

ఆంధ్ర ప్రవేశ్ आंध्र प्रदेश ANDHRA PRADESH

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S. No. 1375 Date S12/04 100+ 11 B. K. Mangal Slow B. Mangal For Whom Sell & others Rlo Heyd

SUP-REVISTER End to Strop Vende Warrant L.C. DIST.

SALE DEED

of Chrary 2004 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

- Mr. B.K.MANGAL, SON OF SRI. N.K.MANGAL, aed about 65 years,
- 2. KUMARI SHEFALI MANGAL, DAUGHTER OF SRI. MANSIH MANGAL, aged about 4 years, (MINOR) U/G of father SRI. MANISH MANGAL, SON OF SRI. B.K.MANGAL, aged about 28 years,

Both are residing at 202 & 203, Block C, Mayflower Park, Mallapur, Hyderabad - 500 076.

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.

For Mod! Properties & Investments Pvt. Ltd.

Managing Director

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1 3 3 3 5 5 5 6 6 దస్తాపేజుల మొత్తం కాగిత్తముల సంఖ్య....ఈ కాగితపు పరుశ 200 4 5 5015mm సబ్-రిజిస్టారు క్స్టార్ సబ్-రిజిస్ట్రారు అఫీసులో R5083 ీజిక్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ–ను అను సెంచి సమర్పించవలసిన పోటోగ్రాఫులు మరియు పేలిముద్ర**లతో సమ్గా దాఖలుచేసి** దూరు రూగ 3520/- 300 ఎనారు. Receipt No. 2\$5020 Dt. 20/2 SBH, Habsiguda Branch, Sec'bad వాసి యిచ్చినట్లు ఒప్పు కొన్నదె. **`**



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Begumped, Hydorabad,

through special Power of Atloonery, attested in Power No. 9/2002 at SRO, exped.

(5. Prestokov keddy Slo. Podma Reddy, occ sceni co) 5-4-187/344, M.G. Road, Secsad.

Sindhar Slo. Romachandralas occ. service (0) 5-4-187/3 &4. M. G. bood, seisod.

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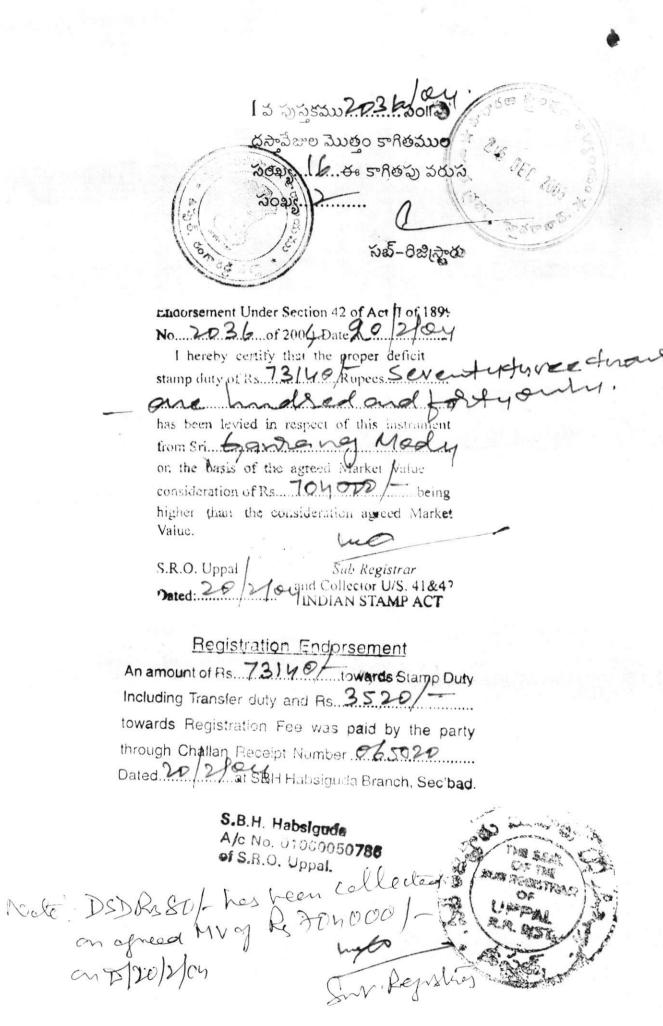
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WHEREAS

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.

For Kash Proportion & prestatents Pvt. Ltd.

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> Sale Deed Schedule and area Document Registered with Dated of land No. Sub Registrar, 03/10/96 1 acre 10 guntas 25/97 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 1 Acre along with 1491/99 Sub-Registrar, 24/02/99 A.C. Sheet Shed Uppal, R.R.Dist., Book No.1, Scan. No.1507-1/99 1500 Sft., 2608/99 Sub-Registrar, 07/04/99 19 Guntas Uppal, R.R.Dist., Book No.1, Scan. No.2015/99

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> > Managing Director

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B. K. Mangal Slo N.R. Mangal
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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.

- 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.

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E. The Purchaser is desirous of purchasing all that Flat bearing Nos.202 & 203, on the Second Floor, in Block No.C in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 1225 Sft., together with undivided share in the Schedule Land to the extent of 49 Sq.Yards and a reserved one car and two scooters parking space admeasuring of 30 & 100 Sft., in apartment Block No.C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.7,04,000/- (Rupees Seven Lakh Four Thousand 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.7,04,000/- (Rupees Seven Lakhs Four 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.

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Managing Director

Mr. Mit

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No 1500 Date 5 10 104 ROOF

For Whom Sell & Others.

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No 1500 Date 5 10 104 Roof

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No 1500 Date 5 10 104 Roof

Robert ANDHRA PRADESH AP23:CC



- 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.

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For Modi Proportion in incomments Pvt. Ltd.

Managing Director



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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 Modt Properties & Investmente Pvt. Lid

Managing Director

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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 constrtuctions 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 strucutres without any hindrance or objection of any king whatsoever.

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s. No. 1383 Date 5/2/04 Rs. 100 f sed. B. K. Mangal S/0

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vii) That the Purchaser shall be liable 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, Adrainage 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.

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.

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

For Modi Properties & In

Managing Director

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आंध्र प्रदेश ANDHRA PRADESH AP231CC 004 219047 B. R. Mangal Slo N. R. manga Selley others Rlo Herd

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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.

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.7,04,000/-.

76.780-/- paid by way of Challan No. 65020 Dated: 30.02.04, drawn on SBH, Habsiguda Branch.

For Modi Properties & Investments

Managing Director

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.202 & 203, on Second Floor in Block No.C, having super-built-up area of 1225 Sft., with undivided share of land to the extent of 49 Sq.Yds., and a reserved one car & two scooters parking space admeasuring about 30 & 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 :: Flat No.201.

SOUTH :: 30' Wide Road.

EAST :: 40' Wide Road.

Managing Director

For Kind Tropallies &

WEST :: 4' Wide Passage & Flat No.204.

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 1715 day of February 2004 in the presence of the following witnesses;

WITNESSES:

(F. Prz Stakar Recting)

(Sister)

For Modi Properties & Arcstanots Pyt Ltd.

Managing Director

V E N D O R

For Mod Proportion & Land South Pvt. Lig

Managing Director

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EL J-HE FISTER Ex-Circa Stamp Vende. U. L. L. B. B. DIST,

Description of the Building:

F.Nos.202 & 203, on Second Floor in Block No.C, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mallapi 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

: O) year

Total extent of site 3)

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

1) Built up area particulars

a) Cellar, Parking area

: 30 Sft., for 2 scooter parking space

100 Sft., for 1 car parking space

b) In the Ground Floor

c) In the 1st Floor

d) In the 2nd Floor 1225 Sft.,

e) In the 3rd Floor

f) In the 4th Floor

g) In the 5th Floor

Annual Rental Value Rs.6000/-

5) Municipal Taxes per Annum 6)

Executant's estimate of the

MV of the Building

Rs.7,04,000/-

Date: 17/2/2004

CERILEICALE

signature of the Exec

Rs.

Managing Director

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

Date: 17/2/2004

signature of the beautant

Managing Director

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REGISTRATION PLAN SHOWING OF	MAY FLOWER PARK			
IN SURVEY NOS. 174.	Situated at			
MALLAPUR(V)	UPPAL Mandal, R.R. Dist.			
VENDORS: MIS. MODI PROPERTIE	S & INVEST MENTS			
PVT. LTD. Rep. BY: ITS MD. Mr.				
SO SRI SAT				
VENDEE: 1) B.K. MANGAL, SO.N.K.M.				
MANGAL, NO. MANISH MANGAL (MINOR) UIG. OF HER FATHER				
REFERENCE : SCALE: 1"-	INCL: EXCL I			
AREA: 49 SOLYDS. OR 40.96	SQ. MTRS.			
US. OUT OF AC. 4-32 Gts.				
SUPER BUILT-UP AREA: 1225 SC	J. 6+.			
FLAT NO.201	<>			
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2. higher	Managing Director			

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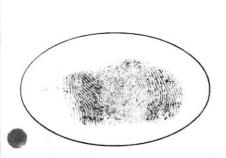
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ **BUYER**





VENDOR: nils. MODI PROPERTIES & INVECTINGENTS RM. UD. herring # (0) 5-4-187/3,4

M.G. Road, sec Bard, Rep by 14

M.D. Mr. SCHAM MODI

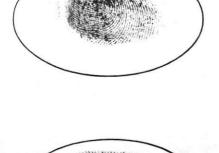


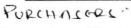
SPA: Mr. GAURANIG MODY

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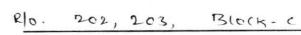
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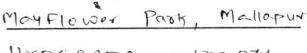
HYDERABAD.

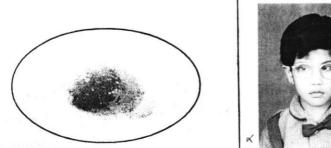




Mr. B. K. MANGAL







HYDERABAD - SOO OF6.

Plo. 202 & 203, Block-C

2) KUMARI SHEFALI MANGAL

Mayflower Pask, Mallapurs

HYDER ABAD.

SIGNATURE OF WITNESSES:

SIGNATURE OF THE EXECUTANT'S

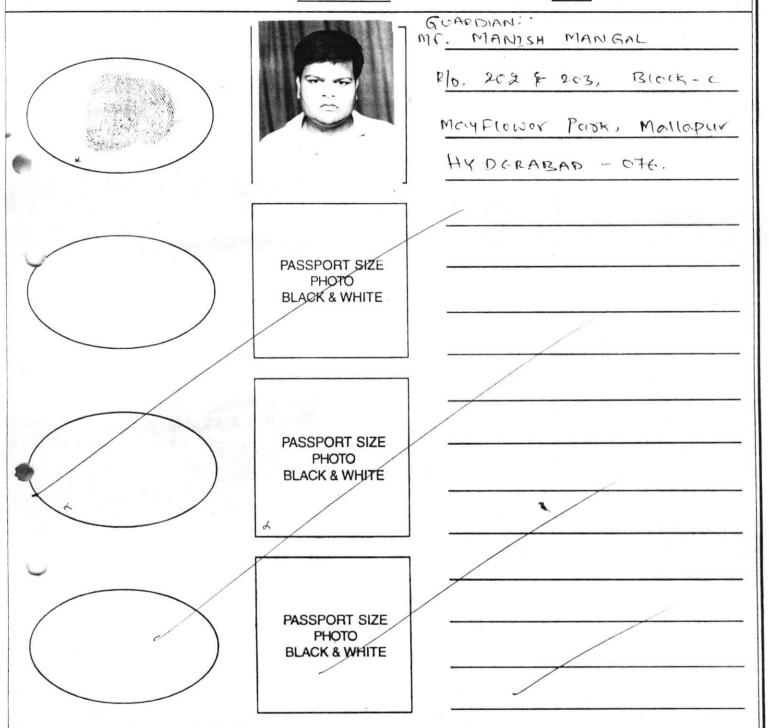


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

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



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For Modi Propolities & March 1991, Ltd.

SIGNATURE OF THE EXECUTANT'S

