

Cs. 7729

7734/04

Aad 79 to
50 Rs.

S.No. 104 Date 11/5/04 Rs. 50/-

Sold to Urmila mangal w/o B. K. mangal R. N. Narendar

For Whom self & others

R. N. NARENDER
SVL No. 47.95
R. No. 37,2001-006
RAM NAGAR, HYD'BAD.**SALE DEED**

This Sale Deed is made and executed on this 12th day of July 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, 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. URMILA MANGAL, WIFE OF SRI. B.K.MANGAL, aged about 63 years,

2. Kumari. MITHALI MANGAL, DAUGHTER OF SRI. MANISH MANGAL, aged about 8 years, (Minor) under the Guardian of his father Mr. Manish Mangal, Son of Sri. B.K.Mangal,

Both are Residing at 201, Block -C, May Flower Park, 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.

For Modi Properties & Investments Pvt. Ltd.

Manish Modi
Managing Director

Contd.2.

200 4 వ సం॥ జూలై నెం. 13 తేదీ
 192 6వ.శ.శా. 6వ.మాసము. 22వ తేదీ
 పగలు... 12... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

1వ పుస్తకము 7734 సం॥
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 16... ఈ కాగితపు వరుస
 సంఖ్య... 1...

శ్రీ శౌరంగ్ మోడి
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 1935/- చెల్లించినారు.



సబ్-రిజిస్ట్రారు

Receipt No. 462467 Dt. 13/7/24 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



Handwritten signature in ink.



నిరూపించినది.

Gaurang moty s/o. Jayanthilal moty occ: Business
 No. Flat no: 105, Sapphire Apts, Chikoti
 Gardens, Begumpet, Hyderabad.
 -through Special Power of Attorney, attested
 vide Power no. 9/2002 at JRO, Uppal.

1) Prabakar

(K. Prabakar Reddy s/o. Padma Reddy, occ: -
 Service no) 5-U-18/13 & 4, M.G. Road, Sec'bad.

2) Sundhar

Sundhar s/o. Ramachandralal, occ: Service
 no) 5-U-18/13 & 4, M.G. Road, Sec'bad.

200.4వ.సం॥ జూలై నెం. 13వ తేదీ
 1926వ.శ.శా. 6వ.మాసం 22వ తేదీ.

సబ్-రిజిస్ట్రారు

50 Rs.



S.No. 105 11/5/04 Rs. 50/-
 Sold to: Urmila mangal w/o. B.K. Mangal ch. 4/8
 For whom: self & others

R. Narender
 R. NARENDER
 S/L No. 42 95
 R. No 30/2004-2006
 RAM NAGAR, HYD'BAD.

:: 2 ::

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 Pvt. Ltd.

 Managing Director

Contd.3..

1 వ పుస్తకము 7734/2004

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 16 ఈ కాగితపు వరుస

సంఖ్య 2

[Signature]
సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1894

No. 7734 of 2004 Date 13/7/2004

I hereby certify that the proper deficit

stamp duty of Rs. 38865/- Rupees *Thirty eight thousand*

eight hundred eighty five only.

has been levied in respect of this instrument

from Sri. *Ganesh Mody*

on the basis of the agreed Market Value

consideration of Rs. 386500/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Dated: 13/7/2004

[Signature]
Sub Registrar

and Collector U/S. 41&4

INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 38865/- towards Stamp Duty

Including Transfer duty and Rs. 1935/-

towards Registration Fee was paid by the party

through Challan Receipt Number 462467

Dated 13/7/2004 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda

A/c No. 0100050788

of S.R.O. Uppal.



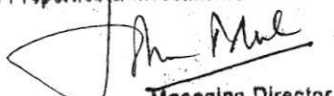


S.No...106... 11/5/04.. Rs. 50/-
 Sold to Urmila mangal w/o R. B. mangal Kh. Hyd
 Whom self ep. others

R. NARENDER
 SVL No. 42 95
 R. No 33/2004-2006
 RAM NAGAR, HYD' BAD.

:: 3 ::

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. 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


 Managing Director

1వ పుస్తకము. 7.7.34. సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 16. ఈ కాగితపు వరుస
సంఖ్య... 3



[Signature]
సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు... 7.7.34. సంగ్రహం
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 7734-1-200 వాచ్యం చేసిన
200 వ సం॥ జూలై 13 తేదీ

[Signature]
రిజిస్ట్రారు





S.No... 107 ... 11/5/04. Rs. ... 50/-

Sold to ..Urmila mangal... 10/6... I.K. mangal K. H. 8

For Whom self 20/8/04

R. NAKENDER
SVL No. 42/95
R. No. 38/2004-2006
RAM NAGAR, HYD' BAD.

:: 4 ::

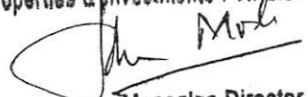
TOTAL AREA: 4 Acres 32 Guntas

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.

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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.5..



S.No. 108

M/1/04 Rs. 50/-

Sold to Umifa mangal w/o B.S. mangal K.B. Mys

From Suk. P. O. Mys

R. NAIKENDER
 SVL No. 42/95
 R. No. 33/2004-2006
 RAM NAGAR, HYD' BAD.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.201, on the Second Floor, in Block No.C in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 725 Sft., together with undivided share in the Schedule Land to the extent of 29 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.C, as a package, which herein-after is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,86,125/- (Rupees Three Lakhs eighty Six Thousand One Hundred and Twenty 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 of Rs.3,86,125/- (Rupees Three Lakhs Eighty Six Thousand One Hundred and Twenty 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 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.

John Modi
 Managing Director



S.No. 109

11/5/04 Rs. 50/-

Sold to Ormila mangal w/o B.K. Mangal Eto ths

A/W self & others

R. My

R. NAIKENDER

SVL No. 42/95

R. No. 33/2004-2006

RAM NAGAR, HYD'BAD.

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled 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 Scheduled Premises to the Purchaser and the Purchaser do 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 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.7..



S.No. 110 11/5/04 .. R.S. ... 50/-

Sold to: Urmila mangal wh: B.K. mangal R. Ht

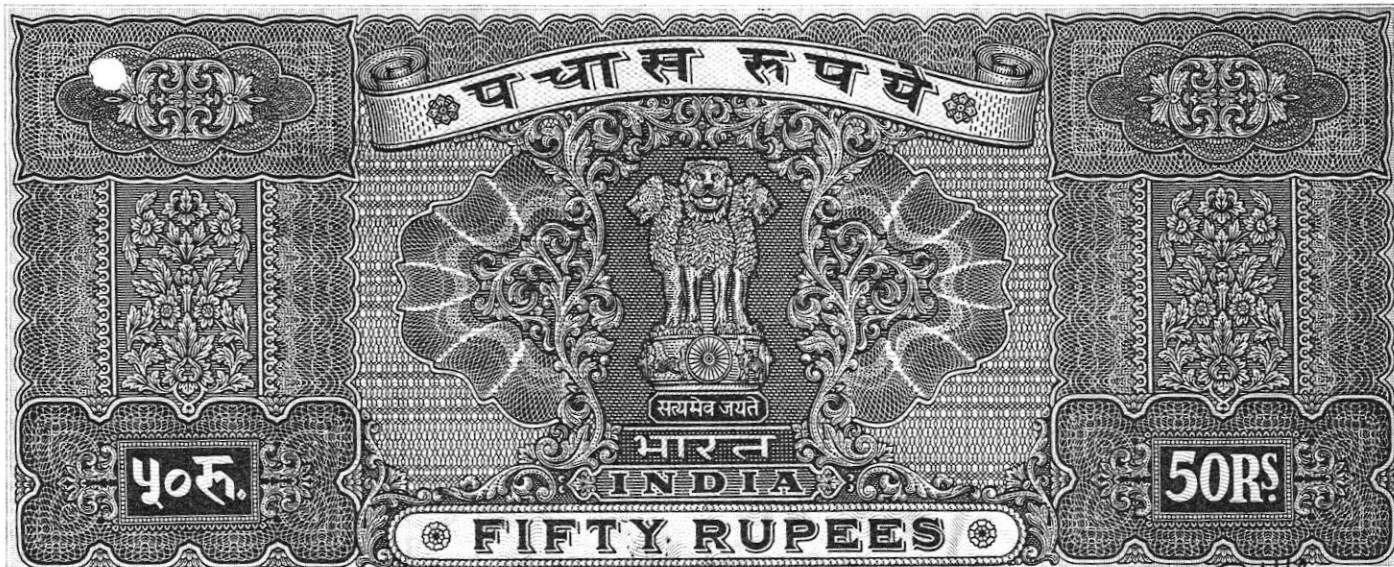
F.W. ... 50/-

R. W.
K. H. ...
R. No. 30/2004-2006
RAM NAGAR, HYD'BAD.

:: 7 ::

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, 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 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 whatsoever.



S.No... 11) Date 11/5/04 Rs. 50/-

Sold to Urmila mangal w/o. B.K. mangal Lk. Hyd

Whom self & others

R. NARINDER

S.L. No. 4295

R. No 33/2004-2006

RAM NAGAR, HYD'BAD.

:: 8 ::

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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

contd.9..



S.No. 112 - 4/5/04 Rs. 50/-

Sold to - Urmila mangal ... wh. B. R. mangal Rb. 4/17

For Whom self of others

R. N. NAGENDER

S/L No. 42/95

R. No 33/2004-2008

RAM NAGAR, HYD' BAD.

:: 9 ::

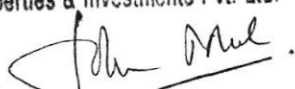
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection 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 & investments Pvt. Ltd.


Managing Director

Contd.10..



S.No. 43 - 11/5/04 Rs. 50/-

Sold to Umila mangal w/o B.K. mangal Rs 447

For Whom self & others

R N
 R. NARINDER
 S/L No. 42 95
 R. No 33/2004-2006
 RAM NAGAR, HYD'BAD.

:: 10 ::

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.

6. The Vendor covenants 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.3,86,125/-.

Rs. 40,920/- paid by way of Challan No. 462467,
 Dated: 13.07.04, drawn on SBH, Habsiguda Branch.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
 Managing Director



S.No. 114 4/5/04 50/17

Sold to Ormita mangal w/o. B.B. Mangal K. Hys

Whom self & others

R. UY
R. PANDUR
SVL No. 42 95
R. No. 33/2004-2006
RAM NAGAR, HYD' BAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.201, on Second Floor in Block No.C, having super-built-up area of 725 Sft., with undivided share of land to the extent of 29 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 100 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.202.
EAST :: Swimming Pool.
WEST :: 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



S.No. 115 Date 11/5/04 Rs. 50/-
 Sold to Urmila mangal wh. B.S. Mangal No. Hyd
 For Whom self as others

R uy
 R. No. 33/2004-2006
 RAM NAGAR, HYD'BAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 12th day of July 2004 in the presence of the following witnesses;

WITNESSES:

1. Prabhakar
 (K. Pra Bhakar Reddy)
2. Sridhar
 (SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 V E Managing Director

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director



S.No. 116 Date: 11/5/04 Rs. 50/-

Sold to ... Urmila mangal Wb. B.S. mangal LL. Hyd

For Whom ... self of others

R. NARENDER
S/L No. 42 95
R. No 33/2004-2006
RAM NAGAR, HYD' BAD.

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.201, on Second Floor in Block No.C, of MAYFLOWER PARK, at 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 : 02 year
- 3) Total extent of site : 29 Sq.yds. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
 - a) Cellar, Parking area : 15 Sft., for scooter parking space
100 Sft., for car parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor : 725 Sft.,
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,86,125/-

Date: 12/07/2004

signature of the Executant
For Modi Properties & Investments Pvt. Ltd.

C E R T I F I C A T E

Managing Director

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

Date: 12/07/2004

signature of the Executant
For Modi Properties & Investments Pvt. Ltd.

Managing Director

FLAT No. 201, Second Floor, Block-C

REGISTRATION PLAN SHOWING OF MAY FLOWER PARK

IN SURVEY NOS. 174

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

SO MR. SATISH MODI

VENDEE: 1) SMT. URMILA MANGAL W/O. B.S. MANGAL

2) MITHALI MANGAL D/O. MANISH MANGAL (MINOR) D/O OF

HER FATHER

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

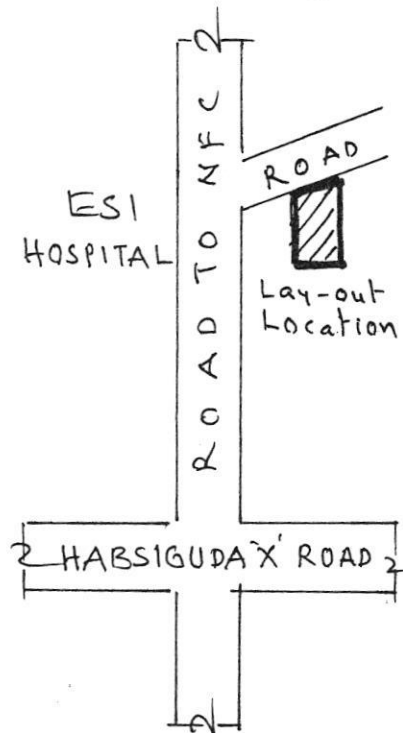
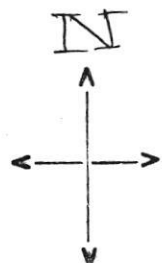
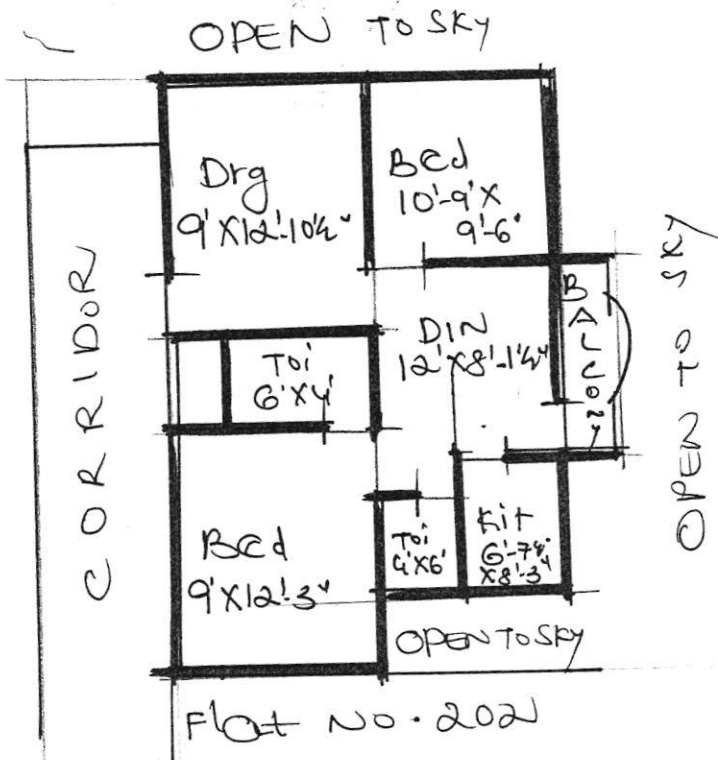
AREA:

29

SQ. YDS. OR 24.24

SQ. MTRS.

UIS. OUT OF AC. 4-32 Gts.,
PLINTH AREA: 725 SQ. FT

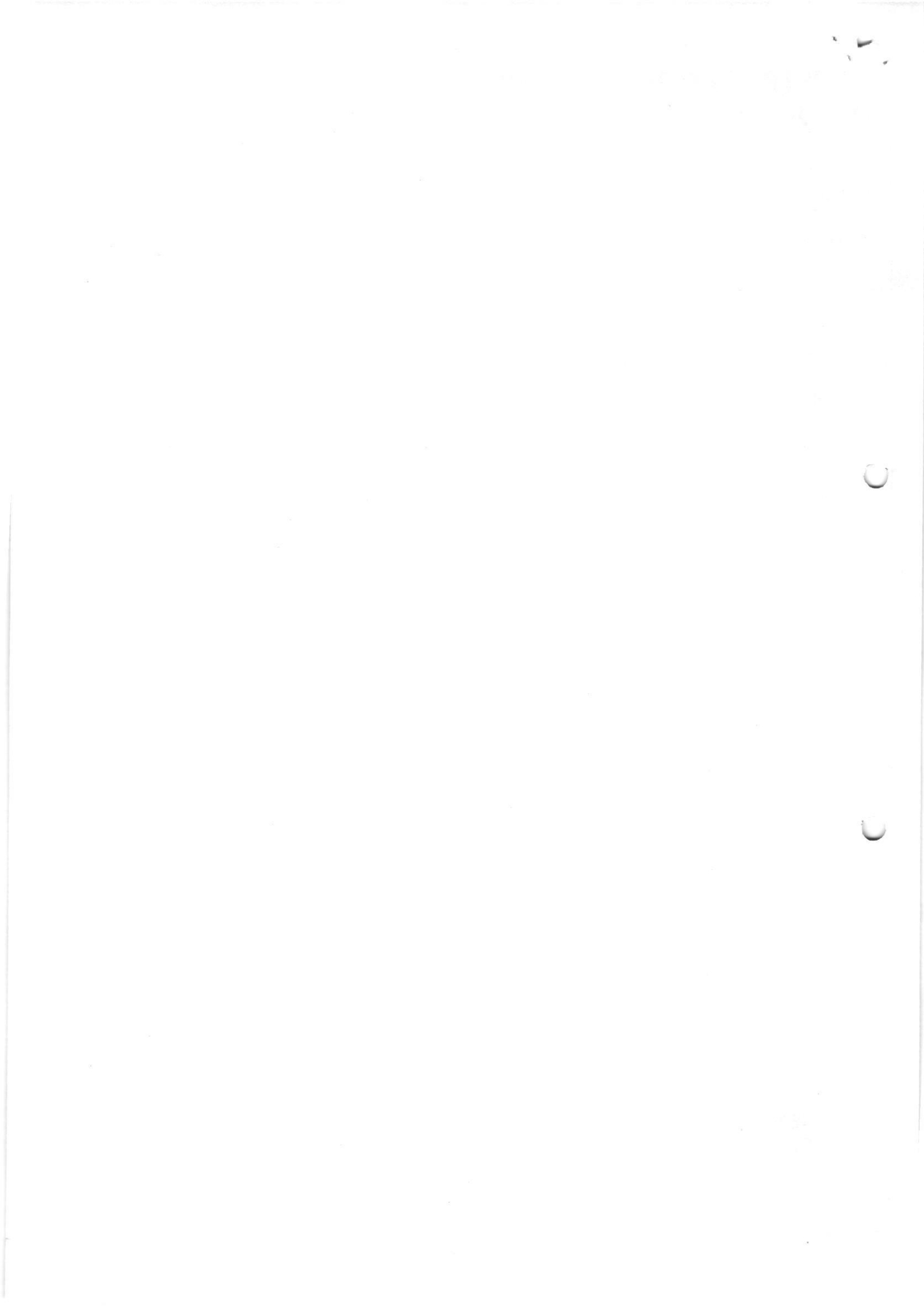


WITNESSES :





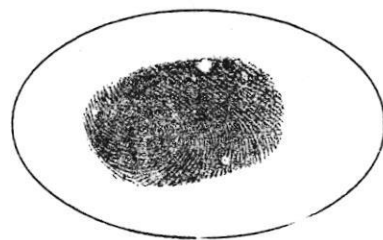

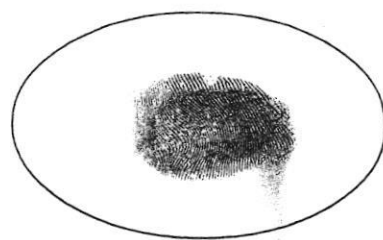

1. [Signature]
2. [Signature]

For Modi Properties Pvt. Ltd. **SIG. OF THE VENDOR**


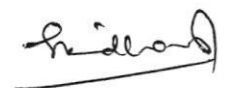
[Signature]
Managing Director




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

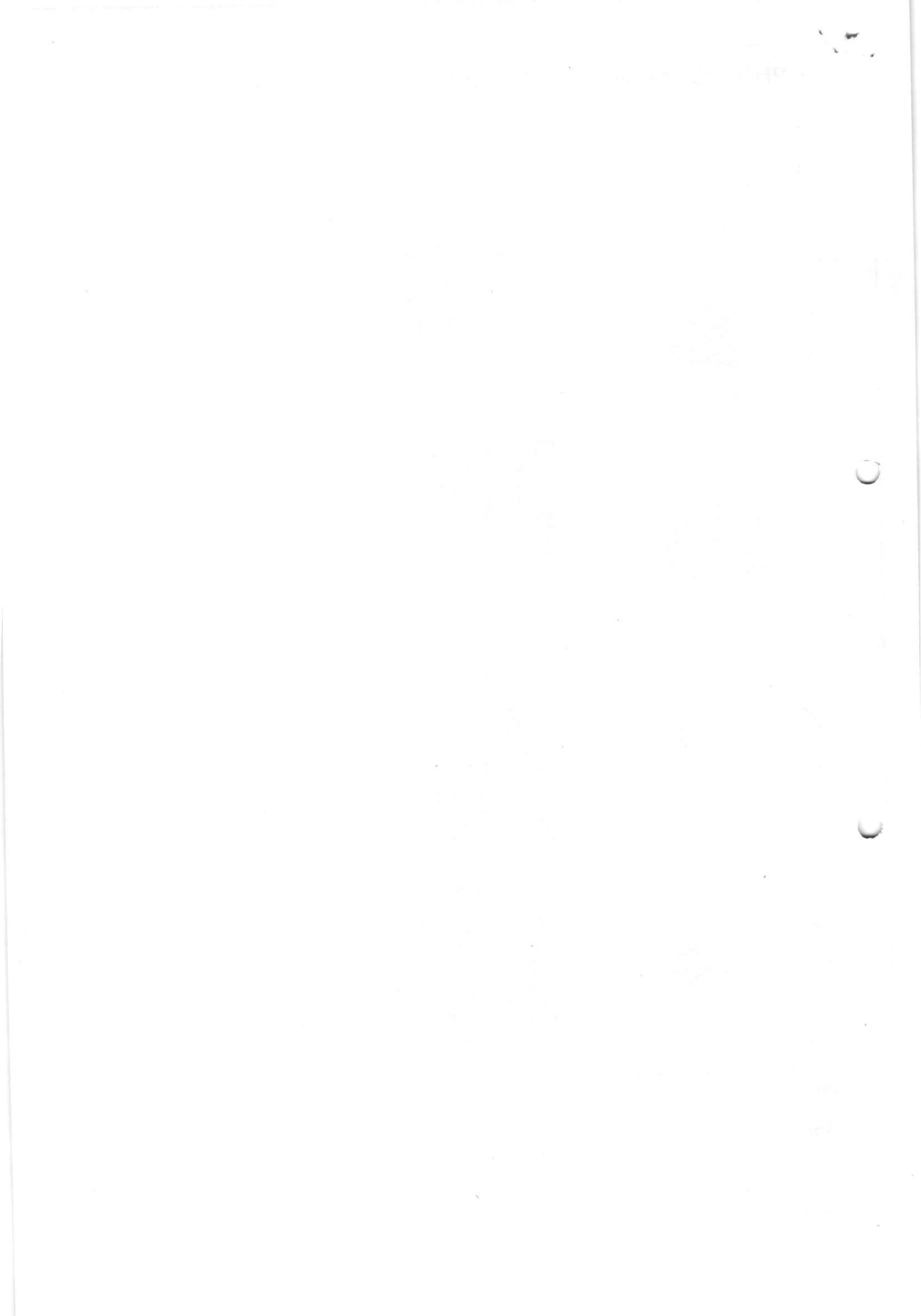
SI.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., having its (C) S-6-187/2, M.G. Road, Secbad, Rep by its MD. Mr. SOHAM MODI
			SPA:- Mr. GAURANG MODY R/o. Flat No. 105, Sapphire Apts Chikoti Gardens, Begumpet, HYDERABAD.
			PURCHASERS: (1) Mrs. URMILA MANGAL R/o. 201, BLOCK-C, Mayflower Park, Malapuri, HYDERABAD - 076,
			(2) Kumari MITHALI MANGAL R/o. 201, BLOCK-C, Mayflower Park, Malapuri, HYDERABAD - 076,

SIGNATURE OF WITNESSES

- 
- 

For Modi Properties & Investments Pvt. Ltd.


SIGNATURE OF THE EXECUTANT'S
Managing Director

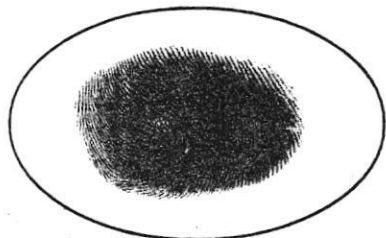


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

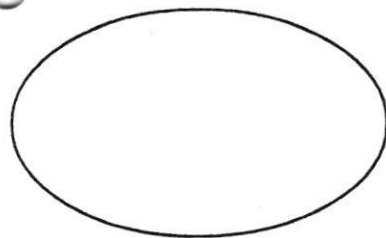


GAURDIAN:-
MR. MANISH MANGAL

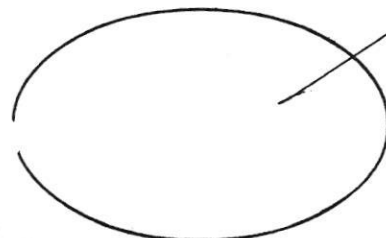
R/o. Flat No' 201, Block-C

Mayflower Park, Mallopur,

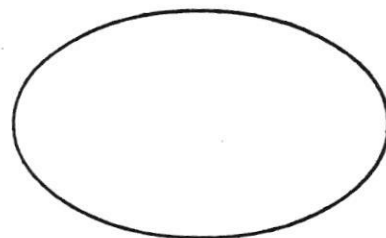
HYDERABAD - 076.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1.
2.

For Modi Properties & Investments Pvt. Ltd.

SIGNATURE OF THE EXECUTANT'S
Managing Director

