HREIP UR PURITION TO THE PROPERTY OF THE PROPE

0200 679834

Date: 01-04-2003

Serial No : 3,883

Denomination: 20,000

Purchased By :

For Whom :

P. SAILAJA

* * SELF * *

W/O. P. KRISHNAIAH NAIDU R/O. SEC-BAD Sub Registrar
Ax. Officio Stamp Vendo
S.R.O. UPPAL

21002 4500 of

SALE DEED

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. P.SAILAJA, WIFE OF SRI. P.KRISHNIAH NAIDU, aged about 40 years, Residing at H.No.12-5-149/10/1, Vijay-puri, South Lalaguda, Secunderabad - 500 017.

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.

Contd.2.

for Modi Properties & Investments avt.

2 6 MAR 2003 *

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సట్-రీజిస్టాడు



దానీ యిచ్చినట్లు ఒప్పు కొన్నది.

🔪 ఎడమ్ బ్రోటన(పేలు

May.

Gaurang mody (lo. Jayantistal mody occ: Business - elo. for No. 105, Supphire apts, Cheekoti Gardens, Begumpet, Hyderabad

through Special Power of Attornery, attested vide Power No. 9/2002 at (RO, uppel.

నీరూపించినది.

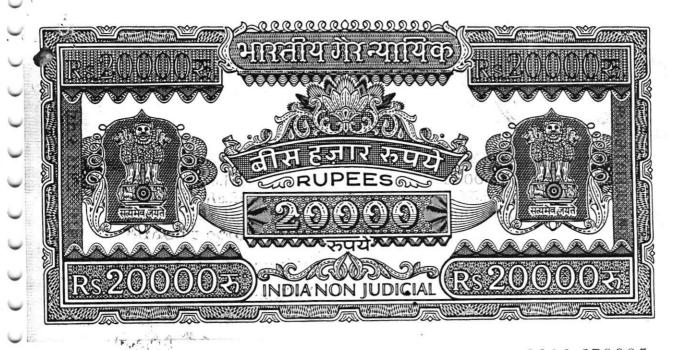
& Belleson

(K. Prabhakar Reddy Slo. Padma Reddy Oce: Pri Service (0) 5-4-187/3804 M. G. Road, Secisad.

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SELDHAR So. Romandraios. 00:-SERVICE (0) 5-4.180/364.M.G. Road SEC-6AD_500-003.

7025-822 500.



01-04-2003

Serial No: 3,884 Denomination: 20,000

0200 679835

Sub Registrar EX. Efficio Stamp Vendor S.N.O UPPAL

Purchased By :

SELF

SAILAJA

F'O. P. KRISHNAIAH NAIDU R/O. SEC-BAD

:: 2 ::

For Whom:

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.,



వస్తావేజుల మొత్తం కాగితములి HON STREET STREET พื่อมูรู่......

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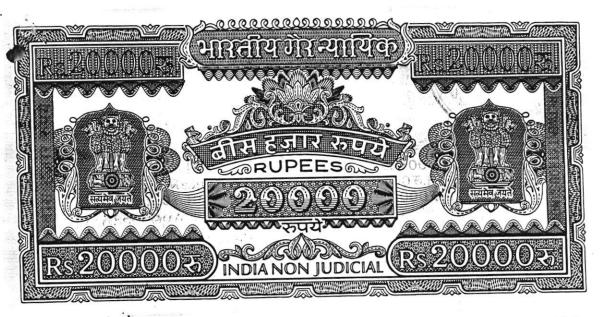
Endorsement Under Section 42 of Apt Nof 1895 No. 3941 of 2003 Date 4/463

I hereby certify that the proper deficit stamp duty of Rs 9130/ Rupees Wine on the basis of the consideration of Rs. 70/000 higher than the consideration agreed Market

S.R.O. Uppal

Value.





Date : 01-04-2003

Serial No : 3,885

Denomination: 20,000

Purchased By :

For Whom:

P. SAILAJA

SELF

W/O. P. KRISHNAIAH NAIDU R/O. SEC-BAD cop

Sub Registrar .EX.Officio 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

Contd.4..

For Modi Properties & Investments Pyt. Ltd.



13 పుస్తకము. 394! సంగీపే దస్తావేజాల మొట్టం కాగితముల సంఖ్య. 15.... ఈ కాగితపు నరుస్త సంఖ్య. 3

సబ్-గిజిస్టారు

13. పుస్తకము 200.3. సంగా. కి.
192[. సంగపు. 3941 సెంబరుగా
రిజిష్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు సెంబరుగా
... 155.2-1-1507 ప్రేష్ట్ర స్మానిది.
200.3.వ. సంగ ఎక్క్ ఎక్కెస్ట్ స్టానిది.







21728 Date 3/4/18 Resport

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

TOTAL AREA: 4 Acres 32 Guntas

B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Pipe 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 costs blocks of residential apartments with high quality building materials/design, 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.

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For Modi Propertieș & Investments Pyt. Ltd.,



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

E. The Purchaser is desirous of purchasing all that Flat bearing No.406, on the Fourth Floor, in Block No.I in MAY-FLOWER PARK 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.I, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.7,01,000/- (Rupees Seven Lakhs One Thousand only) and the VENDOR is desirous of selling the same.

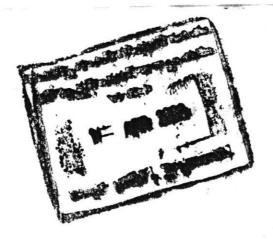
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.7,01,000/- (Rupees Seven Lakhs One Thousand only) the Vendor does 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.



โล จาหรรมมั่ว ที่ได้ได้ใช้ ผลาลัย พอดูก ราหอลมอ พอลาร์ () เอา ราหอลา ลอกล พอลาร์ ()

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sold to p. Sailaja wlo p. Kusshusah

R. NAMENDER SVL No. 42:95 R. No. 1/2001-2003 RAM NAGAR, HYD'BAS

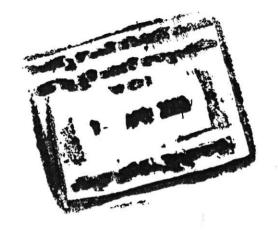
2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

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- 3. The Vendor shall deliver vacant possession of the Scheduled Premises to the Purchaser and the Purchaser does thereby confirm and acknowledge the same.
- 4. The Purchaser does 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/the remaining works, fixtures and fittings to be fitted and to be installed in the schedule premises shall be completed to the satisfaction of the Purchaser as agreed between both, shall not hereafter raise any objection on this account.

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For Modi Properties & Investments Pvt. Ltd.,



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R. NARENDER EVL NO. 42 95 R. NO. 1/2001-2003 RAM NAGAR, HYD'BAD

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That the Purchaser shall become a member of Park Owners Association that has been formed by 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.

Managing Director

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

COURT CENTER CONTROL





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R. NARENDER SVL NO. 42195 R No. 1/2001-2003 AM NAGAR, HYD'BAD

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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yor Modi Properties & Investments Pvt. Ltd.,

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vii) That the Purchaser shall be liable to his/her/their proportionate share of all 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.

- 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. 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 not be changed.

Managing Director

ser Modi Properties & Investments Pvt. Ltd.,

Contd.10..



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R. NARENDER SVL NO. 42/95 R NO. 1/2001-2003

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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.7,01,000/-.

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R/o served

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

SCHEDUILE OF PROPERTY HEREBY SOLD

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All that the Flat bearing No. 406, on Fourth Floor in Block No.I, 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.

SOUTH :: Flat No.405.

EAST Flat No.407. ::

WEST :: Main Gate.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.,

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SVL No. 42195 R No. 1/2001-2003 MA NAGAR, HYD'BAD

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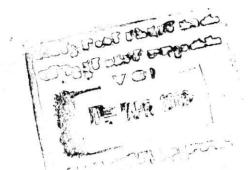
IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 4% day of 4% 2003 in the presence of the following witnesses;

WITNESSES:

1. Belleron (K. PRASHAKAR REDOY)

2. figure (SEIBHAR)

W D ornging Director



1 à పుస్తకము.3.741 ప్రాంతి దస్తావేజాల మొత్తం కాగితముల సంఖ్య...!.మ. కాగితపు పరుశే సంఖ్య...!మ....

The STALL OF COST OF C



Kugglinisch Naido Description of the Building: Flat bearing No. 406, 17201-2003

R. NARENDER SVL No. 42195

Flat bearing No. 406 NINAGRATUKO TOOR, in Block No.I, of MAYFLOWER 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.

Age of the Building 2)

: 1 year

3) Total extent of site

: 48 Sq.yds. U/S Out of Ac.4-32 Gts,

4) Built up area particulars

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

f) In the 4th Floor

g) In the 5th Floor

: 1200 Sft.,

Annual Rental Value

Rs.5,000/-

6) Municipal Taxes per Annum Rs.

Executant's estimate of the MV of the Building

: Rs.7,01,000/-

Date: 03/04/2003

for Modi Properties, & Investments Pvi. Lid., signature of the executant

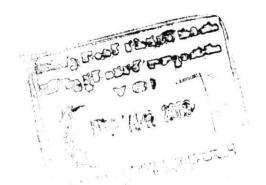
CERLIEICALE

Managing Director

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

Date: 0\/04/2003

exignaduiroperfiles deinverhalifa Pvt. Ltd.,



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THE SEAL OF THE OFFICE OFFICE

CEGISTRATION PLAN SHOWING IN MAY FLOWER PARK			
SURVEY NOS. 174 Situated at			
UPPAL Mandal, R.R. Dist.			
VENDORS: MIS. MODI PROPERTIES & INVESTMENTS PUTILID			
REP. BY ITS MD. MY. SOHAM MODI			
SIO. MY. SATISH MODI			
VENDEE: MIS. P. SAILAJA			
WO SRIP KRISHNIAH NAIDU			
AREA: 48 SOLYDS. OR 40.12 SOLMTRS.			
U/S. OUT OF AC-4-32GTS, PLINTH! 12005Q.PL N			
OPEN TO SKY			
C.BED 12'x 9'9" DRG 11'-41/2'x 14'-11/2" MAY PLOWER			
11'-4/6'x14'-11/2' DUCT TO! DUCT T			
N. BED 10' × 10' 7' × 10' 7 2 HABSIGUDA X ROAD? 12' × 10' 12'			
OPEN TO SKY LOCATION PLAN			
For Modi Properties & Investments Pvt. Ltd.,			
WITNESSES:			
1. Managing Director SIG. OF THE VENDOR			
2. Le duar			

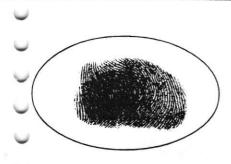
1 ప్రస్తుకము ? ని గ్రీ సంగా సంఖ్య ముత్తం కాగితముల సంఖ్య మీత్తం కాగితముల సంఖ్య మీత్తం కాగితపు వరుస సంఖ్య మంఖ్య మీత్తం సబ్-రిజిస్టారు



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

FINGER PRINT IN BLACK INK (LEFT THUMB)

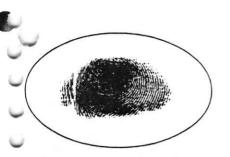
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER





VENDOR:MIS. MODI PROPERTIES & INVESTMENTS
PVT. (TD., having it (0) 5-4-187/3 & y
M.G. Road, Secisad, Sep by its

M.D. Mr. SOHAM MODI

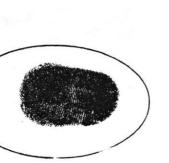




S.P.A:-GAURANG MODY

Rlo. Flat No. 105, Sapphire apts. Cheekoti Gardens, Begumpet,

HYDERABAD.





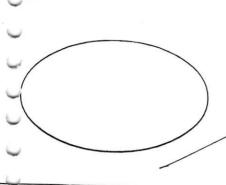
PURCHASER:

Smr. P. SAILAJA

12-5-149/10/1, VIJAYPORI

SOUTH LALAGUDA

SECUNDERABAD -SODOIA



BLACK & WHITE PASSPORT SIZE PHOTO

SIC ATURE OF WITNESSES

1. Pesagon

b. Knyhuih maid

For Modi Properties & Investments Pvt. Ltd.,

Managing Director
SIGNATURE OF THE EXECUTANT'S

ిప్పేస్తుక్రము 37 // సంగాస్త్రి దస్తానేజుల మొత్తం కాగితముల సుదిఖ్య మీతం కాగితపు వరుసు సుదిఖ్య మీతం

कर्क दिश्चे हुर्

