

62. 11165

11165

11161/04

100Rs. 10911363

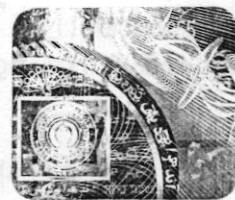


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 622055

5782
Mr. IT Sai Kumar Goud
Mr. K. Ramulu Goud
Self

L. G. Chinnayya
L. G. Chinnayya
5-4-187/3&4, 11th Floor, Soham
Mansion, M. G. Road, Secunderabad - 500 003,
SECUNDERABAD - 500 003.



SALE DEED

This Sale Deed is made and executed on this 3rd day of November 2004 at Secunderabad 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, 11th Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI S/o Mr. Satish Modi, aged about 34 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. K. SAIKUMAR GOUD, SON OF SHRI K. RAMULU GOUD, aged about 35 years, residing at Flat No. 108, Block B. Mayflower Park, Mallapur, Hyderabad - 500 076.

hereinafter jointly called the "PURCHASER" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

Page 1

200 4 వ సం॥ నవంబర్ నెల 6 తేది
 192 6 వ.శ.శా.కా.కా.మాసము 15 తేది
 పగలు.....1.....మరియు.....2.....గంటల మధ్య
 ఉప్పర్ పబ్-రిజిస్ట్రారు లఫీసులో

శ్రీ.....Gaurang Mody.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥.....1850/-.....చెల్పించినారు.

Receipt No.....786673.....Dt.....3/11/2004.....
 SBH, Habsiguda Branch, Sec'bad.

1వ పుస్తకము.....1116/04.....సం॥

దస్తావేజుల మొత్తం కాగితముల
 సరిశ్చయ.....7.....ఈ కాగితపు వరుస
 సరిశ్చయ...../.....



Gaurang Mody

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.
 వడిమ బ్రౌటనప్రేలు



Gaurang Mody

Gaurang mody S/o. Jyotantilal mody occ: Business
 R/o. Flat no. 105, Sapphire Apts, Chiranjeevi Garden
 Begumpet, Hyderabad

through Special Power of Attorney, attested
 vide Power No. 9/2002 at Sec, Uppal.

10 రిజిస్ట్రేషన్ (శ్రీ ప్రకాశ్ రెడ్డి S/o. Prakash Reddy
 occ: service co) S-4-18/3 & 4, m. G. Road
 SEC. BAD.

2 రిజిస్ట్రేషన్

Sri Ramesh S/o. Rameshchandra occ: business
 2-3-54/10/24, Jyotantilal Garden, Begumpet
 Hyderabad.

200 4 వ సం॥ నవంబర్ నెల 6 తేది
 192 6 వ.శ.శా.కా.కా.మాసము 15 తేది

Gaurang Mody

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.

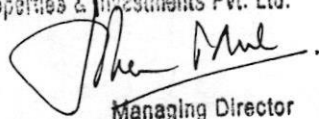
Sale Deed Dated	Schedule and area of land	Document No	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub Registrar Uppal, R. R. Dist, Book No. 1. Volume No. 2485, Page No. 169 to 186.
31/12/97	1 acre 3 guntas	562/98	Sub Registrar Uppal, R. R. Dist, Book No. 1. Volume No. 2682, Page No. 31 to 48.
22/09/98	1 acre	7989/98	Sub Registrar Uppal, R.R.Dist, Book No. 1. Volume No. 2845, Page No. 53 to 66.
24/02/99	1 acre alongwith A C Sheet Shed 1500 Sft.	1491/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 1507-1/99.
07/04/99	19 guntas	2608/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 2015/99.
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 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 certain 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.
- E. The PURCHASER is desirous of purchasing All that flat bearing No.108 on the First floor, in Block No. B, in MAYFLOWER 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 and car parking space admeasuring about 15 & 100 sft. respectively in apartment Block No. B, as a package, which hereinafter is referred to as the Scheduled Premises for a consideration of Rs. 3,69,635/- (Rupees Three Lakhs Sixty Nine Thousand Six Hundred and Thirty Five 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 Rs. 3,69,635/- (Rupees Three Lakhs Sixty Nine Thousand Six Hundred and Thirty 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 Schedule Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము. 11161/04

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 7... ఈ కాగితపు వరుస

సంఖ్య... 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 189

No. 11161 of 2004 Date 6/11/04

I hereby certify that the proper deficit stamp duty of Rs. 37600/- Rupees. Thirty seven -

thousand six hundred only.

has been levied in respect of this instrument from Sri. Gaurang Reddy on the basis of the agreed Market Value consideration of Rs. 370000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Sub Registrar

Dated: 6/11/04 and Collector U/S. 41&4 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 37600/- towards Stamp Duty

Including Transfer duty and Rs. 1850/-

towards Registration Fee was paid by the party

through Challan Receipt Number 786673

Dated: 3/11/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda

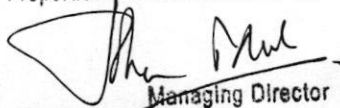
A/c No. 01000050786

of S.R.O. Uppal.



- 2) Henceforth the Vendor shall not have any right, title or interest in the Schedule Premises 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 Schedule Premises to the Purchaser and the Purchaser doth hereby 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 exclusive claim, right or title over the land on which the Schedule 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.
 - iii) That the Purchaser shall become a member of the Mayflower 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, staircases, 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, electricity, etc.
 - iv) The common facilities and services (lifts, corridors, passages, staircases, 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 and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said 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 whatsoever.
 - v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, 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 kind whatsoever.
 - 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 Apartment.

For Modt Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము 11161/04

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....7....ఈ కాగితపు వరుస

సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

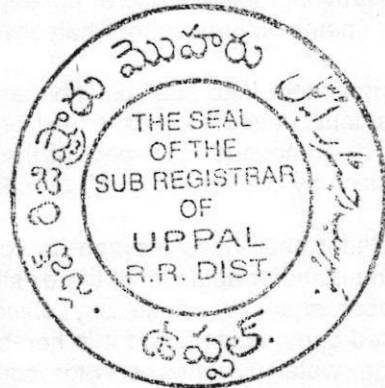
1 వ పుస్తకము సం॥ (శా.శ) పు. 11161/04

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 11161-1-2004 ఇవ్వడమైన

2004 సం॥ మార్చి 6 తేది

రిజిస్ట్రారు



- 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 nominated 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 to 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.
- xi) The Purchaser 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 maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) 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 extraordinarily 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.
- 5) The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 6) The market value of the property is Rs. 3,69,635/-.

Rs. 39,550/- paid by way of Challan No. 786673 , dated 03.11.2004, drawn of SBH, Habsiguda, Branch.

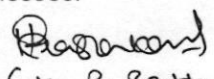
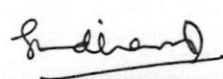
SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No. 108 on first floor in Block No. B, having super-built-up area of 700 Sft with undivided share of Land to the extent of 28 sq. yards, and reserved scooter and car parking space admeasuring about 15 & 100 sft. respectively, 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:

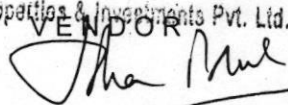
North By	4' Wide Passage
South By	40' Wide Road
East By	Flat No. 107
West By	Flat No. 109 & 4' Wide Passage

In WITNESS WHEREOF the VENDOR hereto has signed this Sale Deed on the 3rd day of November 2004 in the presence of the following witnesses

Witnesses:

1. 
(K. P. Reddy)
2. 
(SRIHAR)

For Modi Properties & Investments Pvt. Ltd.


Managing Director



పంఖ్య... 4

సబ్-రిజిస్ట్రారు

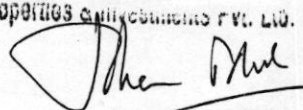


ANNEXTURE-1-A

1. Description of the Building : Flat No. 108, in First Floor, in Block No. B, of
MAYFLOWER PARK, at Block No.4, Residential
Localities, Mallapur Village, Uppal Mandal, R. R. Dist.
: R. C. C. (G+5)
: Framed Structure
2. Age of the Building : 2 years
3. Total Extent of Site : 28 Sq.Yards. U/S Land Out of Ac.4-32 Gts.,
4. Built up area particulars
- (a) Cellar, Parking Area : 15 Sft for Scooter Parking & 100 Sft. for Car Parking
- (b) In the Ground Floor :
- (c) In the First Floor : 700 Sft
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value : 4000/-
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV
of the Building : 3,69,635/-

Date: 03/11/2004

For Modi Properties & Investments Pvt. Ltd.

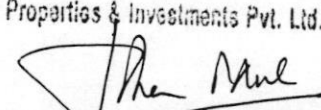

Managing Director
Signature of the Executant

CERTIFICATE

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

Date: 03/11/2004

For Modi Properties & Investments Pvt. Ltd.


Managing Director
Signature of the Executant



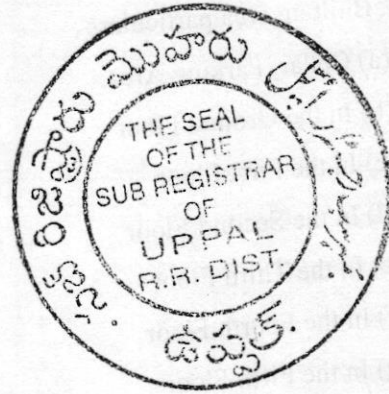
1 వ పుస్తకము. 11/16/1954

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7....ఈ కాగితపు వరుస

సంఖ్య.....5.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

IN SURVEY NOS. 174

FLAT NO. 108, 1ST FLOOR, BLOCK-B,
OF MAYFLOWER PARK

Situated at

MALLAPUR (V)

UPPAL

Mandal, R.R. Dist.

VENDORS: M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.,

Rep by ITS M.D. Mr. SOHAM MODI

S/o. SRI SATISH MODI

VENDEE: SRI. K. SAIKUMAR GOUD

S/o. SRI. K. RAMULU GOUD

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

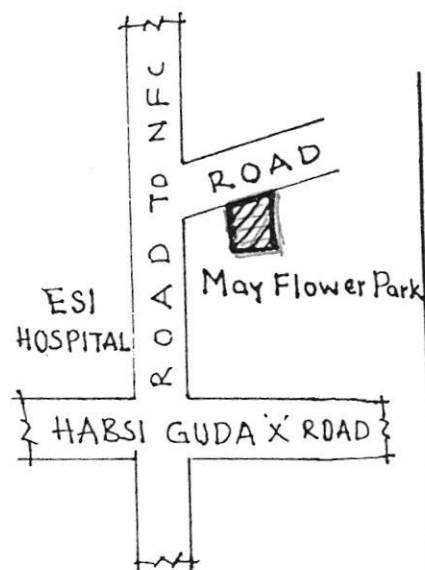
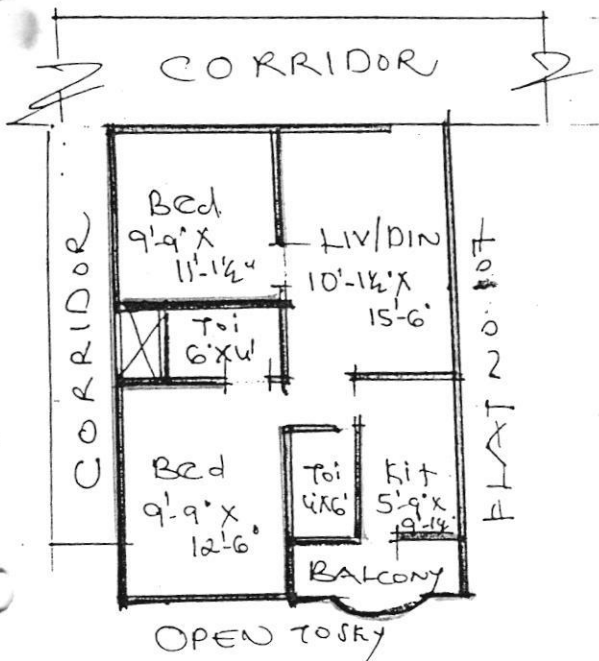
28

SQ YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4.32 Gts.

' SUPER BUILT-UP AREA 700 SQ. Ft



LOCATION PLAN

WITNESSES:

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR

Managing Director

1 నే పుస్తకము. 11161/1944

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య.....7.....ఈ కాగితపు వరుస

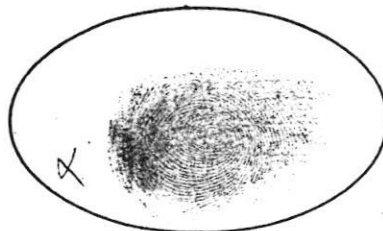
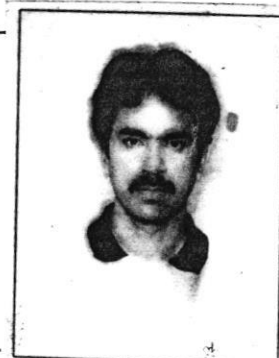
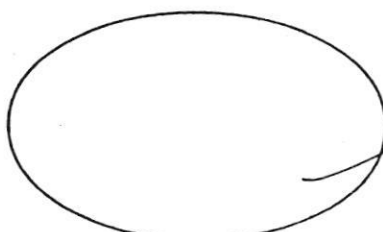
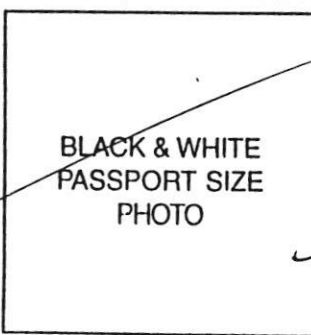
సంఖ్య..6.....


సబ్-రెజిస్ట్రార్

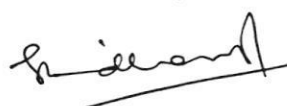


B-108

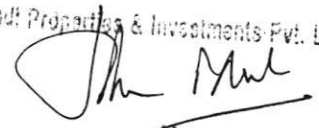
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: M/s. MODI PROPERTIES & INVESTMENT PVT. LTD., having its © 5-4-187 3 & 4. M.G. Road, Sec 34B, Rep by its MD. MR. SOHAM MODI SPA: MR. GAURANG MODI
			R/o. FLAT NO. 105, SAPPHIRE APTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD.
			PURCHASER:- MR. K. SAI KUMAR GOUD R/o. FLAT NO. 108, BLOCK-B MAYFLOWER PARK, MALLAPUR, HYDERABAD.
		 BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.


SIGNATURE OF THE EXECUTANT'S



1 వ పుస్తకము. 11.6.1951 నామ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7....ఈ కాగితపు వరుస

సంఖ్య.....7.....

[Handwritten Signature]
సబ్-రెజిస్ట్రార్

