

Denomination: 20,000

02CC 171734

Purchased By :

For Whom:

D.SOMULU ALIAS SOMESHWAR PAG \*\*SELE\*\* VELACADUNT

S/O AMULU R/O. KHAMMAM

yo Registrac Officio Stamp Vendon S.R.O. UPPAL

#### SALE DEED

This Sale Deed is made and executed on this 17 b day of february 2003 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 33 years,

hereinafter called the vendor' (which expression where the context so permits shall mean and include its successors in rinterest, nominee, assignee) of THE ONE PART.

### IN FAVOUR OF

Mr. D.SOMULU alias SOMESHWAR RAD VELAGAPUDI, OF SRI. RAMULU, aged 43 years, Resident H.No.10-4-107/3, Mamilagudam, Khammam District. of

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 Medi Properties & Investments Pat. Ltd.

Contd.2.

2003 3. Noil \$ 17 30 30 17 36 పగలు.//...మరియు.//...గంటల మధ్య స్ట్రజిణ్టరు ఉప్పల్డ్ ఆఫీసులో 3 2700 3 ME రిజిగ్ట్ర్ఫ్ల్స్ వట్ట్రము, 1903 లోని సెక్షన్ 32**-ఎ** ను అనుసరించి సమర్పించవలస<mark>ిన</mark> ఫోటో గ్రాఫు(లు) మరియు పేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ॥ .[.3.7]... చెల్లించినవారు......

I వ పుస్తకము.!....... దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!.శ్రీ..ఈ కాగితపు వరున సంఖ్య..... **විඩ්**-පිසිලු**රා** 

ాసి యిచ్చినట్లు ఒప్పు కొన్నది. ఎడమ ్మబొటనబ్రేలు

Gaussing modification occ: Business. Sapphire apts; Cheekot Gardons

FEB 2003

Begumpet, Hyderabad.

through special power of Attornery, plested Vide Power No: 0/2002 at Seo, uppel.

నిరూపించినది.

(K. Prabhakar Reddy Slo. Padma, Reddy Occi. RA service (0) 5-4-187/3 44 M.G. Rood, Seisad.

(SCIDHAR So. Ramchaudraions, occ: Schric (0) 5-6-187/3,4, M.G. Road, seisad.

200.35.7011. \$192) 50 30.175 38 



J. D. Somula Aras Someshwar Ras velagapusi sele 86. Romaly

G.NARSAIAH S.V.L. No. 6/90

R.No. 45/02-2004 Nacharam. R.R. Dist

:: 2 ::

Rb. Oerommon

#### 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 Fvt. Ltd.

anaging Directo

Contd.3.

1 వ పుస్తకము. 1937/సంగాప్తు దస్తావేజుల మొత్తం కాగితముల సంఖ్య.../..మీ కాగితపు వరుస సంఖ్య...

e some.

సబ్–రిజిస్ట్రారు der Section 42 **of Acty។ of 1899** 

Stamp duty of Rs. 3565/Rupees. The test of this instrument

on the basis of the faced Market Value consideration of Rs. See being higher than the consideration agreed Market Value.

S.R.O. Uppal Sul Registrar

Dated: 17 23 and Collector US 41&42
INDIAN STAMP ACT





D. Somuly Alias Someshwar Raw Velagagnati Jel 50 Rommely

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

:: 3 :: R 15. Ohan man

Sale Deed Dated	Schedule and are of land	a 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

For Medi Properties & Investments Pvi. Ltd.

Managing Director

Contd.4..



I వ పుస్తకము.! 93.7.సంగాత్తు దస్తావేజుల మొత్తం కాగితముల సంఖ్య..!.మ..ఈ కాగితపు వరుశు సంఖ్య..3......

> <u>్గ</u> సబ్-రిజ్మిస్ట్రారు







Someshwork or Velagapus Sto Ramby

R.No. 45/02-2004 Nacharam, R.R. Dist

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

for Modi Properties & Investments Pvt. Ltd.

Contd.5..

Managing Director

\_ Must



1 వ పుస్తకము. 1937 నంగిత్తు దస్తానేజుల మొత్తం కాగితముల సంఖ్య... 15. ఈ కాగితపు వరుస్త సంఖ్య... 14......



సబ్-రిజిస్తారు



5. 50 6077 - 7/2 Mars Jonesh van Row Velagapust G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

E. The Purchaser is desirous of purchasing all that Flat bearing No.511, on the Fifth Floor, in Block No.B in MAY-FLOWER PARK constructed by the Vendor having a super built-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 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.2,78,500/- (Rupees Two Lakhs Seventy Eight Thousand Five Hundred only) and the VENDOR is desirous of selling the

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.2,78,500/- (Rupees Two Lakhs Seventy Eight Thousand Five Hundred 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 & Investments Pvt. Ltd.

Managing Director

Mod.



I వ పుస్తకము. 1937/నంగ్ 3 దస్తావేజుల మొత్తం కాగితముల సంఖ్య. 15... ఈ కాగితపు వరుస సంఖ్య. 1

राष्ट्र-८% होतु





10. 6078 Date 7/2/2007 Rs 500)

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2?

100/2.

100/2.

100/2.

100/2.

100/2.

100/2.

100/2.

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.

Contd.7..

for Modi Properties & Investments Pvt. Atd.

Managing Director

THE STANDARD OF THE STANDARD O

1



old to D. Samuly Alfay Congliwar Rac Velagaputi Sto & Samuly

G.NARCAIAH S.V.L. No. 5/90 R.No. 45/02-2004 Nacharam, R.R. Dist

:: 7 ::

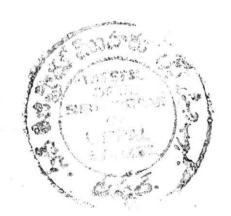
iii) That the Purchaser shall become a member Flower Park Owners Association that has been formed by the of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, and 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 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, dors, passages, staricases, roads, recreational facilities, gardens, drainage, water supply, electricity and other and other properties of common enjoyment services) in MAYFLOWER PARK, shall vest jointly with the owners the various tenements/apartment/parking space and shall maintained, managed the administered collectively by 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 Pvi. Ltd.

Contd.8..

స్ట్మే - రిజ్మిస్టారు





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.

Managing Director

I వ పుస్తకము. 1937 సంగాతి దస్తాపేజుల మొత్తం కాగితముల సంఖ్య . 1. మీ. ఈ కాగితపు వరుణే సంఖ్య . . . . . . .

1011



నబీ-రిజిస్ట్రారు

Sales Contraction



R.No. 45/02-2004
Nacharam. R.R. Dist

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

For Modi Properties Investments Pvi. Ltd.

Contd.10..



దస్తావేజుల మొత్తం కాగితముల సంఖ్య...మీ..ఈ కాగితపు వరుశీ సంఖ్య...నీ......





Someth Aries Somes his av Ros Helman Jelles Jones his av Ros Jelles Jell

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

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) 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.2,78,500/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

er a mir i a



**దస్తావే**జాల మొత్తం కాగిత**ముత** సంఖ్య....ఈ కాగితపు వరుశీ

సబ్-రిజిస్టారు



of the state of th



Store Ranney B.NARSAIAH Stor Ranney B.No. 45/02-2004 Nacharam, R.R. Dist In ma

#### SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.511, on Fifth 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 :: Flat No.512.

SOUTH :: Flat No.510.

EAST :: 4' Wide Passage.

:: 30' Wide Road. WEST

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

lanaging Director



స**න්**-පිස්ල්ල රා





D Somuly Olios Some hoar Radelagopusi
890 Ramuly S.V.L. No. 5/90 R.No. 45/02-2004

Nacharam. R.R. Dist Rla. Chomony

12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 17th day of February 2003 in the presence of the following witnesses;

Juliania

### WITNESSES:

( R. PRASHARAR CEDOY)

SCIOHAR.

for Modi Properties & Investments Pvt. Ltd.

والشعاد سندعاء فالكال

E NaDacon Director



ernni

තින්-රික්ල්ල්ර



#### ANNEXURE-1-A

1) Description of the Building: Flat bearing No.511, in Fifth

Floor, in Block No.B, of MAY-FLOWER PARK, at Block No.4, Residential Localities, Mallapur

Village, Uppal Mandal, Ranga

Reddy District.

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

: 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

(with break up floor-wise)

: 15 Sft., for scooter parking space

a) Cellar, Parking areab) 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/-

6) Municipal Taxes per Annum Rs.

Executant's estimate of the 7)

MV of the Building

Rs.2,78,500/-

For Modi Properties & Investments Pvt. Ltd.

Date: 17/02/2003

signature of EMen Executanto

Mod

#### CERTIFICALE

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.

of then experients Signature

Date: 17/02/2003



REGISTRATION PLAN SHOWING IN MAY FLOWER PARK				
IN SCRVEY NOS. 174	Situated at			
MALLATUR(v)	OPPAL Mandal, R.R. Dist.			
VENDORS: MIS. MODI PROPERTIES & INVESTMENTS				
	ITS M.D. Mr. SOHAM MODI			
	Slo.Mr. SATISH MODI			
VENDEE: D.SOMULU ALL	AS SOMESHWAR RAO VELA			
GAPUDI SLO. SRI. RAMULU				
REFERENCE: SCALE: 1"- AREA: SOLYDS. OR [	SOL MTRS.			
CUPER BUILT-UP AREA:	450 SOIPH 1			
BC LIVIDIA 200 72 20 72	HUBSIGUDA X-ROADS  MAY FLOWER PARK  I DA HACHARAM  TO UPPAL P  LOCATION PLAN			
WITNESSES:  1. Postoty	SIG. OF THE INVESTMENTS PVI. Ltd.			

Mar

2. To

1 వ పుస్తకము/?37/సంగాప్తే దస్తావేజుల మొత్తం కాగితముల సంఖ్య./ కాగితపు వరుస

තික් විසිල්ල**ර** 



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

SI.No.

**FINGER PRINT** IN BLACK INK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE** 

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER





MIL. MODI PROPERTIES & INVESTMENTS PVI. LOO, Laving [4(0) 5-6-18) 39 M.G. Road, Second, lop by it

M.D. MY. SOHAM MODS

GAURANG MOOY

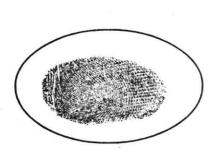
JENDOR:



RIO. Flot NO. 105 Supphire

apt. Cheeroti Gardens

Begumpet, HYOGRABAD. PURCHACER:





Mr. D. Somulu Alias-

SOMESHWAR RAO VELAGAPUDI

Plan Hino: 10-4-107/3

Mamilagudam, Khammam Bist.

BLACK & WHITE PASSPORT SIZE **PHOTO** 



#### SIGNATURE OF WITNESSES

Parago

for Modi Properties & Investments Pvt. Ltd.

Med. SIGNATURE OF THE EXECUTANT'S 1 ప్రాస్థకము. 1337 గ్రీల్లో ప్రాస్థకముల జన్వేమేజుల మొత్తం కాగితముల సంఖ్య ... 15.. ఈ కాగితపు వరుస శులఖ్య .. 15

