

C.251/2005

25/1/05

Acr 256
100Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 207744

S. No. 84

Sold to K. Kesava Rao

S/o Venkata Ramanna

For Whom

LEELA G CHITTAGI

STAMP

L. No: 13/8

6-4-76/A C

SECUNDERABAD - 500 003



SCANNED

SALE DEED

This Sale Deed is made and executed on this 11th day of January 2005 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, IIIrd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, Son of Shri Satish Modi, aged about 34 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. K. KESAVA RAO, SON OF SHRI VENKATA RAMANNA, aged about 31 years, residing at Flat No. 502, Block - C, Mayflower Park, Mallapur, Hyderabad - 500 076.

hereinafter jointly called the "BUYER" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd.

Page 1

Managing Director

200 5 వ సం|| జనవరి నెల 12 తేది
 192 6 వ.శ.శా. శా.శా. మాసము 22 తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Gaurang Mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో శుభ దాఖలుచేసి
 రుసుము రూ||..... 3030/- చెల్లించినారు.
 Receipt No. 795480 Dt. 12/1/05 vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనవేలు



నిరూపించినది.

Gaurang Mody

Gaurang mody S/o. Jayanthilal mody, occupation
 Business R/o. Flat no. 105, Sapphire Apts,
 Chikoti Gardens, Begumpet, Hyderabad.
 Through special power of Attorney, alleged
 vide power no. 9/2002 at SRD, uppal.

① Prashant Reddy

(K. Prashant Reddy S/o. Padma Reddy
 occ: service to S-U-187/3 & 4, Sec'bad.

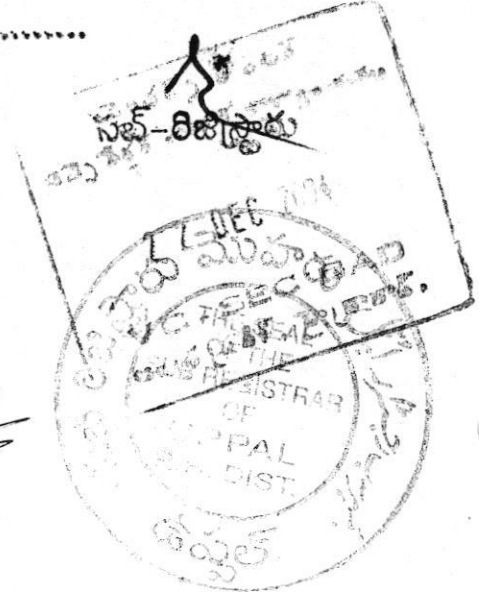
② Sridhar

SRIDHAR S/o. Ramulu, occ: service
 S-U-187/3 & 4, M.G. Road, Sec'bad.

2005 వ.సం|| జనవరి నెల 12 వ తేది
 1926 వ.శా.శా. శా.శా. మాసం 22 వ తేది.

Sridhar
 సబ్-రిజిస్ట్రారు

1 పే పుస్తకము.....నం||
 ఉస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య/.....



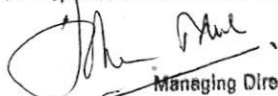
WHEREAS:

- 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 Narsimha Nagar, 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.

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. Volume 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. Volume No. 2682, Page No. 31 to 48.
22/09/98	1 acre	7989/98	Sub Registrar Uppal, R.R.Dist, Book No. 1. Volume No. 2845, Page No. 53 to 66.
24/02/99	1 acre alongwith A C Sheet Shed 1500 Sft.	1491/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 1507-1/99.
07/04/99	19 guntas	2608/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 2015/99.
Total Area: 4 acres 32 guntas.			

- B. Originally, the Schedule Land belonged to a partnership firm M/s. Kissan Cement Pipe 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.
- E. The Purchaser is desirous of purchasing a finished apartment bearing Flat No. 207 on the second floor, in Block No. D, in MAYFLOWER 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. D, as a package, which hereinafter is referred to as the Scheduled Premises for a consideration of **Rs. 6,06,000/-** (Rupees Six Lakhs Six 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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1 న పుస్తకము 251/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act VI of 1864
No. 251 of 2005 Date 12/1/05

I hereby certify that the proper deficit
stamp duty of Rs. 63560/- Rupees. Sixty three thousand

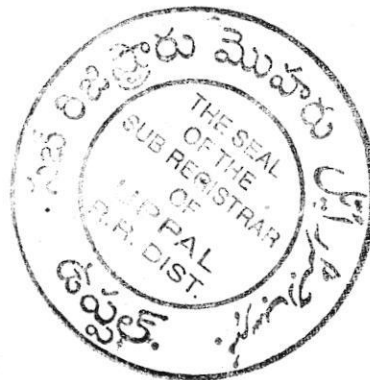
seven hundred and sixty only,
has been levied in respect of this instrument
from Sri. Ganraaj Moddy
on the basis of the agreed Market Value
consideration of Rs. 60600/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Dated 12/1/05
Sub Registrar
and Collector U/S 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 63560/- towards Stamp Duty
Including Transfer duty and Rs. 3030/-
towards Registration Fee was paid by the party
through Challan Receipt Number 795480
Dated 12/1/05 at SBH Habsiguda Branch, Sec'bad.

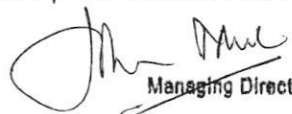
S.B.H. Habsiguda
A/c No. 01000050786
of S.B.O. Uppal.



NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum **Rs. 6,06,000/-** (Rupees Six Lakhs Six 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 Schedule Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto in favour of the Purchaser. The Vendor hereby acknowledge receipt of the said consideration having received the same as per the details given below:
 - i. Rs. 25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 698924, dated 22.11.2004 drawn on State Bank of Mysore, Banjara Hills Branch, Hyderabad
 - ii. Rs. 45,000/- (Rupees Fourty Five Thousand Only) vide Cheque No. 273702, dated 10.12.2004 drawn on State Bank of Mysore, Banjara Hills Branch, Hyderabad.
 - iii. Rs. 55,000/- (Rupees Fifty Five Thousand Only) vide Cheque No. 273703, dated 11.12.2004 drawn on State Bank of Mysore, Banjara Hills Branch, Hyderabad.
 - iv. Rs. 50,000/- (Rupees Fifty Thousand Only) vide Cheque No. 273708, dated 10.01.2005 drawn on State Bank of Mysore, Banjara Hills Branch, Hyderabad.
 - v. Rs. 1,11,000/- (Rupees One Lakh Eleven Thousand Only) vide Cheque No. 273710, dated 11.01.2005 drawn on State Bank of Mysore, Banjara Hills Branch, Hyderabad.
 - vi. Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only) vide Cheque No. 394496, dated 11.01.2005 issued by GIC Housing Finance Ltd., drawn on Bank of India, Basheerbagh Branch, Hyderabad.
- 2) Henceforth the Vendor shall not have any right, title or interest in the Schedule 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 Schedule Premises to the Purchaser and the Purchaser both 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 Schedule 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

1 వ పుస్తకము 251/95 సం||

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 3

1
సబ్-రిజిస్ట్రార్

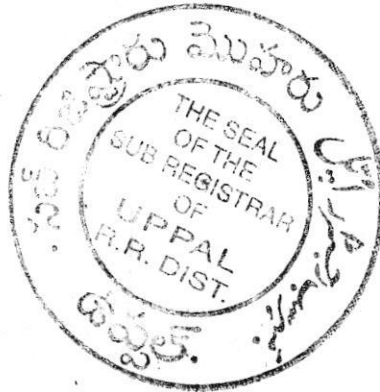
1 వ పుస్తకము సం|| (శా.శ) పు 251/95

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 251-1-2005 ఇవ్వడమైన

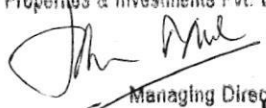
2005 సం|| నెంబరు 12 తేది


రిజిస్ట్రార్



- iii) That the Purchaser shall become a member of the Mayflower 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, staircases, 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 and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said 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.
- 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.
- 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 Apartment.

For Modi Properties & Investments Pvt. Ltd.



Managing Director

1 వ పుస్తకము.....251/95 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....4.....

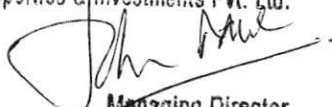
సబ్-రిజిస్ట్రారు



- 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 nominated 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 to 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.
- 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.
- 5) The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 6) The market value of the property is **Rs. 6,06,000/-**.

Registration Charges of Rs. 66,685/- paid by way of Challan No. 79 5480 , dated 19.01.2005, drawn of SBH, Habsiguda Branch, Hyderabad.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

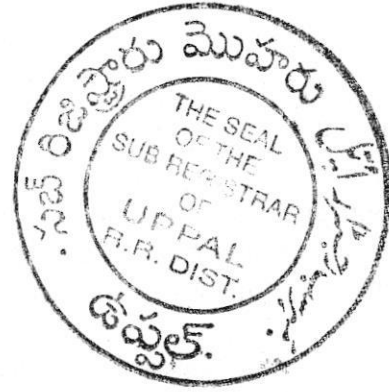
1 వ పుస్తకము 25/1/95

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...9.....ఈ కాగితపు వరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రారు



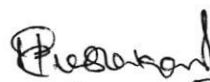
SCHEDULE OF PROPERTY HEREBY SOLD

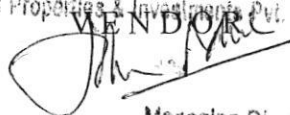
All that the Flat bearing No. 207 on second floor in Block No. D, having super-built-up area of 700 Sft with undivided share of Land to the extent of 28 sq. yards, and reserved scooter parking space admeasuring about 15 sft. respectively, as a package in MAYFLOWER PARK situated at Survey No. 174, Block 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 By	:	Flat No.208
South By	:	Flat No. 206
East By	:	4'-6" wide Corridor
West By	:	40' wide road

In WITNESS WHEREOF the VENDOR hereto has signed this Sale Deed on the 11th day of January 2004 in the presence of the following witnesses

Witnesses:

1. 
(K. Prasanna Reddy)
2. 
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Managing Director



1 వ పుస్తకము 251/95

దస్తావేజాల మొత్తం కాగితము

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 6

సబ్-రిజిస్ట్రార్

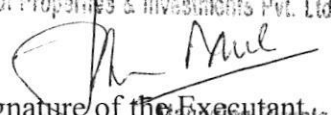


ANNEXTURE-1-A

1. Description of the Building : Flat No. 207, in Second Floor, in Block No. D, 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 : 01 year
3. Total Extent of Site : 28 Sq.Yards. U/S Land Out of Ac.4-32 Gts.,
4. Built up area particulars
- (a) Cellar, Parking Area : 15 Sft for Scooter Parking
- (b) In the Ground Floor :
- (c) In the First Floor :
- (d) In the Second Floor : 700 Sft
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value : 5000/-
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV
of the Building : 6,06,000/-

Date: 11/01/2005

For Modi Properties & Investments Pvt. Ltd.

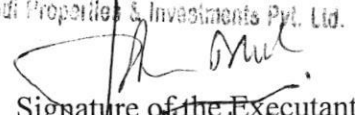

Signature of the Executant
Managing Director

C E R T I F I C A T E

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

Date: 11/01/2005

For Modi Properties & Investments Pvt. Ltd.


Signature of the Executant
Managing Director

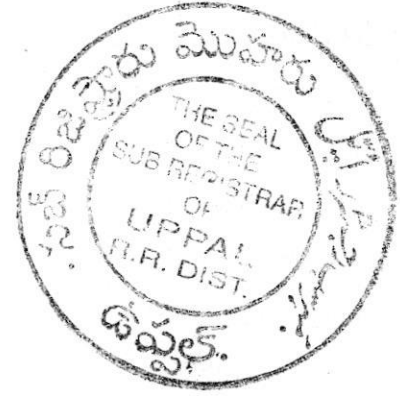
1 వ పుస్తకము 25.1/95

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9.....ఈ కాగితపు వరుస

సంఖ్య 7.....

సబ్-రిజిస్ట్రారు

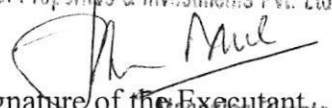


ANNEXTURE-1-A

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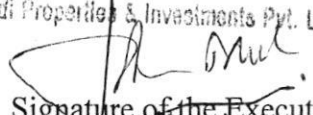

Signature of the Executant
Managing Director

C E R T I F I C A T E

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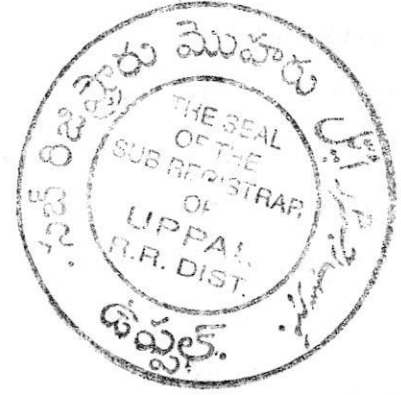
1 వ పుస్తకము 25.1/95

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9.....ఈ కాగితపు వరుస

సంఖ్య 7.....

సబ్-రిజిస్ట్రారు



FLAT NO. 207, 2nd FLOOR, BLOCK-D
IN MAYFLOWER PARK

REGISTRATION PLAN SHOWING

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

S/o. MR. SATISH MODI

VENDEE : MR. K. KESAVA RAO

S/o. MR. VENKATA RAMANNA

REFERENCE :

SCALE: 1" =

INCL:

EXCL:

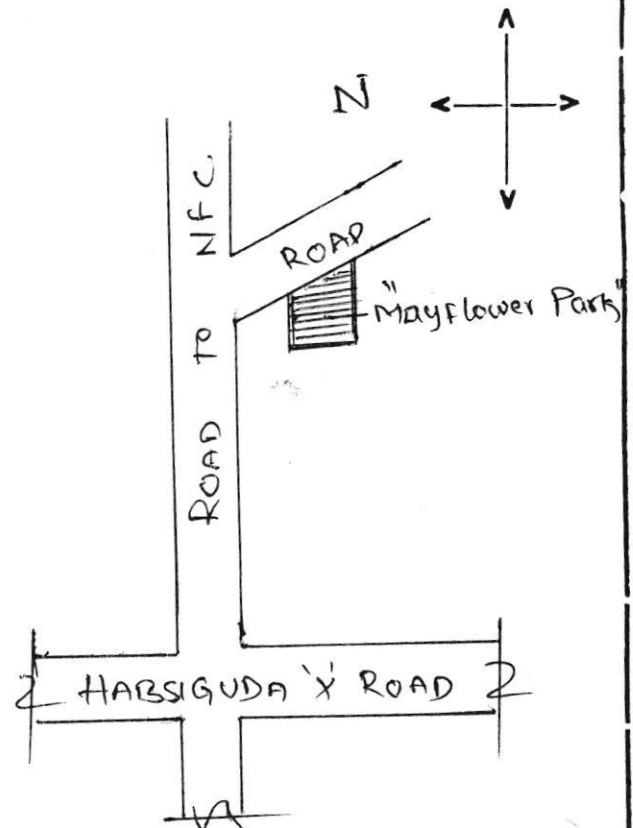
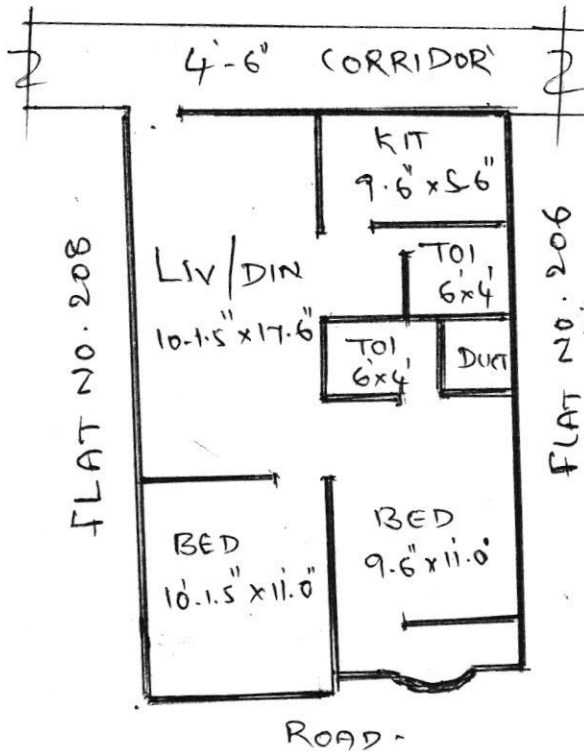
AREA: 28

SQ. YDS. OR

23.40

SQ. MTRS.

U/s. OUT OF AC. 4-32 G+
SUPERBUILT UP AREA : 700 Sft



LOCATION PLAN

WITNESSES :

1. Prasanna

2. Siddhant

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR

1 వ పుస్తకము 751/95 నంబర్

దస్తావేజుల మొత్తం కాగితములి

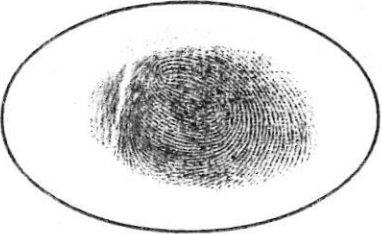
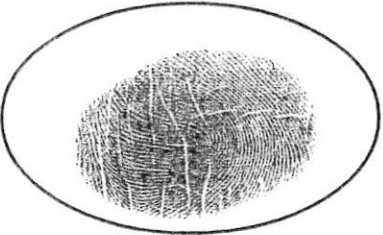
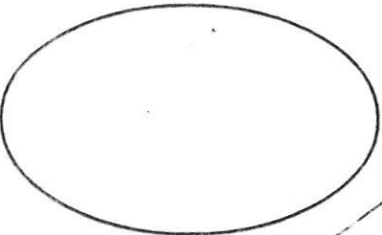
సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 8

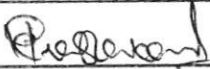
[Handwritten signature]
సహ రిజిస్ట్రారు

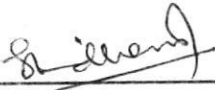


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

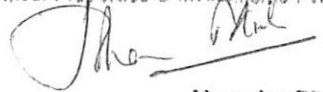
SI.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- <u>M/s. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its (C) 5-4-187/38</u> <u>M.G. Road, Secrabad, Sep by its</u> <u>MD- Mr. SOHAM MODI</u>
			SPA:- <u>Mr. GAURANG MODY</u> <u>R/o. Flat No. 105, Sapphire Apts,</u> <u>Chikoh Gardens, Begumpet,</u> <u>HYDERABAD.</u>
			PURCHASER:- <u>Mr. K. KESAVA RAO</u> <u>R/o. FLAT NO. 502,</u> <u>BLOCK-C, MAYFLOWER PARK,</u> <u>MALLAPUR, HYDERABAD-076.</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	_____ _____ _____ _____

SIGNATURE OF WITNESSES :

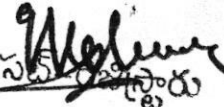
1. 

2. 

For Modi Properties & Investments Pvt. Ltd.


SIGNATURE OF THE EXECUTANT'S


1వ పుస్తకము 251/55
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9.....ఈ కాగితపు వరుస
సంఖ్య 9.....


సబ్ రిజిస్ట్రారు

