ORIGINAL మరియు రుసుముల రశీదు శ్రీమతి / శ్రీ_ ఈ దిగవ ఉదహరించి దస్తావేజును/మరియు రుసుము పుచ్చుకోవడమైనది. దస్తావేజు స్వభావవు దస్తావేజు విలువ స్టాంపు విలువ రూ.. దస్తావేజు నెంబరు 420 రిజిస్టేషన్ రుసుము 1385 1600 లోటు స్టాంపు 28130 31500 యూజర్ చార్జీలు 44469 అధనపు షీట్లు 120 120 TOB-REGISTRAF మొత్రం రూపాయలు మాత్రమే) వాపసు తేది

Sub-Registration

LPPAL

సా. 4 గంటలకు

Note: Document will be returned at 3.30 pm. to 5.00 pm.

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AP231.DD

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

Deepshikha mahapatro who mayor vyjey Desa Sell tollier

SALE DEED

Sale Deed is made and executed on this 65 of November 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 interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

- 1. Mrs. DEEPSHIKHA MOHAPATRO, WIFE OF SRI. MAYUR VIJAY DESAI, aged 24 years,
- 2. Mr. MAYUR VIJAY DESAI, SON OF SRI. VIJAY GOVIND RAO DESAI, aged 25 years,

Both are Residing at 504, Samrudhi Apartments, Ravindra Nagar, Sithapalmandi, Secunderabad.

hereinafter called the 'BUYERS' (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Medi Properties & Investments Pvt. Ltd.

Managing Director

13 35 5au/3.4.23 దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! న్.ఈ కాగితపు వరుస్త NOSA 192 5 3.3.3 D. S. S. S. S. S. S. S. M. •••• විසිල්ල් හි ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో \$ 2000 300 రిజి[స్టేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోటోగాపులు మరియు వేలిముద్రలతో స్థాహ దాఖలువేసి 0 man or 11. 2330 Receipt No. 282 95 Dt. 6 [1] 03de SBH, Habsiguda Branch, Sec'bad. వాసి యిచ్చినట్లు ఒప్పు కొన్నది. ఎడమ (బొటన(పేలు Mody, occ: Business - elo. Feat No. 105. sapphire నిరూపించిన**ది.** Apts, Chipoti Gardens, Begumper, Hyderabad. -through special Power of Altonory, attested vide No. 9/2002 at SRO, expal. Power (R. Prabhagar Reddy Slo. Padma Reddy, occ:-Service (0) 5-4-187/3 &4, M. G. Road, seiBa-SCIDHAR S/o. Ramachardraids, oce: Surice (0) 5-4-18) | 3 & 4, m. G. Road, Sec Bad. mo 200.33. సం॥.....న్నాంగానే ... సెల.6. వ తేది

సబ్-రిజిస్త్రారు

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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 à Investments Pvt. Lid.

Managing Director

No. 13422 of 2003 Date 6 11 03

I hereby certify that the proper deficit
stamp duty of Rs. 47460/ Rupees Forty Seven that the proper deficit
has been levied in respect of this instrument
from Sri. 9 and 9 Media
on the basis of the

on the basis of the agreed Market Value consideration of R. 166 DOD being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated: 6/11/03 and Collector U/S. 41&42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 47466/ towards Stamp Duty
Including Transfer duty and Rs. 2336/
towards Registration Fee was paid by the party
through Challan Receipt Number 2629

Dated 6/11/03t SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda A/c No. 01000050786 of S.R.O. Uppal.



fore.



Deepshikhe Mekapatro w10 Mayor Vijey Delai Selt talije :: 3 :: R lo Basad

Sale Deed Dated	Schedule and area	Document No.	Registered with
		7	
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 Modi Properites & Investments Pvt. Ltd.

Managing Director

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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.

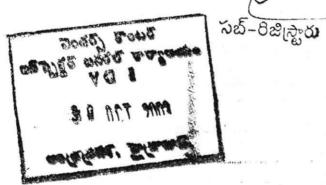
- C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certaing common amenities, recreation facilities, roads, lighting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

Managing Director

1 వ ప్రస్తుక్కు మిస్టిం కాగితముల దస్తావేజుల మొస్టం కాగితముల సంఖ్య... కు. కాగితపు వరుసు సంఖ్య... !!







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

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E. The Purchasers are desirous of purchasing all that Flat bearing No.513, on the Fifth Floor, in Block No.B 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.B as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,66,000/- (Rupees Four Lakhs Sixty Six Thousand only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchasers 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.4,66,000/- (Rupees Four Lakhs Sixty Six Thousand only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers 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..

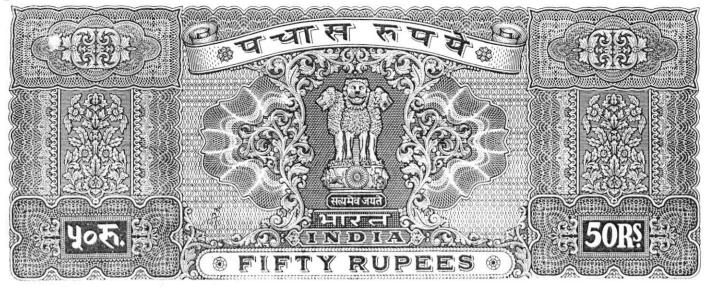
For Modi Properties à investments Pvt. Ltd.

Managing Director

Mrl.

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* 8. No. 1/2001-2003 RAM NAGAR, HYD'BAD

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- Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises which shall be enjoyed absolutely by the Purchasers 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 Purchasers and the Purchasers doth herey confirm and acknowledge the same.
- The Purchasers do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:
- i) The Purchasers 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.
- That the Purchasers 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 Purchasers shall not hereafter raise any objection on this account.

Contd.7..

For Modi Properties & Invastments Pvt. Ltd.

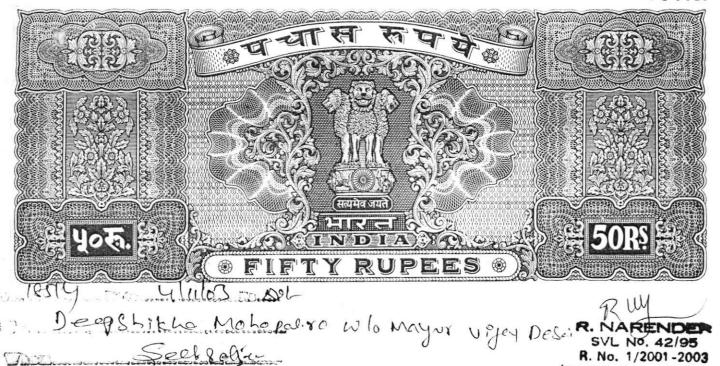
Managing Director

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fii) That the Purchasers 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 purchasers 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..

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For Modi Properties & Investments Pvt. Ltd.

Managing Director

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R. NAFOENDELA SVL NO. 42/95 D. HE. 1/00-2003 RAM NACAR, BYD'BAD

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v) The Purchasers 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 Purchasers 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.

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For Modi Properties & invastments Pvt. Ltd.

Managing Director

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

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That the Purchasers shall be liable to pay vii) 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, determined by the Builder, before taking possession of the Schedule Apartments.

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

Contd.10..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

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

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 Purchasers 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 Purchasers 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 Purchasers 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.4,66,000/-.

Rs. $\frac{49,910}{-}$ paid by way of Challan No. $\frac{28295}{-}$ Dated: $\frac{6112003}{-}$ drawn on SBH, Habsiguda Branch.

Contd.11..

For Mod! Properties & Investments Pvt. Ltd.

Managing Director

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4/11/03 17/2/

Deep 8hikha Mohardrowlo Mayur Viju Desai R. MARENDER
SVL NO. 42/95
R. NO. 1/2001-2003
R. NO. 1/2001-2003
RAM NAGAR, HYD'BAE 11 :: Alo Scarsed

RAM NAGAR, HYD'BAD

SCHEDULE OF PROPERTY HEREBY SOLD

that the Flat bearing No.513, on Fifth Floor in Block No.B, 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, Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: Jogging Track.

Cut-Out & Staircase. SOUTH : :

Flat No.514. EAST ::

4' Wide Passage. WEST : :

Contd.12..

For Modi Properties & invastments Pet. Ltd. Mrh

Managing Director

I వ పుస్తకము. సి.గి సింగ్స్ నే దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! సి...ఈ కాగితపు వరుస సంఖ్య...!! సబ్-రిజ్మిస్టారు





162. R. WARENDER ha Mohapadro Wlo Moyor Vijay Desai SVL No. 42/95 Selt Polsen Blo Scesand

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

WITNESSES:

(5. Prabhakjar Reddy)

For Modi Properties & investments Pvt. Ltd.

V E Managing Director

For Modi Properties & Invastments Pvt. Ltd.

Managing Director

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1 వ పుస్తకము. 3 12 2 ని క్లో 3 దస్తానేజుల మొర్తం కాగితముత సంఖ్య 12 ... ఈ కాగితపు వరుస సంఖ్య 12 ... టీ - రిజిస్ట్రారు





no Mohapara who Mayor Uguy Desai NEXURE = 1 = A R lo Scared

R. No. 1/2001-2003 RAM NAGAR. HYD'RAI

Description of the Building:

Flat bearing No.513, on Fifth Floor in Block No.B, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy

(a) Nature of the roof

(b) Type of Structure

: R.C.C. (G+5)

: Framed Structure.

Age of the Building

: 1 year

3) Total extent of site

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

: 15 Sft., for scooter parking space

Built up area particulars 4)

a) Cellar, Parking area 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

: 700 Sft.,

Annual Rental Value

Municipal Taxes per Annum Executant's estimate of the

Rs.6000/-Rs.

MV of the Building Date: 6/11/2003

For Mod Properties & 9000 ments Pvt. Ltd.

CERILEICALE

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

Oate: 6/11/2003

5)

Progress Progress of Investment Enector tant

Managing Director

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REGISTRATION PLAN SHOWING OF MAY PLOWER, PARK			
IN SURVEY NOS. 174 Situated at			
MALLAPOR(V) OPPAL Mandal, R.R. Dist.			
VENDORS: MIS. MODI PROPERTIES & INVESTMENTS			
PVI.LTO, REP.BY ITS M.D. Mr. SOHAM MODI			
Sh. Mr. SATISH MODI			
VENDEE: DMrs. DEEPSHIKHA MOHAPATRO WG. MAYUR VIJA			
DESAI & Mr. MAYUR VIJAY DESAI SLO. VIJAY GOVIND RAO			
REFERENCE: SCALE 1". INCL: EXCL: EXCL: AREA: 28 SOLYDS OR 23.40 SOLMTRS.			
TUIS. OUT OF AC. 4-320 Gts			
TSUPER BUILT-UP AREA: 700 SQ:P+			
OPEN TOSKY			
BALCONY			
LIVIDIN BED 3			
9'x17 9'9'x12 1			
May flower Purk			
BEN KIT S			
319X X913" HARSIGUA			
CUT-OUT			
LOCATION PLAN			
WITNESSES: For Modi Properties ja Investments Pvt. Ltd.			
1. Pioentry SIG. OF THE WENDOR			
2 Ris llan			

1 వ పుస్తకము. 13.19 ఎన్నంగా ప్రాంత్రికి ముత్తం కాగితముల సంఖ్య... 15... ఈ కాగితపు వరుస సంఖ్య... 19

సబ్-రిజిస్ట్రారు



B.513

PHOTOGRAPHS 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





MENDOR; .
MIS. MODI PROPERTIES & INVESTMENT

M.G. Road, Sec Bud, Sep Ly its

MO. M. SOHAM MODI

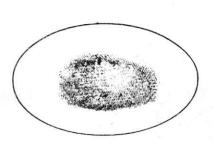
SPA: -

Mr. GAURANG MODY

Rlo. Fat NO. 105, Sapphire

Apts, Chikoti Gardens,

Begumpet, HYDERABAD.
PURCHASCRS:

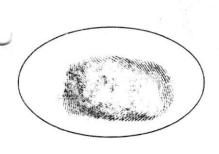




Mrs. DEEPSHIKHA MOHAPATRO Rlo. Soy, Samrudhi Apts,

Ravindra Nagar, Seetsapalmans

SECUNDERABAD.





Mr. MAYUR VIJAY DESAI

Rlo. 504, Samsudhi Apts,

Ravindra Nagar, Sithapalmandi
SECUNDERABAD.

SIGNATURE OF WITNESSES

1. Bellaron

Produce

For Modi Properties & Investments Pvt. Ltd.

Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము. 13/2 సేస్ట్రేస్తో కె దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....! ఈ కాగితపు వరుస సంఖ్య....! క

సబ్-రిజిస్ట్రారు

