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Note: Document will be returned at 3.30 pm. to 5.00 pm. గమనిక: దస్తావేజు సిద్దమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకాన అట్టి దస్తావేజు కాల్పివేయబడును.

2995/2002



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SALE DEED

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___ 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

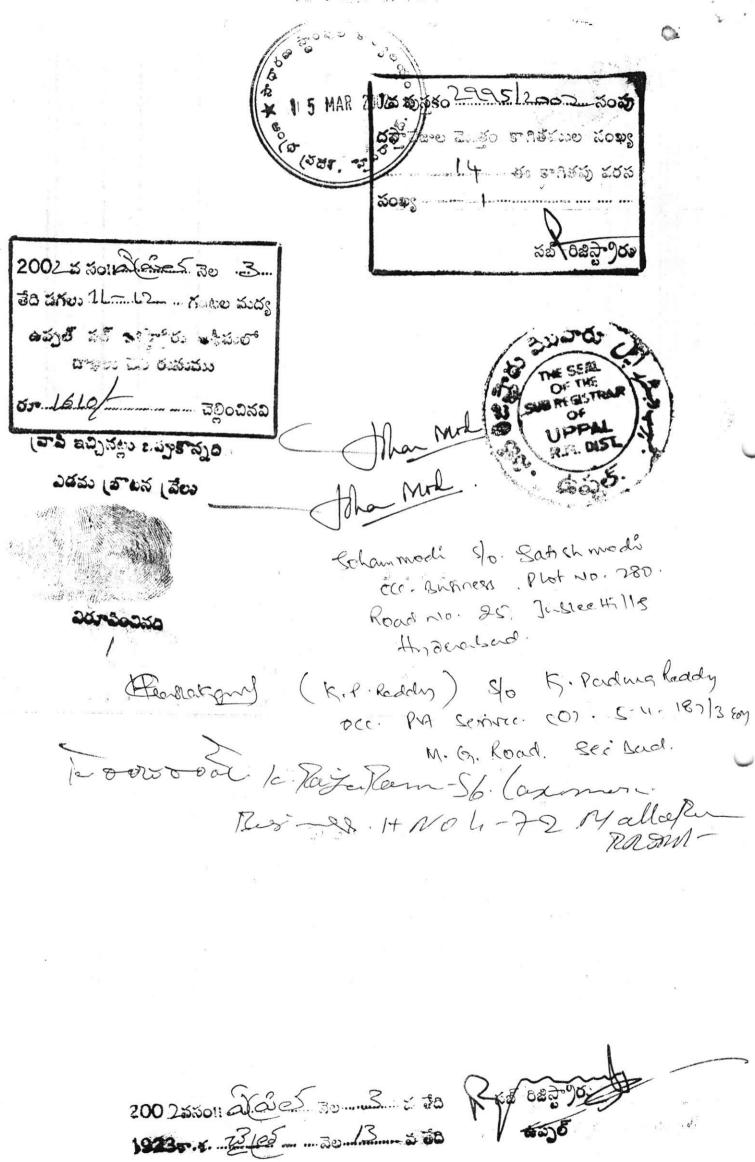
SRI. VALLALA RAJESHWAR RAO, SON OF SRI. BHAGAWAN, aged about 45 years, Address: C/o. Anandam, Flat No.52, Mallapur, R.R.District. Flat No.52, Block IX, Janapriya Township,

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 Pvt. Ltd.

Manading Director





0854: 28/3/2002 - 500/- 385:10 V Rajeshwar Rac S/c V Bhaganan Self- 20 Milliapur

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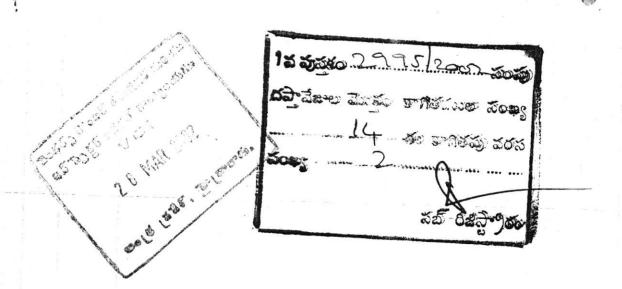
WHEREAS

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

Manifolina Progra



I hereby certify that the proper deficit stamp duty of Rs. 2.40 (Rupees 2.20) (house deficit stamp duty of Rs. 2.40 (Rupees 2.20) (has been and bee





28/3/2002 500/ 38591 V. Rajeshwar Rac 360 V Bhagawan Sell

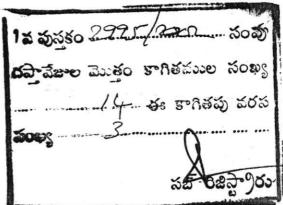
R. NARD 1/2001-200**3** of o Mallarzy KAM NAGAR, HYD'BAD.

	11	3 4:	
Sale Deed Dated	Schedule and are of, land	a Bocument 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 Acresalong 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.

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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.

Contd.5..

For Modi Properties & Investments Pvt. Ltd.

Manading Director







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E. The Purchaser is desirous of purchasing all that Flat bearing No.107, on the first Floor, in Block No.A in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved Scooter parking space admeasuring about 15 Sft., in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,22,000/- (Rupees Three Lakhs Twenty Two 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:

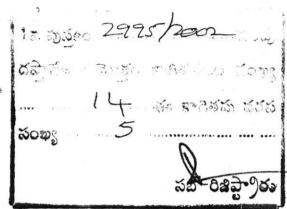
1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.3,22,000/- (Rupees Three Lakhs Twenty Two Thousand only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

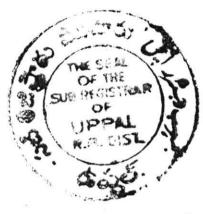
Contd.6..

For Modi Properties & Ipvestments Pvt. Ltd.

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V Rajeshawa Ray No V Bhagallan

R. NAFTHDER
SVL NO. 42 05
R. 100. 1/2001-2003
KAM NAGAR, HYDEAD.

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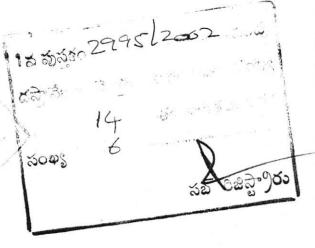
- 2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth herey confirm and acknowledge the same.
- 4. The purchaser has paid the sale consideration amount of Rs.3,22,000/- to the Vendor.
- 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.

Contd.7..

For Modi Properties & Investments Pvt. Lta.

Manading Director









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SVL NO. 42 65
R NO. 1/2001 2003
RAM NAGAR, HYD'BAD

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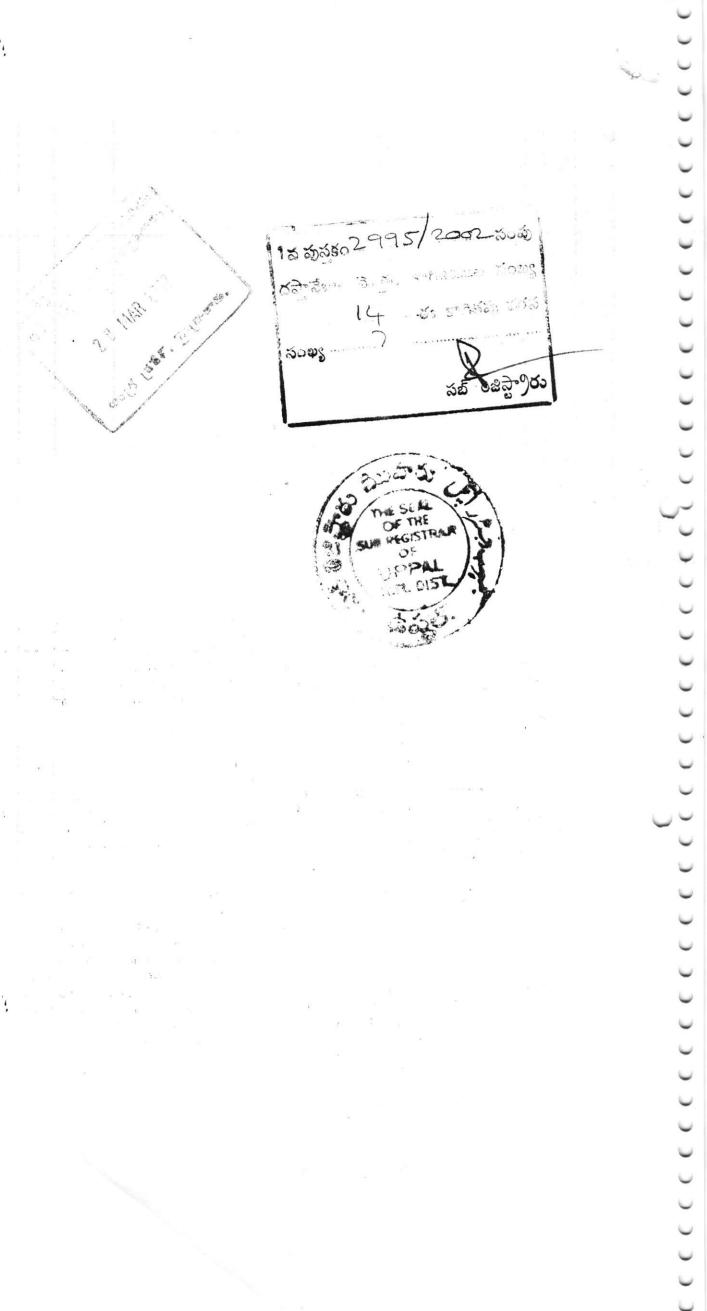
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator,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

Contd.8..

For Modi Properties & Investments Pvt. Lta

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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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.

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vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loams, 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 electricity connection or installation of a transformer, determined by the Builder, before taking possession of

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.

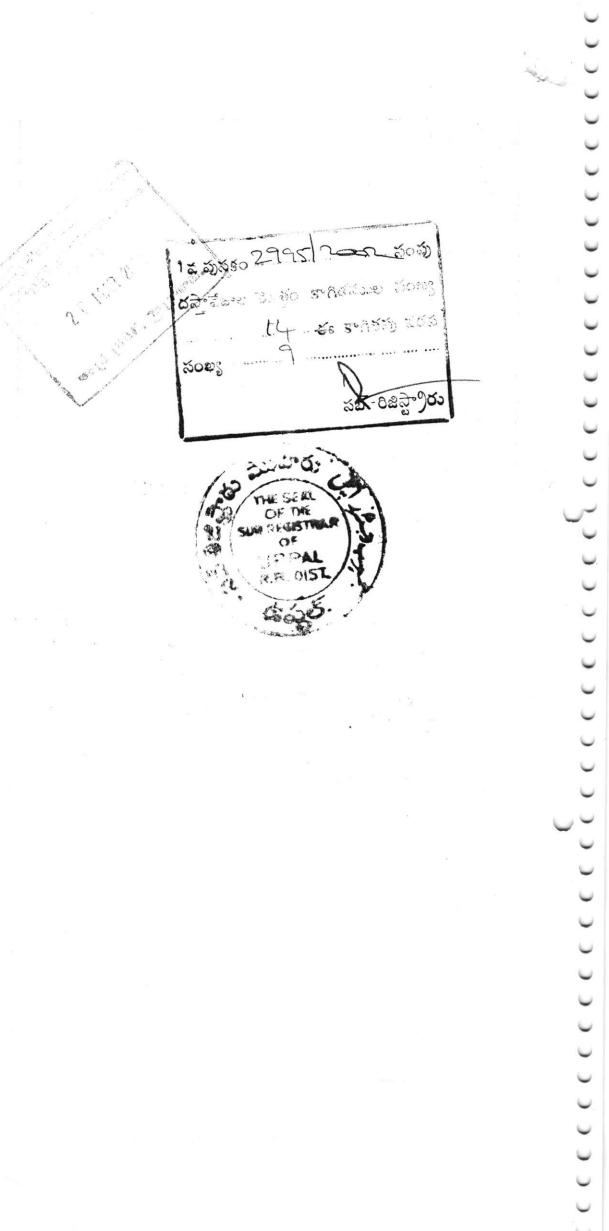
 $\times)$ That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Lta.

Schedule Apartments.

Managing Director

Contd.10..





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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.

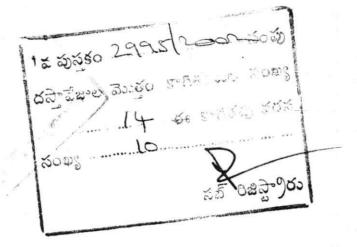
- 6. The Vendor convenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.
 - 7. The Market value of the property is Rs.3,22,000/-.

For Modi Properties & Investments Pvi. Ltd.

Managing Director

Contd.11..

MARAM NAGAR, HYD'BAD.







RAM NAGAR, HYD'BAD

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.107, on First Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 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:

:: 4' Wide Passage. NORTH

SOUTH :: 40' Wide Road.

:: Flat No.106. EAST

:: Flat No.108. WEST

Contd.12..

For Modi Properties & Investments Pvi, Ltd.





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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 2 day of 2002 in the presence of the following witnesses;

WITNESSES:

(\$.P.REDOY)

2. RREDOY)

(5.P.REDOY)

For Modi Properties & Investments Pvt. Ltd.

VENDOR

I. . . R. R. Dist,



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ANNEXURE-1-A

Description of the Building: Flat bearing No.107, on First Floor, in Block No.A, 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)

(b) Type of Structure

: Framed Structure

2) Age of the Building

1 year

3) Total extent of site : 28 Sq.Yds., Out of Ac.4-32 Gts.,

4) Built up area particulars (with break up floor-wise)
a) Cellar, Parking area
b) In the Ground Floor

: 15 Sft., Scooter Parking space

: 700 Sft.,

c) In the 1st Flowr d) In the 2nd Floor e) in the 3rd Floor f) in the 4th Floor a) In the 5th Floor

Rs.5,000/-

Annual Rental Value 5)

Municipal Taxès per Annum 6)

Rs.

7) Executant's estimate of the

MV of the Building

Rs.3,22,000/-:

For Modi Properties & Investments Pvt. Ltd.

Date: > /0%/2002.

Signature of the Executant

Mod

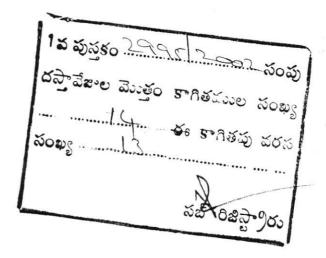
CERILEICALE

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.

anaging Director the Executant Signature of

Date: 0/06/2002.





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A.

Ü	
	FLAT NO. 107, IN 1St FLOOR, BLOCK-A
, U	REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
U	IN SURVEY NOS. 174 Situated at
	MALLAPUR(v) UPPAL Mandal, R.R. Dist.
	VENDORS: MIS. MODI PROPERTIES & INVESTMENTS
	PVT. LTD., REP. BY ITS M.D. Mr. SOHAM MODI
0	SIO.Mr. SATISH MODI
	VENDEE: SRI.V. RAJESHWAR RAO
	S/O·SRI.V·BHA GAWAN
U	REFERENCE : SCALE: 1"- INCL: EXCL :
Ü	AREA: 28 SQ. YDS. OR 23.40 SQ. MTRS.
	U/S. OUT OF AC. 4.321 GTS. SUPER BUILT UP AREA: 7006@.Ft.
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U	CORRIDOR <>
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	Bed 9'4"xII'.12' LIVIDIN O
U	10'-1/2'×13'-6'
	0 Z Toi Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
Ü	Bed Toi 5-9"x1-10 LL
Ú,	9'-9" x 12-6" 4x6"
	Balcony
	OPEN TO SKY For Modi Properties & Investments Pvt. Ltd.
Ü	WITNESSES:
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