

U. 5869/2003

5859/03

Ack 4671



Date : 17-05-2003 Serial No : 5,392 Denomination : 15,000

02BB 995252

For Whom By :
ARUNLATA SRIVASTAV

For Whom :
SELF

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 19th day
of May 2003 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

Mrs. ARUNLATA SRIVASTAV, WIFE OF SRI. V.B.SRIVASTAV, aged 48 years, Resident of H.No.8-16, Hemanagar Colony, Uppal, Hyderabad.

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

Contd.2.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

200..మ.సం||...యే...నెల.9.తేది
 192వ.శా.శ...యైశ్శో...మాసం.29.తేది.
 పగలు..1.1..మరియు..1.2.గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పుల్ ఆఫీసులో
 ఐ.ఎ.సి. Soham Modi.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు పేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ||.32.20/-
 చెల్లించినవారు.....

దాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రావనప్రేలు



నిరూపించినది

[Signature]
[Signature]

Soham modi Slo. Satish modi ocr: Buser
 R/o- Plot no. 280, Road no. 25, Jubilee hills
 Hyderabad.

1. *[Signature]*

(K. Preethikar Reddy Slo. Padma Reddy
 ocr: Service (b) S-4-187/3 & 4. m. q.
 Road, Sec 5ad.

✓ *[Signature]*

SEKHAR Slo. Ramchandras ocr:
 Service (b) S-4-187/3 & 4. m. q. road,
 Sec-5 Ad.

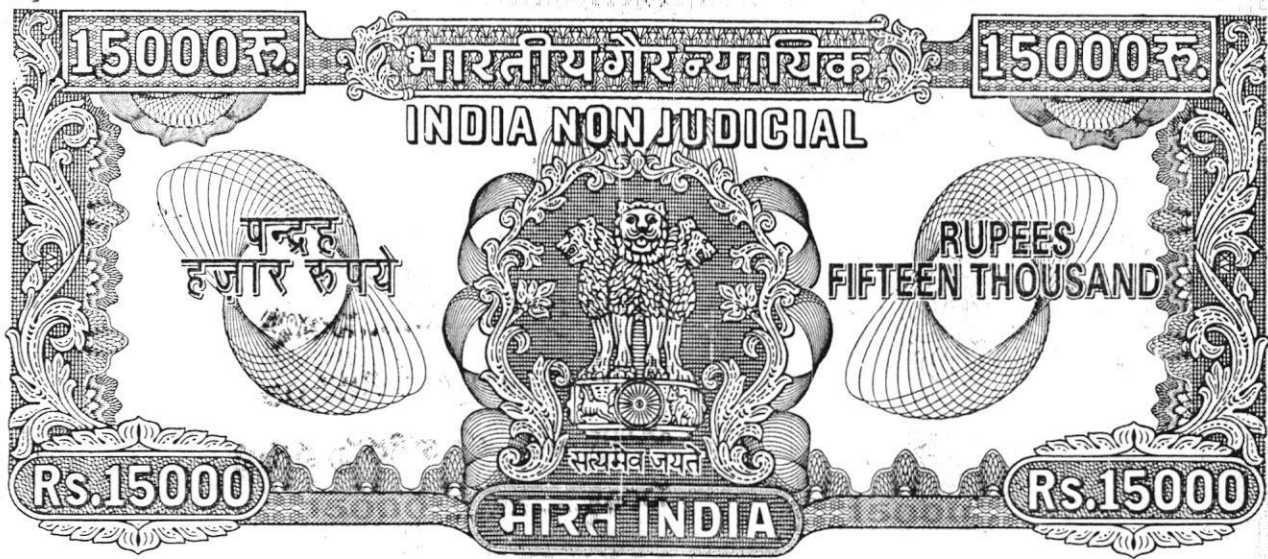
200వ.సం||...యే...నెల.9.వ తేది
 192వ.శా.శ...యైశ్శో...మాసం.29.వ తేది.

[Signature] 19/5/2003
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము.నం.59/సం||...
 దస్తావేజుల ముద్రం కిరితము
 సంఖ్య...15. ఈ కిరితపు వరుస
 సంఖ్య...1.....

[Signature]
 సబ్-రిజిస్ట్రారు





Date : 11-01-2008 Serial No : 8,393

Denomination : 15,000

02BB 995253

Endorsed By :
S. R. O. UPPAL

For Whom :

SELF

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

:: 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.,

Man Moh
Managing Director

Contd.3..

1వ పుస్తకము...సంఖ్య...
 దస్తావేజాల మొత్తం 2003
 సంఖ్య...1.5.ఈ కాగితపు వరుస
 సంఖ్య...2

[Signature]
 పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1895

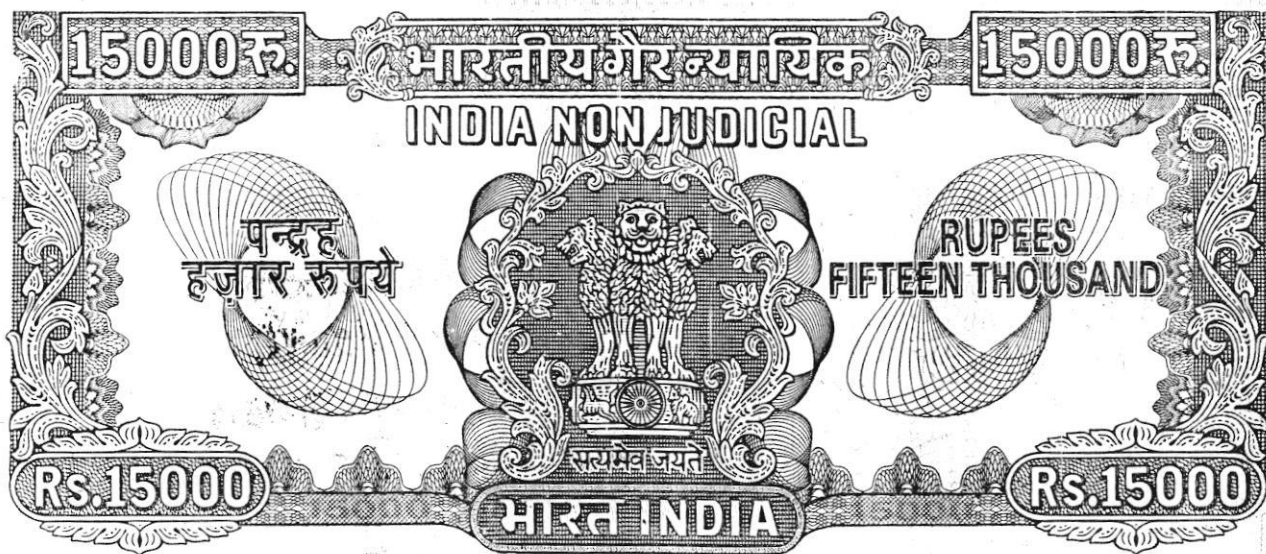
No...5859...of 2003 Date...19/5/2003

I hereby certify that proper deficit
 stamp duty of Rs...3285/-...Three thousand -
 Two hundred and eighty five only
 has been levied on the above instrument
 from Sri...Sohan Modi...

on the basis of...
 consideration...643500/-...being
 higher than the market
 Value.

S.R.O. Uppal...Registrar
 Dated: 19/5/2003
 Section 41 & 42
 INDIAN STAMP ACT





02BB 995254

Date : 10/10/96 Serial No : 5,394

Denomination : 15,000

Subscribed BY :

For Whom :

APPROPRIATE SIGNATURE

SELF

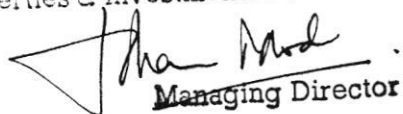
Sub Registrar
Ex-officio Stamp Vendor
S.R.O. UPPAL

:: 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

For Modi Properties & Investments Pvt. Ltd.,

Contd.4..


Managing Director

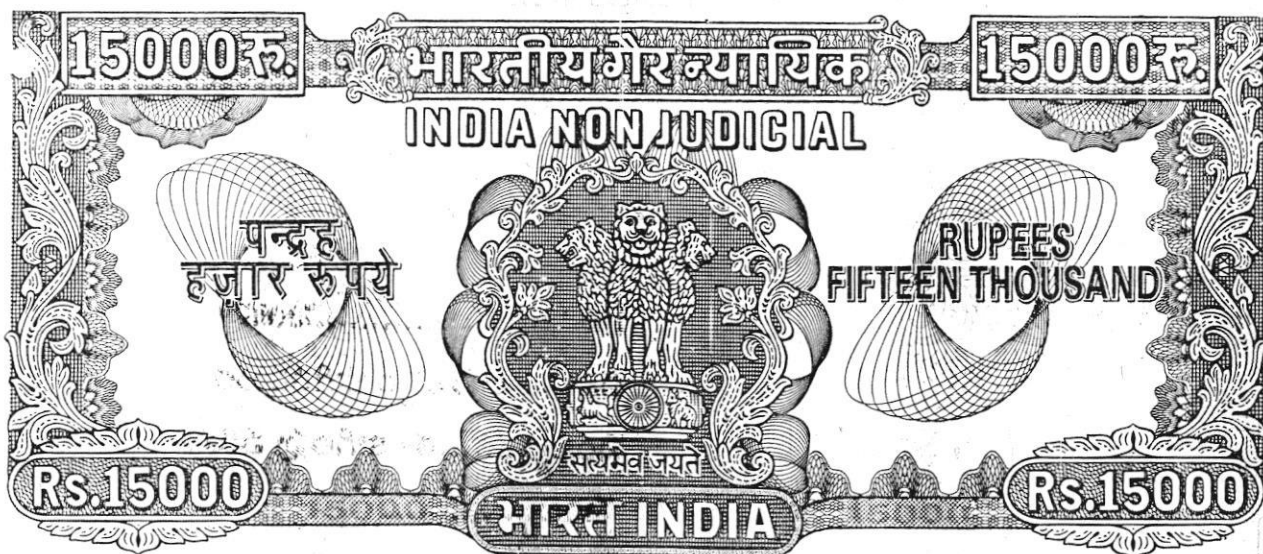
1వ పుస్తకము నంబరు 5859/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...3.....


 సబ్-రిజిస్ట్రారు

1వ పుస్తకము నంబరు (కాగిత) నం. 5859
 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్వామింగు నిక్షేప
 గుర్తింపు నెంబరు...సె.నె.నం. 9.1-2003 జన్మకీర్తి
 2003 నం. 19.....సె.నె. 19


 రిజిస్ట్రేషన్ అధికారి





Date : 12-06-1999 Serial No : 5,395 Denomination : 15,000

Issued By :

Sub-Registrar

For Whom :

SELF

02BB 995255

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPAL

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

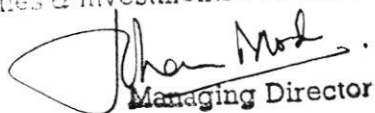
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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 .

Contd.5..


Managing Director

1 వ పుస్తకము 5859/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..4.5.ఈ కాగితపు వరుస
సంఖ్య.....4.....


సబ్-రిజిస్ట్రారు





3703) 16/5/2003 500/ 38166

Arunlata Srivastav vs V.R. Srivastav
Self

Ruy
SVL NO. 16/5/2003
16/5/2003

:: 5 :: R. H. H. H.

E. The Purchaser is desirous of purchasing all that Flat bearing No.106, on the First Floor, in Block No.E in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.6,43,500/- (Rupees Six Lakhs Forty Three Thousand Five Hundred 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.6,43,500/- (Rupees Six Lakhs Forty Three 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.

for Modi Properties & Investments Pvt. Ltd.,

Contd.6..

Mani Modi
Managing Director



15 మార్చి 5859/2003

కమిషనరీ

సంఖ్య... 15

సంఖ్య... 7





87032

16/5/2003

Rs. 500

38167

Arunlata Srivastava

w/o V.B. Srivastava

Self

RUY
R. NARENDER
SY. NO. 42 85
R. No. 1/2001-2003
NAGAR, HYD'BAD.

RG. (Sryd)

:: 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.

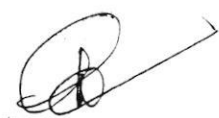
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

Contd.7..

for Modi Properties & Investments Pvt. Ltd.,

John David
Managing Director

1. వ. పుస్తకము 5859/సం. 15
2003
దస్తావేజుల మొత్తం పరిశీలించి
సంఖ్య... 15... ఈ కారణంగా, పరుస
సంఖ్య... 8.....



సబ్-రిజిస్ట్రారు

1. వ. పుస్తకము 5859/సం. 15
2003
దస్తావేజుల మొత్తం పరిశీలించి
సంఖ్య... 15... ఈ కారణంగా, పరుస
సంఖ్య... 8.....





37033 16/5/2003 38168
 Arun (a) & Sridastan W/o V.B. Sridastan
 sev
 :: 7 ::

R uy
 R. NARENDRA
 SVL No. 42 98
 R. No. 1/2001-2003
 RAN NAGAR, HYD'BAD.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..


 Managing Director



1వ పుస్తకమున 7/ సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 7.....


సబ్-రిజిస్ట్రారు





37034

16/5/2003

R. NARENDER

38163 AP 23 II V

Arunlata Srivastava vs V. B. Srivastava

sew

R/o Udyo

R. NARENDER
SVL No. 42 65
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

:: 8 ::

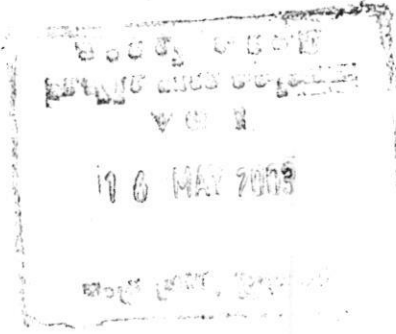
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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.

Medi Properties & Investments Pvt. Ltd.

contd.9..

Sha. Mod.
Managing Director



1వ పుస్తకమునకు 2/ సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....15. ఈ కాగితపు వరుస
సంఖ్య.....8.....

సచి-రిజిస్ట్రారు





No. 37035 Date 16/5/2003 Re. 500/- 38170
 To Arunata Srivastava & V. B. Srivastava
 self
 R. N. NAGAR

R. N. NAGAR
 SVL No. 42 95
 R. No. 1/2001-2003
 R. N. NAGAR HYDABAD

:: 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.,

Tha Modi
 Managing Director

Contd.10..

10 MAY 2009
 10 MAY 2009
 10 MAY 2009

1వ పుస్తకము 15859/సంఖ్య
 దస్తవీజులు మొత్తం 2003

సంఖ్య.....15

సంఖ్య.....9


 సచి-రెజిస్ట్రార్





S. No. 37036 Date 16/5/2003
 Issued To Arun K. Srinivasan

38171 AP 23 II V

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

R. K. Gupta

:: 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.6,43,500/-.

for Modi Properties & Investments Pvt. Ltd.,

Man Modi
 Managing Director

Contd.11..





37037 Date 16/5/2003 Rs. 500 38172 AP 23 II V
 To Drunlatg. Srivastava who V.B. Srivastava
 Rs. 11 :: 11 ::

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.106, on First Floor in Block No.E, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 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 :: 40' Wide Road.
 SOUTH :: Cut-Out.
 EAST :: Passage & Flat No.101.
 WEST :: Passage & Flat No.105.

Sri. Anand Properties & Investments Pvt. Ltd.,

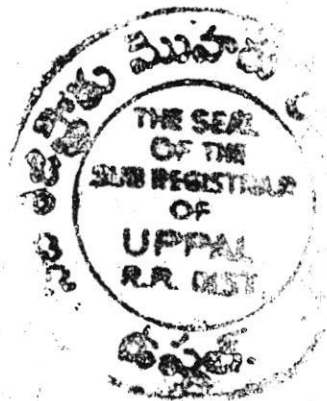

 Managing Director

Contd.12..



1 వ పుస్తకమున. గద్యం / సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1. క. ఈ కారితపు వరుస
సంఖ్య... 6. /


సబ్-రిజిస్ట్రార్





37038

16/5/2003

500

38173

AP 23 II V

Arunlata Srivastava w/o V.B. Srivastava

slh

Ruy

R. NAGAR

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR HYDABAD

Rb Gyd

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 19th day of May 2003 in the presence of the following witnesses;

WITNESSES:

1. K. Prashant Reddy
(K. Prashant Reddy)

for Modi Properties & Investments Pvt. Ltd.,

Managing Director

VENDOR

2. Sundara
(Sundara)

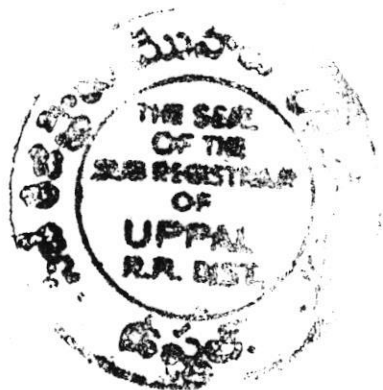
for Modi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకముచేయక/సంఖ్య
దస్తావేజుల మొత్తం కాగితముతో
సంఖ్య....15 ఈ కాగితపు వరుస
సంఖ్య.....12....

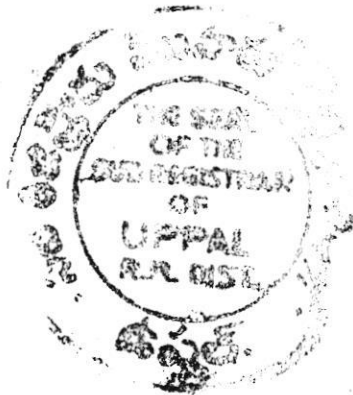

సబ్-రిజిస్ట్రార్





1 వ పుస్తకమునకు 2. సంఖ్య
దస్తావేజుల మొత్తం కాగితముతో
సంఖ్య...1.5. ఈ కాగితపు వరుస
సంఖ్య....13....


సబ్-రిజిస్ట్రారు



FLAT NO. 106, 1ST FLOOR, BLOCK-E
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NO. 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 : MRS. ARUNLATA SRIVASTAV

W/O. SRI. V. B. SRIVASTAV

REFERENCE :

SCALE: 1" =

INCL:

EXCL :

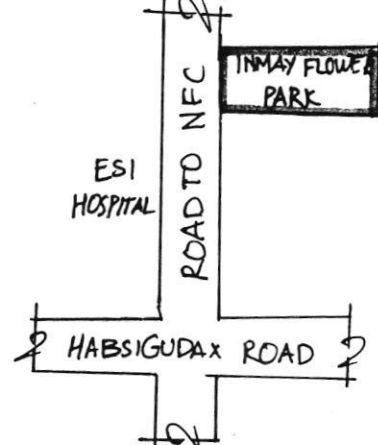
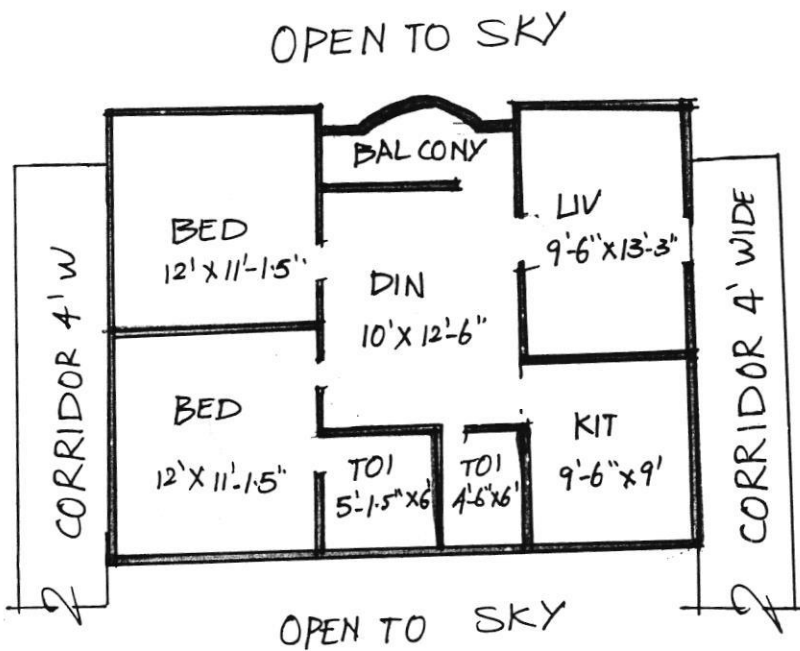
AREA :

36

SQ. YDS. OR 30.09

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS.
SUPER BUILT-UP AREA: 900 SQ. FT.



LOCATION PLAN

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

SIG. OF THE VENDOR

WITNESSES :

- 1.
- 2.

1వ పుస్తకము. 5859/సం. 1
దస్తవీజాల మొదల 2003
సంఖ్య... 15...
సంఖ్య... 14...


సచి-రెజిస్ట్రార్



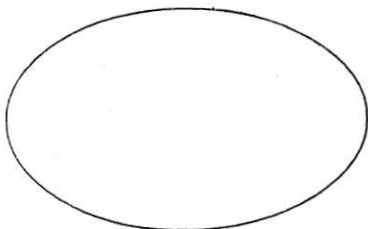
E 106

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



BLACK & WHITE
PASSPORT SIZE
PHOTO



VENDOR:-

M/s. MODI PROPERTIES & INVESTMENTS

PVT. LTD., having its (O) S-4-187/3,4

M.G. Road, Sec Bad rep by its

M.D. MR. SOHAM MODI

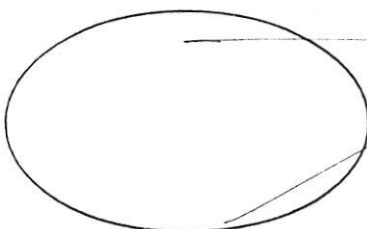
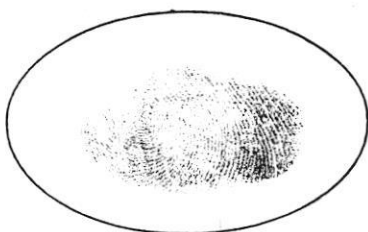
PURCHASER:-

MRS. ARUNLATA SRIVASTAV

R/o H.No:- 8-16, Hemnagar,

Colony, UPPAL,

HYDERABAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1.

2.

for Modi Properties & Investments Pvt. Ltd.

Managing Director

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకమునకు 9. సం॥ 2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య...15.....


సబ్-రిజిస్ట్రారు

