15.04 SOLYDS.  SIG. OF THE VENDOR	REGISTRATION PLAN SH	OWING IN MAYEL OWIER PARK
VENDORS: MIS. MODI PROPERTIES & INVESTMENTS PILTD, REP. BY ITS. M.D. MY. SOHAM MODI SIO. MY. SATISH MODI SIO. LATE SAI. VENKATA CHALA PATHI RAO. AREA: 18 SO. YOS. OR 15.04 SO. MTRS.  UIS. OUT OF AC. 4-32/Gts, PLINTH! 450 SO.FT  FLAT NO. 501  PLAT NO. 503  HUBSIG UPA X ROAD PARE  WITNESSES:  1. SEALE 10. MODI PROPERTIES & INVESTMENTS PYI. LICE  WITNESSES:  1. SEALE 10. MODI PROPERTIES & INVESTMENTS PYI. LICE  WITNESSES:  SIG. OF THE VENDOR	IN SURVEY NOS. 174	
VENDEE: MS T SATYANARAYANA PRASAD  SIO LATE SALE: 17.  AREA: 18 SO. YOS. OR 15.04 SO. MTRS.  UIS OUT OF AC 4-32Gts , PLINTH! 450 SO.FT  FLAT NO. 501  LIV BIJ''X9'-6"  PARK  BED BAL YOU  HUBSIG UPA X ROAD P  FLAT NO. 503  FOR Modi Properties & Investments Byt. Lia  WITNESSES:  1. Managing Director  SIG. OF THE VENDOR	V	UPPAL Mandal R R Dies
VENDEE: MY. T. SATYANARAYANA PRASAD  SIO. LATE SRI. VENKATA CHALAPATHI RAO  REFERENCE: SCALE: 1". SOLYDS. OR 15. 04 SOLMTRS.  UIS. OUT OF AC 4-32/Gts , PLINTH! 450 SOLFT  FLAT NO. 501  LIV SICKYLA VO  TO HUBSIG ODA XROAD P  HUBSIG ODA XROAD P  LOCATION PLAN  WITNESSES:  1. SOLYDS. M. D. MY. SOCHAM MODI  SIG. OF THE VENDOR	VENDORS: MS MODI	PROPERTIES & INVESTMENTS DUT
VENDEE: MY. T. SATYANARAYANA PRASAD  SIO. LATE. SRI. VENKATA CHALAPATHI RAO  REFERENCE: SCALE: 17. INCL: SQ. MTRS.  UIS. OUT OF AC. 4-32/Gts , PLINTH! 450 SQ. FT  FLAT NO. 501  LIV SICKY OF AC. 4-32/Gts , PLINTH! 450 SQ. FT  FLAT NO. 501  REFINE BED BALL OF HUBSIG UPA XROAD PRASAD  FLAT NO. 503  FLAT NO. 503  FOR Modi Properties & Investments Byt. Lita  WITNESSES:  1. Section of the Vendor SIG. OF THE VENDOR	LTD, Rep. B	Y ITS M.D. Mr. SOHAM MODI
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REFERENCE: AREA:    SCALE: 1"- SOL MTRS.    SOL MTRS.	VENDEE: MY. T. SAT	YANARAYANA PRASAD
REFERENCE:  AREA: 18 SQ. YDS. OR 15. 04 SQ. MTRS.  U/S. OUT OF AC 4-32/Gts , PLINTH! 450 SQ. FT  FLAT NO. 501  LIV KIT X Y PARK  18 SQ. YDS. OR 15. 04 SQ. MTRS.  VINTAGY ROWER PARK  POR Modi Properties, & Investments Pvt. Ltd  WITNESSES:  1. September  SIG. OF THE VENDOR	S/O. LATE .	SRI. VENKATA CHALAPATHI RAD
SOLYDS. OR 15.04 SOLMTRS.  U/S. OUT OF AC 4-32/Gts , PLINTH! 450 SOLFT  FLAT NO. 501  LIV SILXY	REFERENCE ; SCALE:	1". INCI:
FLAT NO. 501  LIV SILY SILY SILY SILY SILY SILY SILY SILY	Sd. YDS	OR 15.04 SQ MTRS.
FLAT NO. 501  LIV S'LEX 94 YOU PARK  TO 1 BED BALL  11-4-5" X94-4-3" 14 14 14 10 0  FLAT NO. 503  FOR Modi Properties & Investments Pvt. Lita  WITNESSES:  1. Hadraging Director  SIG. OF THE VENDOR	US. OUT OF AC. 4-3	2Gts , PLINTH! 450 SQ.FT
WITNESSES:  1. Pedanon  SIG. OF THE VENDOR		N<>
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SIG. OF THE VENDOR		Managing Director
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# PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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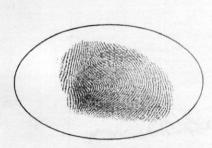
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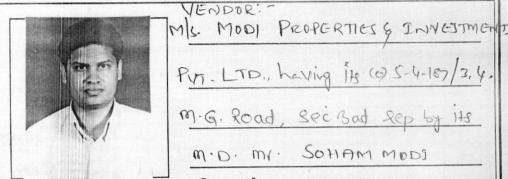
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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER





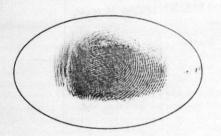
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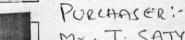


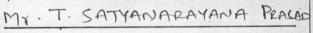


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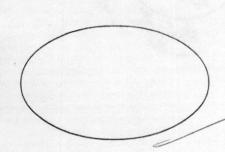






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HYDERABAD - 63.



BLACK & WHITE PASSPORT SIZE PHOTO

SIGNATURE OF WITNESSES

(Bestrant

For Modi Properties & Investments Pvt. Ltd.,

Managing Director SIGNATURE OF THE EXECUTANT'S

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