6614/2002



⊌ate : 26-07-2002 Serial No : 14,009

Purchased By:
".PRABHAKAR REDDY,
"O K.PADMA REDDY, SEC'BAD.

Denomination: 20,000

02CC 152005

M. SATYANARAYANA 7 02

Ex. Officio Stamp Vendor G.S.O., C&IG Office, Hyd

For Whom:
B.SHRI HARI KUMAR,
S/O B.A.RAO; HYD.

## SALE DEED

This Sale Deed is made and executed on this 29 day of July 2002 at Secundered 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 FAVOUR OF

Mr. B.SHRI HARI KUMAR, SON OF SRI. B.A.RAO, aged about 33 years, Residing at 3-11-75, K.L.Reddy Nagar, Mallapur, Hyderabad - 500 076.

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.

Magradina Director

For Modi Properties & Investments Pvt, Ltd.

Contd.2.

200.25-5011 9463 32 38 192.4వ.శా.శ్రమ్మాన్లు మాసంక్ష్మేతేది. దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... ఈ కాగితపు వరుస పగలు. 12 - మరియు. 1 ... గంటల మధ్య స్గబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో సంఖ్య..... 3 7°50 8 31 2 र्रेट रिक्षे हुन्य రిజిగ్బ్రోషన్ ఛట్టము, 1908 లోని సెక్షన్ 32–ఎ ను అనుసరించి సమర్పించవలిసిన్మ ఫోటో గ్రాఫు(లు) మరియు వేలిముద్రలతో్న సహా దాఖలు చేసి రుసుము రూ॥!245/ చెల్లించినవారు..... బ్రాసీ యిచ్చినట్లు లప్పు కొన్నది. ఎడమ బ్రోటన్మవేలు Gairing mody No. Jaratul mody b. Jos Sapmin apartments Cheer Gordens, Beginner, House ఖీరూపించినది through special power of Allowers Attested vide power No. 9/2002 at Engle . als FAVOUR CE 19. Frablakar Bo. B. luding Reson, oce. MA Scrice. (0) 5-4-187/349 M.G. Road, See sad (SHETHAR STO, YADAGIE! OCC. IN SCENO (0) 5-4-187 /384 Mig. Road Secisad. .30.1.1.5 BB 1924వ.శా.శ. మైన్ మాసం మేతేది. సబ్-8జిస్టారు



G. NARSAIAH

G.NARSAIAH

R.No. 6/90

R.No. 45/02-2004

R.No. 45/02-2004

R.No. 45/02-2004

R.D. Lew (Nacharam. R.R. Dist

C. Lew

## 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.

Per Medi Properties Investments Pyr. Ltd.

Managing Director

Contd.3..

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Endorsement Under Section 42 of Act II of 1899
No. 6618 of 200 Date 29 560

I hereby certify that the proper deficit stamp duty of a 1090 - Rupees 8

has been from Sri Gard & of this instrument

on the bas consideration of the 251000 - being

higher than the consideration agreed Market

S.R.O. Uppal

Dated: 29/20 and Collector U/S. 41&42 INDIAN STAMP ACT





16. 200 90 Date 26 17/201 1001

1. Probateon Reddy to 6 pas mg Reddy 16 10 pas mg Reddy 16 10 se

Reddy G.NARSAIAH S.V.L. No. 6/98 R.O. Sec P. 100 45/02-2004 R.O. Nacharam. R.B. Dist

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| Sale Deed<br>Dated | Schedule and are of land                     | a Document<br>No. | Registered with  |
|--------------------|--|-------------------|--|
| 03/10/96           | 1 acre 10 guntas                             | 25/97             | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1. Vol.<br>No.2485, Page No.<br>169 to 186 |
| 31/12/97           | 1 acre 3 guntas                              | 562/98            | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1, Vol.<br>No.2682, Page No.<br>31 to 48   |
| 22/09/98           | 1 acre                                       | 7989/98           | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Vol.<br>No.2845, Page No.<br>53 to 66  |
| 24/02/99           | 1 Acre along with A.C. Sheet Shed 1500 Sft., | 1491/99           | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.1501-1/99                  |
| 07/04/99           | 19 Guntas                                    | 2608/99           | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.                                  |

For Medi Properties & Investments Pvt. Ltd.

Managing Director

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No. 20091 Date 26/2/2002 Rs. 100/ 72312 and to B. Prathalear Reddy to a Pading Reddy G.NARGAIAH S.V.L. No 6/90 1. 8hvi Havi Louman Rbsee S-8 R.No. 45/02-2004 80 B.A. Rao Rlo Gyj 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.

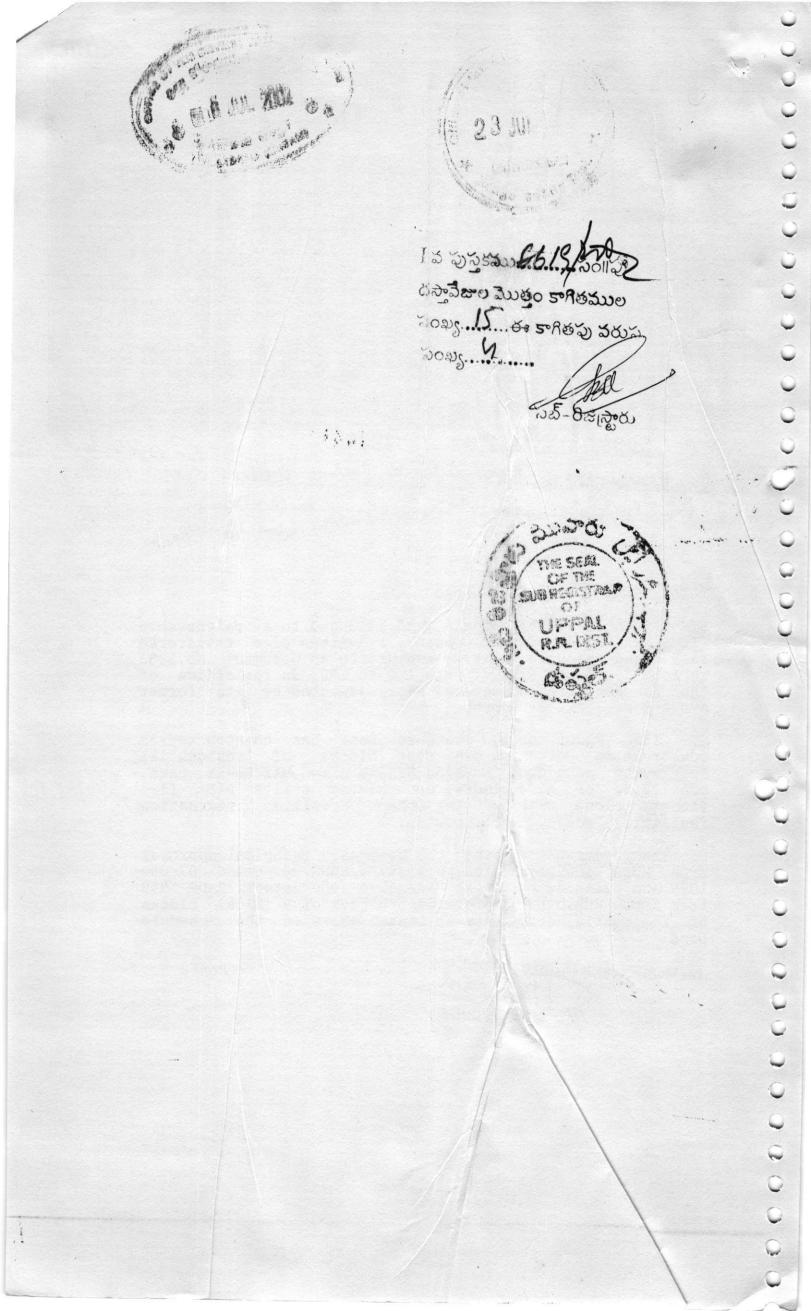
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- The Vendor on the Schedule Land has constructed/is at his own cost blocks of constructing residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certaing common amenities, recreation facilities, roads, lighting etc.,
- 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.

Per Modi Properties & Investments Pvt. Lia.

Managing Director

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20092 Date 26 17200 Rs 5001

G.NARSAIAH

Sold to De Prabhalear Reddy to le Pasmy Reddino. 45/02-2004
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The Purchaser is desirous of purchasing all that Flat bearing No.412, on the Fourth Floor, in Block No.B in MAY-FLOWER PARK constructed by the Vendor having a super builtarea of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq. Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.B, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,51,000/- (Rupees Two Lakhs Fifty One Thousand 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:

Managing Director

That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,51,000/- (Rupees Two Lakhs Fifty 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.

For Modi Properties & Investments Pvt. Ltd.

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20093 Date 26/7/2002 1002 72314 Probhale or Leddy to be Paring Reday. No. 45/02-2004 fhvi Ham Clumar sto B. A. Rus Rlo. Hyd G.NARSAIAH

- 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.
- The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth herey confirm and acknowledge the same.
- The purchaser has paid part of the sale consideration amount of Rs.56,000/- (Rupees Fifty Six Thousand only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.1,95,000/- depending on the progress of work in the scheduled premises.
- The Purchaser do hereby covenant with the Vendor through the Vendor with other owners of tenements in Mayflower Park as follows:
- The Purchaser shall not put forth any independent execlusive claim, right or title over the land on which 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.

Per Medi Properties & Investments Pvt. Ltd. an Mod

Managing Director

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I న సుస్తకము. ఈ ( ) సంగేత్స్తుందిన్ని మార్చికి ప్రాంత్స్తుందిన్ని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిన్ని ప్రాంత్స్ ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిన్ని ప్రాంత్స్తుందిన్ని ప్రాంత్స్తుందిన్ని ప్రాంత్స్తుందిన్ని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుందిని ప్రాంతస్తుందిని ప్రాంత్స్తుందిని ప్రాంత్స్తుని ప్రాంత్స్ ప్రాంత్స్ ప్రాంతస్తుందిని ప్రాంత

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R.No. 45/02-2004

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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.

For Modi Properties& Investments Pvt. Ltd.

Managing Director

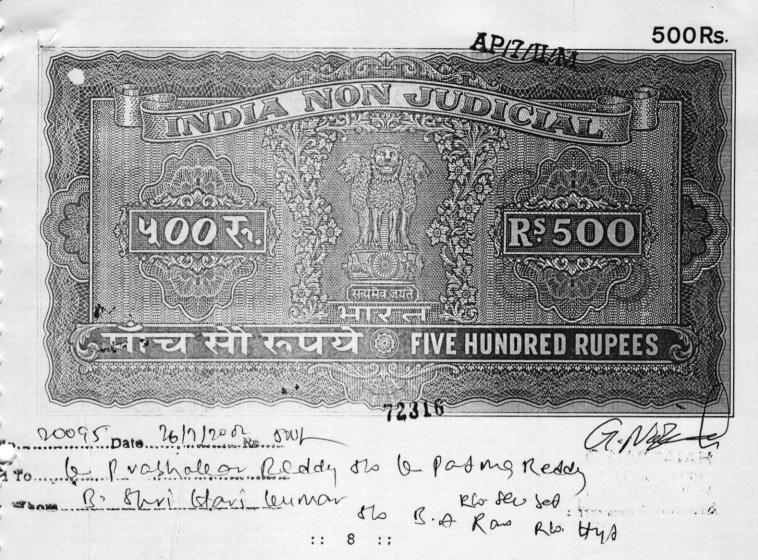
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HOUSE SHEET STANDS

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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.

Per Medi Properties & Investments Pyt, Ltd.

Managina Director

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20096 Date 26/1/2007 Soul

G.NARSAIAH

10 To le proshalear Reddy 86 to Padrig Reday S.V.L. No. 6/90

R.No. 45/02-2004

R.No. 45/02-2004

R.D. Hote Nacharam. R.R. Dist

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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.
- x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & lavestments Pvt. Ltd.

Managing Director

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G.NARSAIAH

S.V.L. No. 6/90 R.No. 45/02-2004 Nacharam, R.R. Dist

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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.

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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.
  - The Market value of the property is Rs.2,51,000/-.

Per Modi Properties & Investments Pyt. Ltd.

Contd.11..

Managing Director

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B. Shiri Hayi lennar No C. A Ras Rlo See Seyl No. 6190

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# SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.412, on Fourth Floor in Block No.B, 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 :: Jogging Track.

SOUTH :: Flat No. 411.

3. No.

00000000000

EAST :: 4' Wide passage.

WEST :: 30' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

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20099 Date 12/2002

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RA Ras Rlu.

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 194 day of 104 2002 in the presence of the following witnesses;

### WITNESSES:

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For Modi Properties & Investments Pvi. btd.

Varia of Do Ge do

Drafted By

(R. NANDISHWAR)
D. W. L. No. 6/87 R No. 30/2002, R. A. Dist,

డస్పేవేజుల మొద్దం కాడితముల సంఖ్య...! ఈ కాగితపు వరుశు సంఖ్య..! మీట్లం కాడితముల సంఖ్య..! మీట్లం కాడితముల సంఖ్య..! మీట్లం కాడితముల సంఖ్య..!

AND OR

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UFFAL DE LA COMPANIE DE LA COMPANIE

# ANNEXURE = 1 = A

44. Description of the Building: Flat bearing No.412, on Fourth Floor, in Block No.8, of 'MAYFLOWER PARK' at Block No.4. Residential Localities, 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

Age of the Building

year : 1

Total extent of site 3)

: 18 Sq.Yds., Out of Ac.4-32 Gts.,

Built up area particulars 4) (with break up floor-wise)

a) Cellar, Parking areab) In the Ground Floor

: 15 Sft., scooter parking space

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 6)

Rs.

7) Executant's estimate of the

MV of the Building

Rs.2,51,000/-

For Modi Properties, Investments Pyt. Ltd.

Date: 19/07/2002.

Signature of the Executant

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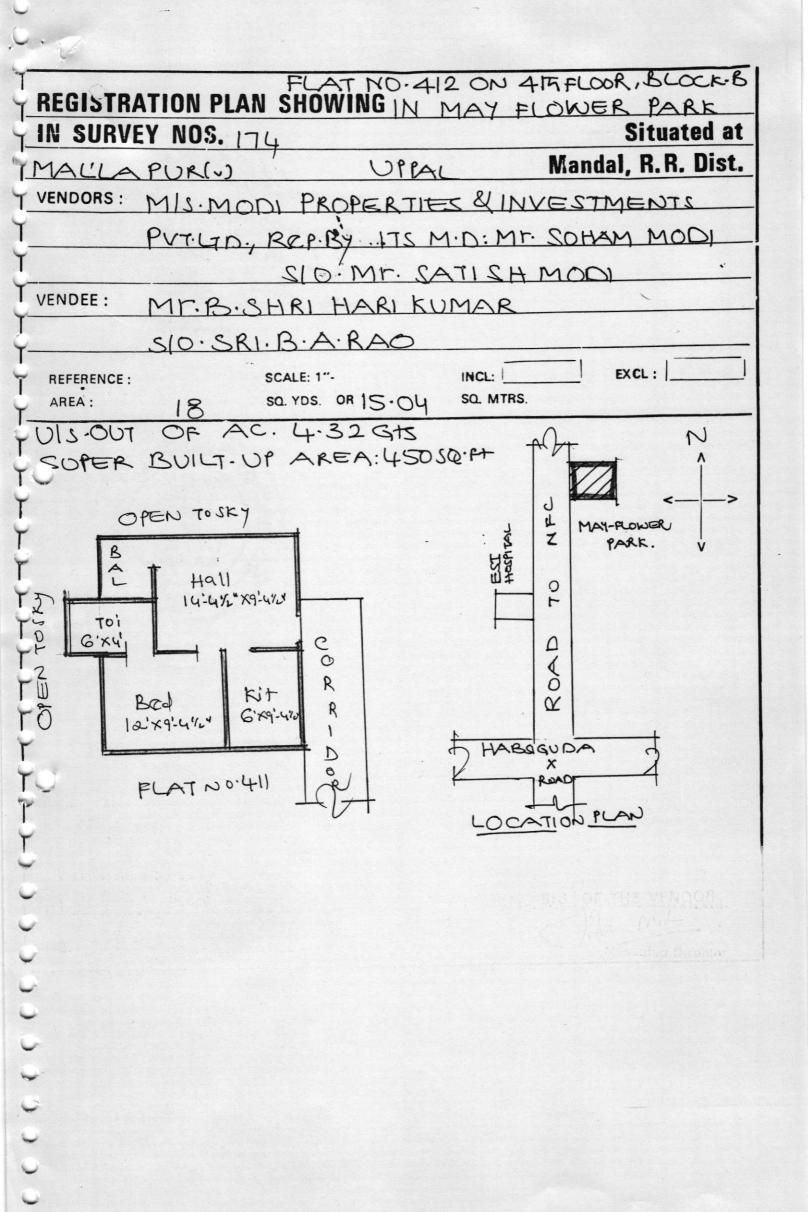
do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Signature of the Executant

Date: 1/07/2002.







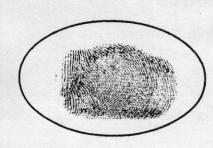
# PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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FINGER PRINT IN BLACK INK (LEFT THUMB)

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





MENDOR: MK. MODI PROPERTICES & INVESTIMENT

PVI (TD., having its (0) I-4-187/384)

M.G. Road, get and Sup by its

M.D. Mr. SOHAM MODI

S.P.A:-





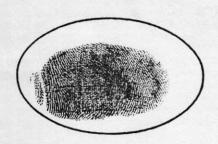
GAURANG MODY

R/n. flat No.5, Sapphire

apastments, Cheekoti Gardens,

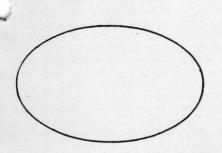
Begun pet, Hyderaras.

Purchaser:





Mr. B. SHRI HARI KWMAR R/o. 3-11-75, KLREDOY Nagar, Mallapur, HYDERABAD.



**PHOTO** 

GIGNATURE OF WITNESSES

1. Postaral

3 ~

For Modi Properties investments Pvt. Ltd.

SIGNATURE OF THE EXECUTANTS'S

