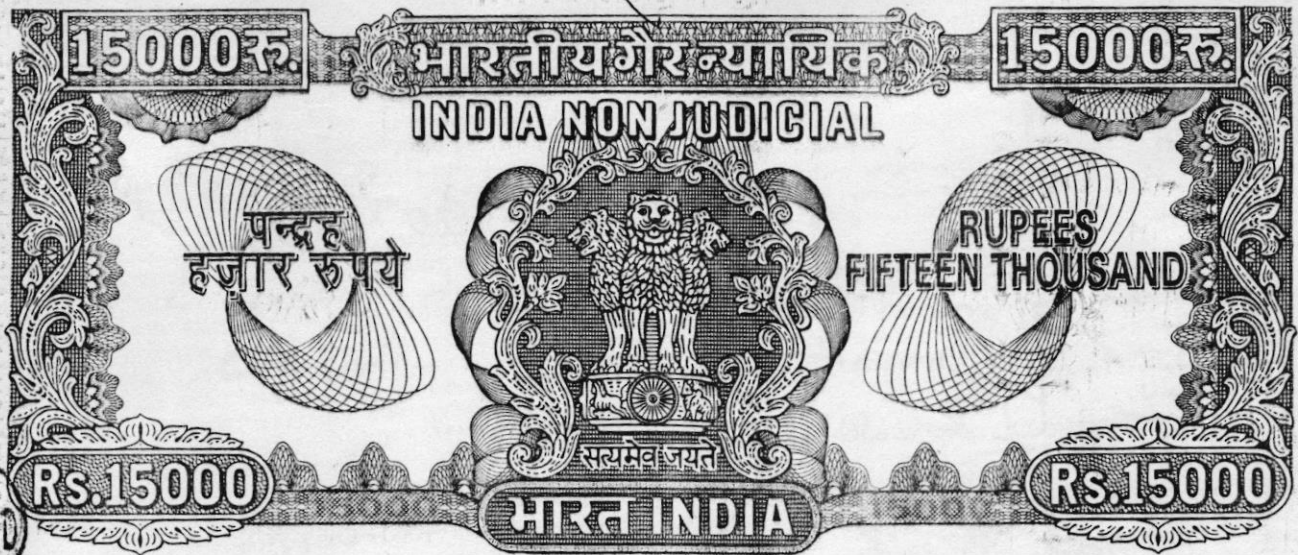


6076/2003

Jde 4895



02BB 995376

Date: 23-05-2003 Serial No: 5,662 Denomination: 15,000

Purchased By :
ANNIE ANANDIAH

For Whom :

SELF

B. BENU KUMAR
R/O. HYDSub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL**SALE DEED**

This Sale Deed is made and executed on this 23rd 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. ANNIE ANANDIAH, WIFE OF SRI. BENU KUMAR, aged 28 years, Resident of Flat No.503, Sri Balaji Apts., Anand-bagh (West), Malkajgiri, Hyderabad - 500 047.

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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.

[Signature]
Managing Director

200. కే.వ.సం||.....నెల.....తేది
 192. కే.వ.శా.శ.....మాసం.....తేది.
 పగలు.....మరియు.....గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పుల్ ఆఫీసులో
 శ్రీ.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు పేరిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||.....

చెల్పించినవారు.....

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటనపేలు

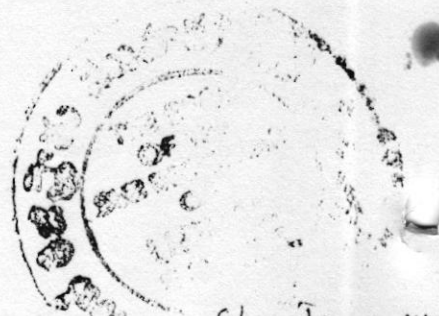
1వ పుస్తకము 607/.....

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....

సంఖ్య.....

సబ్-రిజిస్ట్రారు



Gaurang mody S/o. Jayanthilal m

Occ: Business Flat No. 105,

Sapphire apts, Cheekoti Gardens

Begumpet, Hyderabad.

Through Special Power of Attorney, attested vide
 Power No. 9/ 2002 at SRO, Hyderabad.

నిరూపించినది

①

(K. Prabhakar Reddy S/o. Padma Reddy
 Occ: - PM Service (o) S-u-187/3 & 4. m. G. Road
 Sec 1 ad .

②

SRIDHARA S/o. Ramchandraiah Occ: Service
 (o) S-u-187/3 & 4. m. G. Road, Sec 1 ad

200. కే.వ.సం||.....నెల.....తేది

192. కే.వ.శా.శ.....మాసం.....తేది.

సబ్-రిజిస్ట్రారు



02BB 995377

Date : 22-05-2003 Serial No : 5,663 Denomination : 15,000

Purchased By :

For Whom :

ANNIE ANANDIAN

SELF

W/O. BENU KUMAR

HYD

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

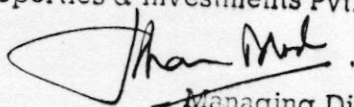
:: 2 ::

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 ,

Contd.3..


Managing Director

1 వ పుస్తకము 6076/2003
 దస్తావేజుల పేరున గిరిముల
 సంఖ్య 15 ఈ కింది వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రార్

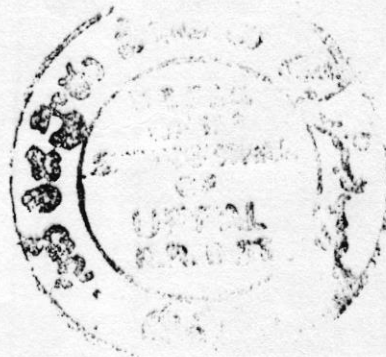
Endorsement Under Section 42 of Act 7 of 1894
 No. 6076 of 2003 Date 23/5/03

I hereby certify that the proper deficit
 stamp duty of Rs. 810/- Rupees Eight -
 hundred and Ten only.
 has been levied in respect of this instrument
 from Sri. Gaurang Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 621,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated: 23/5/03

Sub Registrar
 and Collector U/S. 41 & 42
 INDIAN STAMP ACT





Date : 22-05-2003 Serial No : 5,664

Denomination : 15,000

02BB 995378

Purchased By :

ANNIE ANANDIAH

For Whom :

SELF

W/O. BENU KUMAR

F. HYD

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.,


Managing Director

Contd.4..

1వ పుస్తకము 6076/సంఖ్య 3
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...3.....


సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.న) పు...6076/03
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 6076-1-2003 ఇవ్వడమైన
2003 సం|| మే 23 తేది


నాటికరించు అధికారి





Date : 22-05-2003 Serial No : 5,665 Denomination : 15,000

02BB 995379

Purchased By :
ANNIE ANANDIAH

For Whom :

SELF

M/O. BENU KUMAR
R. HYD

Sub Registrar
Ex. Office Stamp Vendor
S.R.C. UPPAL

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

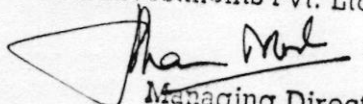
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

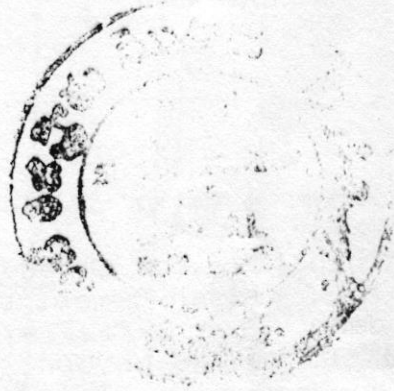
For Modi Properties & Investments Pvt. Ltd.,

Contd.5..


Managing Director

1వ పుస్తకము 6076 నంబర
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు





36686/

20/5/2003

27-500/

46986

AP 23 II V

Annie Anandiahastu Beny Kumar

sell

R/o. Hyderabad

Ruy

R. NARENDER

SVL No. 42/95

R No. 1/2001-2003

RAM NAGAR, HYD'BAD

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E. The Purchaser is desirous of purchasing all that Flat bearing No.502. on the Fifth Floor, in Block No.E in ~~MAY-FLORER 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 herein-after is referred to as the SCHEDULED PREMISES for a consideration of Rs.6,21,000/- (Rupees Six Lakhs Twenty One 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.6,21,000/- (Rupees Six Lakhs Twenty One 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.

For Modi Properties & Investments Pvt. Ltd.,

Shan Moh
Managing Director

Contd.6..



1వ పుస్తకము 6016/2003
దస్తావేజులు పంపించుటకు
సంఖ్య. 15
సంఖ్య. 5

సచివశాస్త్రి



500RS.



No. 38681 Date 20/5/2023 Rs. 500

46987

AP 23 II V

Sold To Annie Anandiah

Benu Cumar

Self

Ruy

R NARENDER

SVL No. 42 95

S. No. 1/2007-2003

KAM NAGAR, HYD'BAD.

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Rd. Hyd

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 doth 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.,

Man Moh
Managing Director

Contd.7..

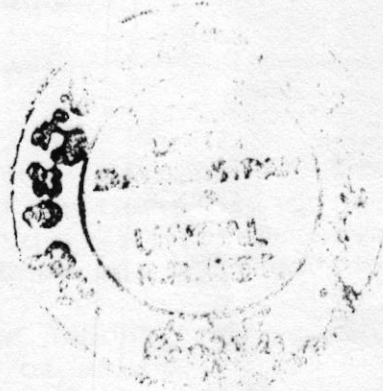
1వ పుస్తకము 6016/నాన్

దస్తావేజుల మొదల కాగితముల

సంఖ్య..15...ఈ కాగితపు వరుస

సంఖ్య..6.....

సచివశాసనము





38686

Date

20/5/2003

Rs.

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AP 23 II V

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SVL NO. 42 95

R NO. 1/2001 2003

RAM NAGAR, HYD'BAD

Annie AnandPabulb Benu Kumar

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Rb. Chd

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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, 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..

Phan Moh
Managing Director



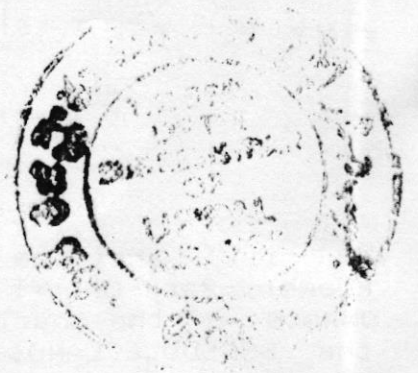
1వ పుస్తకము 6076/1-రా

దస్తావేజాల మొదల కావడము

సంఖ్య...15...పు పురుస

సంఖ్య...7...

సజ్జరజిస్ట్రారు





38687 Date 20/5/2003 Rs. 500

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AP 23 IV

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

Annie Anandiah who Beny (cym ar
self

Rb. 6/4/0

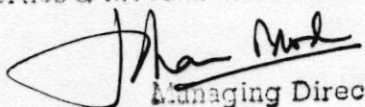
:: 8 ::

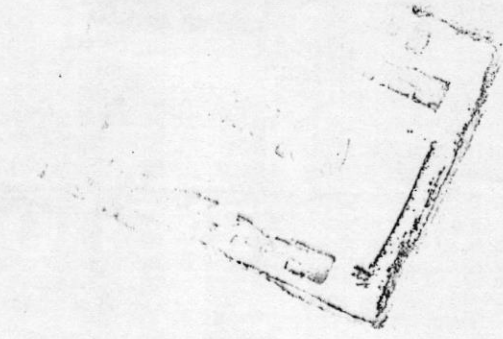
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor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

contd.9..


Managing Director

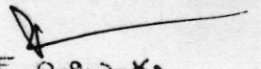


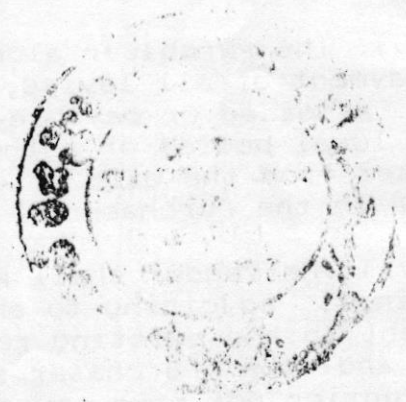
1 వ పుస్తకము 6076/2 నంబర్

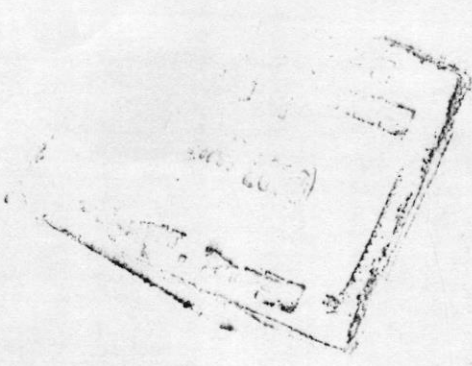
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..15...ఈ కాగితపు పరుస

సంఖ్య..8.....

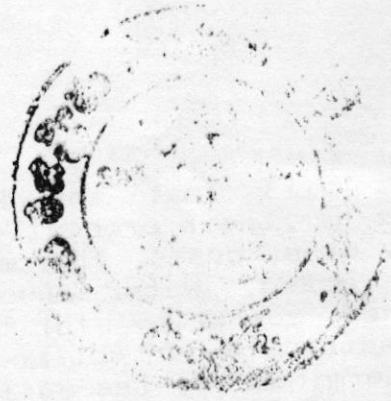

సబ్-రిజిస్ట్రారు





1వ పుస్తకము 6076/నంబర్
దస్తావేజుల మొదటి కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...9.....

సర్ రజిస్ట్రారు





38685 20/5/2003 500

Annie Anandiah w/o

48991 AP 23 II V
Benny Kumar

sell

Rw. (Hyp)

R. NARENDER
SVL No. 42 95
R. No. 1/2001 2003
RAM NAGAR, HYD 9

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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., (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 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.

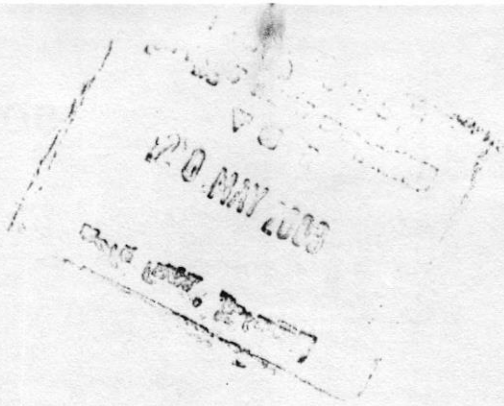
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.6,21,000/-.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.11..



1వ పుస్తకము 6076 నంబర్ 3

దస్తావేజుల పేర్లు గాగితముల

సంఖ్య.. 15... గాగితపు వరుస

సంఖ్య.. 10.....

సచి-రిజిస్ట్రారు





28690

20/5/2003

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Annie Anandiah who Beny Cum ar

Self

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Rb Hyd

Ruy
R. NARENDER
SVL NO. 42 95
R. N. 1/2001-2003
JAM NAGAR, HYD'BAD.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.502, on Fifth 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 :: Open to Sky & Flat No.501.

SOUTH :: 40' Wide Road.

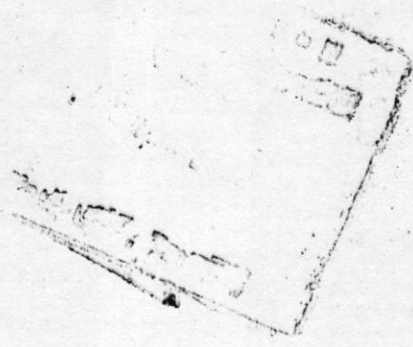
EAST :: 40' Wide Road.

WEST :: Open to Sky & Lift.

For Modi Properties & Investments Pvt. Ltd.,

Man Mohan
Managing Director

Contd.12..



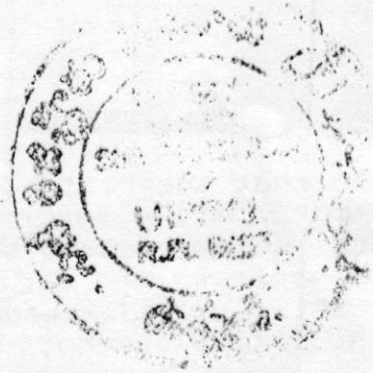
1 వ పుస్తకము 6076/2 చాన్సె

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 15.... ఈ కాగితపు వరుస

సంఖ్య. 11.....

సచి-రిజిస్ట్రారు





38691 20/5/2003 500

Annie Anandiah w/o Beny
Self

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AP 2317

Rb. Ghyd

RW
R. NARENDEH
SVL NO. 42 95
R IV. 1/2001 2003
RAM NAGAR, HYDAB.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 23rd day of May 2003 in the
presence of the following witnesses;

WITNESSES:

1. Prabhakar Reddy
(K. Prabhakar Reddy)

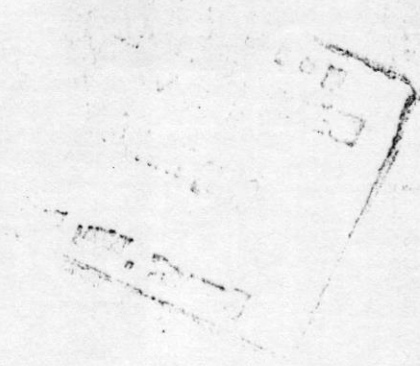
2. Srinath
(SRINATH)

For Modi Properties & Investments Pvt. Ltd.,

Man Mohan
Managing Director
VENDOR

For Modi Properties & Investments Pvt. Ltd.,

Man Mohan
Managing Director



1 వ పుస్తకము 6076 నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.. 15... ఈ కాగితపు వరుస

సంఖ్య.. 12...

సచివశాసనము





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20/5/2003

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Annie Angadiach w/o Benur Lemmar
Sells

R. NARENDE
SVL NO. 42 95
R.N.J. 1/2001-2003
RAJ NAGAR, HYD'BAD.

ANNEXURE - 1 - A

AP 231 V

Rb - Ely J

- 1) Description of the Building: Flat bearing No.502, on Fifth Floor in Block No.E, 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 : 1 year
- 3) Total extent of site : 36 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
 - a) Cellar, Parking area : 100 Sft., for car parking space
 - : 15 Sft., for scooter parking space
 - 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 : 900 Sft.,
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.6,21,000/-

For Modi Properties & Investments Pvt. Ltd.,

signature of the Executant

Date: 23/05/2003

CERTIFICATE

Managing Director

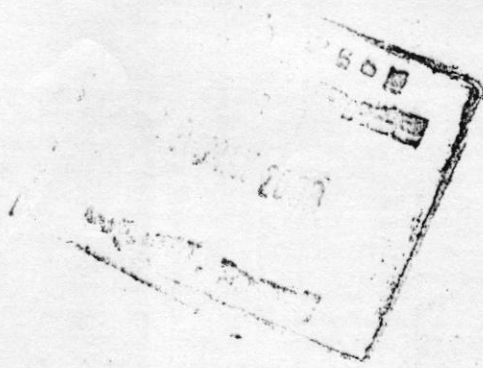
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.,

signature of the Executant

Date: 23/05/2003

Managing Director



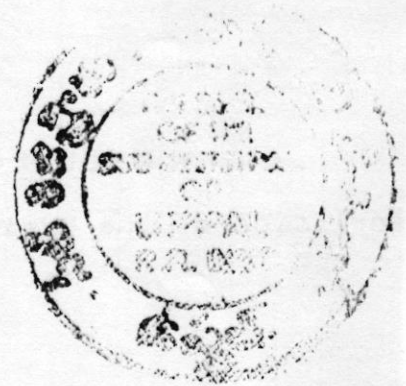
1వ పుస్తకము 6076 నంబె 3

దస్తావేజాల మొత్తం కాగితములి

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...13.....

సహ-రిజిస్ట్రారు



FLAT NO. 502, IN 5TH FLOOR, BLOCK-E
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPURU 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. ANNIE ANANDIAH

W/O. MR. BENU KUMAR

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

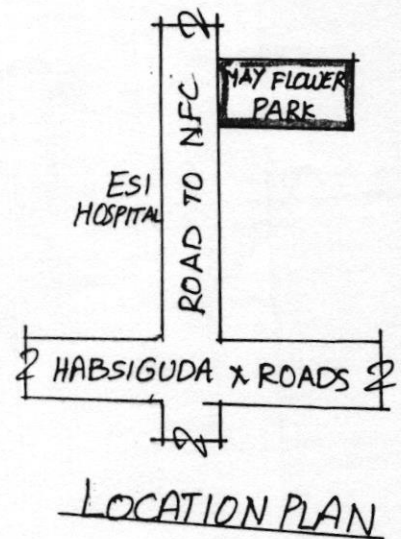
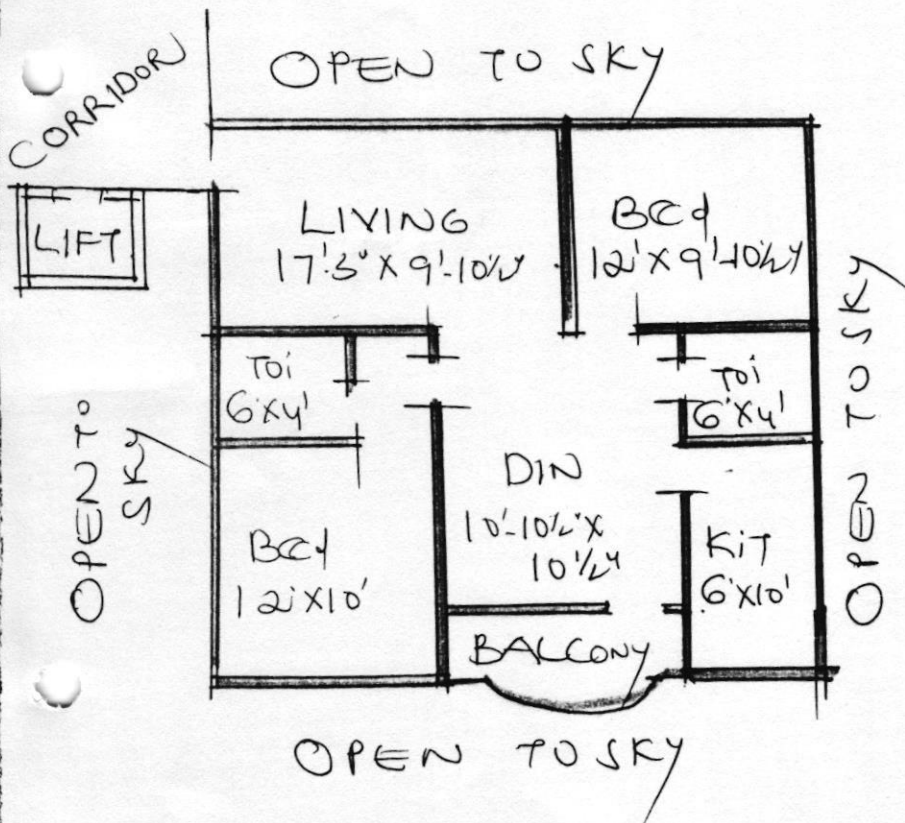
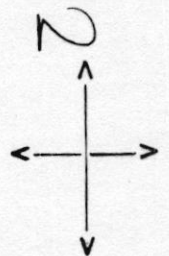
AREA:

36

SQ. YDS. OR 30.09

SQ. MTRS.

U/S. OUT OF AC. 4.32 GTS
SUPER BUILT UP AREA: 900 SQ. FT.



WITNESSES:

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director
SIG. OF THE VENDOR

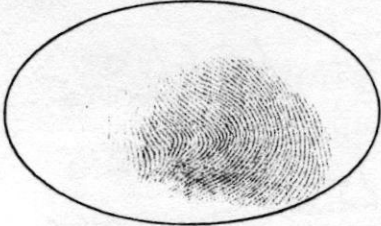
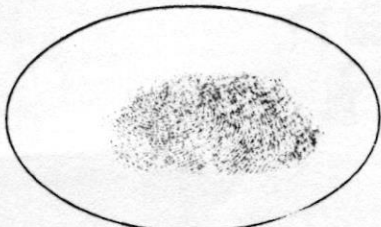
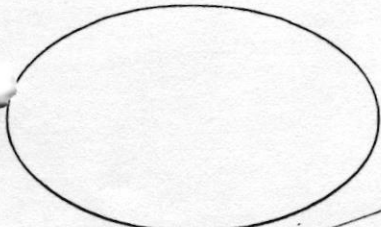
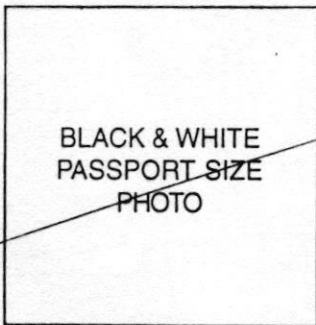
న పుస్తకము 6016/1003
దస్తావేజుల మొత్తము 15
సంఖ్య 15
సంఖ్య 14

సచి-రిజిస్ట్రారు

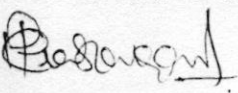
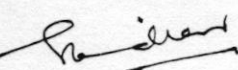


E. 502

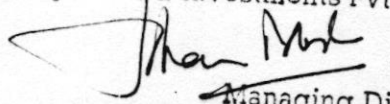
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., having its 1025-4-187/3, M.G. Road, Sec 2ad, Reg by its M.D. Mr. SOHAM MODI
			S.P.A:- Mr. GAURANG MOOY R/o. Flat no. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- Mrs. ANNIE ANANDIAH, R/o. Flat no. 503, Sri Balaji Apts, Anandbagh (West) Malakgiri HYDERABAD - 500 047.
			

SIGNATURE OF WITNESSES

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For Modi Properties & Investments Pvt. Ltd.



Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 6076/3 చాడ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..15.....


సబ్-రిజిస్ట్రారు

