

Date: 28-07-2003

Serial No : 8,000

Denomination: 15,000

Purchased By :

K.PRABHAKAR REDDY

For Whom :

LALITHA KUMARI

S/O.K.PADMA REDDY R/O.HYD

W/O.M.A.QAIYUM R/O.SAUDI-ARABIA Sub Registrar Ex. Officio Stamp Vendor S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 285 day of TULY 2003 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

Mrs. LALITHA KUMARI, WIFE OF SRI. M.A.QAIYUM, aged 29 years, Residing at P.O. Box No.4979, Al-Khobar, Kingdom of Saudi Arabia (K.S.A).

(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.

Por Medi Properties & Investments Pvt. Ltd.

Managing Director

200 35. Noll Green 192. 5. 87.8. m. Carrook. &A. స్ట్రుప్ - రిజ్మిస్ట్రారు _ఉప్పల్ ఆఫీసు**లో** 30 750 3 302 రోజ్మిస్ట్ షన్ చట్టము, 1908 లోని సెక్షన్ 32-**ఎ ను** అనుసరించి **సమర్పించనలసిన** ాట్ గ్రాఫు(లు) మరియు పేలిముడ్డలతో సహా దాఖలు వేసి రుషుము దూశ 2900 ිච්චෙನ්නරා..... ్రాసి యిచ్చినట్లు ఒప్పు **కొన్నది.**





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సబ్-రిజిస్ట్రారు

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192(-3.8.3) 368.



03BB 004718

Date: 28-07-2003 Serial No: 8,001 Denomination: 15,000

Purchased By :

For Whom :

K.PRABHAKAR REDDY

LALITHA KUMARI

S/O.K.PADMA REDDY R/O.HYD

W/O.M.A.QAIYUM R/O.SAUDI-ARABIA

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

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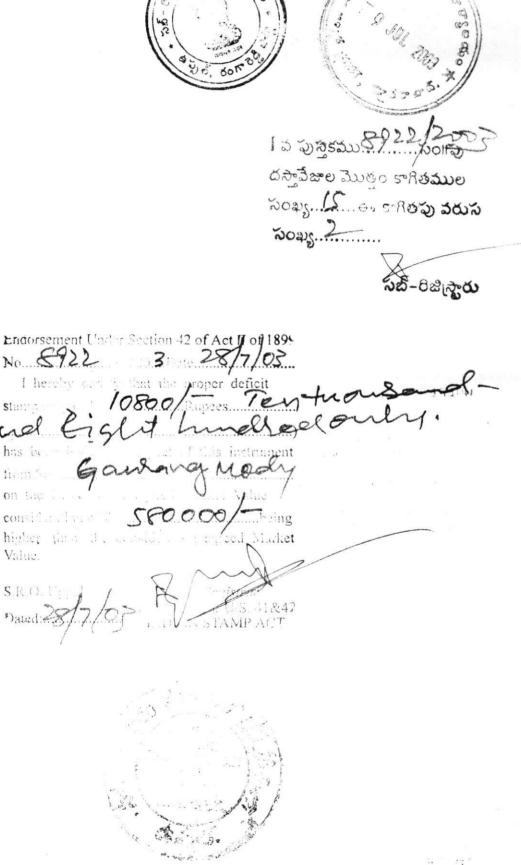
WHEREAS

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 Modi Properties Anvestments Pvi. Ltd.

Managing Director

Contd.3..



Value.



03BB 004719

Date: 28-07-2003 Serial No: 8,002

Denomination: 15,000

Purchased By :

For Whom :

K.PRABHAKAR REDDY

LALITHA KUMARI

S/O.K.PADMA REDDY R/O.HYD

W/O.M.A.QAIYUM R/O.SAUDI-ARABIA

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

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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..





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1 3 ຈັງກູ້ຮ້ອນ ກວາ (ສ.ສ.) ຈັງ 29 12/02 ລ້ວຍປາກ 8ສີກູ້ປາ ຄໍ້ຕ່ວຍປີ ສາງຄວານ ຄືຄືນຮູ້ວ ກ່ຽວຈັງ ຄົວຍປາ 2003 ຂອງເຂື້ອງ 2003 ກວາ 2003 ຄຸ້ວ







K. Prabhatear Reddy sto K. Padma Reddy

Min Thom Califha Cumari Who Min Quiyum

R. NAVENCIEM SVL NO. 42 95 R. NO. 1/2001-7013 RAM NAGAR, HYDIGAD

TOTAL AREA: 4 Acres 32 Guntas

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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 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.

For Medi Properties & Investments Pvt. Ltd.

Contd.5..

Managing Director

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I వ పుస్తేకము. దీన్న 22 సంగాప్తా ప్రాంత్రికి ముల్లం కాగితముల సంఖ్య. మండ్రం కాగితముల సంఖ్య. మండ్రం కాగితపు వరుస సంఖ్య. మండ్రం కాగితపు వరుస

సబ్-రిజిగ్రారు





64005 -, 28)7/2003 sal 802:6

K. Prashalcar Resty sto K. Padma Resty No Orgd WIN MADAR. H. So

Califfy Cymari wlo M. A. Gaiyum

115 :: 26. Saudi Arabia

E. The Purchaser is desirous of purchasing all that Flat bearing No.506, on the Fifth 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 parking space admeasuring about 15 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.5,80,000/- (Rupees Five Lakhs Eighty 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.5,80,000/- (Rupees Five Lakhs Eighty 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 Pvi. Ltd.

Contd.6..

Managing Director

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SVL No. 42 95 R. No. 1/2001 - 2003

- 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.
- The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth herey confirm and acknowledge the same.
- The Purchaser do hereby covenant with the Vendor through the Vendor with other owners of tenements in Mayflower Park as follows:
- 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 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 not hereafter raise any objection on this account.

For Modi Properties & Investments, Pvt. Ltd. 6 Nose

Managing Director

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K. Prabhalear Reddy 10 K. Padrus Reddy Rb 6tyl R. No. 1/2001 2003
Laliths Kumari who M. A Baiyum No. Saudi-Arabia

iii) That the Purchaser shall become a member of Park Owners Association that has been formed by 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 Medi Properties & Investments Pvi. Ltd.

Contd.8..

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.

For Medi Properties & Handels Pvt. Lta

raging Director

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64007 - 218/7)2003. SDOLEDZEU AP23IIX RNARENDER SVL NO. 42 95

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- 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.
- $\times)$ That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Medi Properties & lavestments Pvt. Ltd.

Managing Director

Contd.10..



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R. No. 1/2001 2003

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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.
 - 7. The Market value of the property is Rs.5,80,000/-.

For Medi Properties & Investments Pvt. Md.

Managing Director

Contd.11..

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80282 Prablatear Reddy to K paing Resty Rlo. 184 M. A Garyum

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.506, 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 parking space admeasuring about 15 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 bound-

NORTH :: 40' Wide Road.

SOUTH :: Cut-Out.

:: Passage & Flat No.501. EAST

- Managing Director

For Medi Properties, a lavestments Pvt. Ltd.

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Rb. Sandi Arasia

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R. NATTERINE

SVL NO. 42 50

R. NO. 1/2000

RAM NAGAR. HYD'HA.

Sandi Prabia

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 28% day of 300% 2003 in the presence of the following witnesses;

WITNESSES:

(K. P. Readio)

(SCIDHAR)

For Modi Properties & investments Pvt. Ltd.

VENDOR

for Modi Properties & Investments Pvi. Ltd.

సంఖ్య..... ఈ కాగితపు వరుస సబ్-రిజిస్టారు



Ello II Date 28/1/2003 5002 80 26 Pasing Resty Rio trys R. No. 1/2001. 2003
RAM NAGAR. HID BAD
RIO Saud' Orasia

1) Description of the Building: Flat bearing No.506, 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 : 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.6000/-

6) Municipal Taxes per Annum : Rs.

7) Executant's estimate of the MV of the Building

: Rs.5,80,000/-

For Modi Properties & Investigant Pvi, Lie.

Date: %/07/2003

signature of the Executant

Managing Director

CERILEICALE

I do hereby declare that what is stated above is true to the best of my knowledge and belief perties a investment pyt. Ltd.

Date: 28/07/2003 Signatura of

of the Executant

1 3 3 3 5 5 1 2 1 2 3 3 5 5 1 3 3 5 5 1 3 3 5 5 1 3 3 5 5 1 3 3 5 5 1 3 5 5 1 3 5 5 1 3 5

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సేట్-రిజిస్టార.

REGISTRATION PLAN SHOWINGOF MAY FLOWER PARK IN JAVEY NOS: 174 Situated a TMALLAPUR(U) UPPAL Mandal, R.R. Dist TVENDORS: MIS. MODI PROPERTIES & INVESTMENT PVT. LTD, Rep. By ITS M.D. Mr. SOHAM MODI								
TIMALLAPOR(v) VENDORS: MIS. MODI PROPERTIES & INVESTMENT								
VENDORS: MIS. MODI PROPERTIES & INVESTMENT								
The first war and the state of								
Y								
S60. Mr. SATISH MODI								
VENDEE: Mrs. LALITHA KUMARI								
WID. S.RI.M.A. QALYUM								
REFERENCE: SCALE: 1"- INCL: EXCL: SOLYDS. OR 30.09 SOLMTRS.								
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THARSIGORX+9								
LOCATION PLAY								
For Modi Properties Investments Pvt. Ltd.								
WITNESSES: 1. Postosol SIG. OF THE VENDOR								

వస్తానేజుల ముత్తం కాగతపు పరుస సంఖ్య...() *గాఖ్య...()



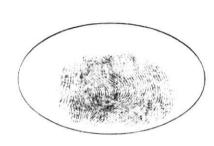
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

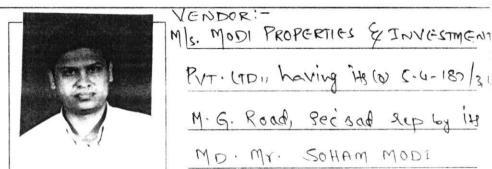
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FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER

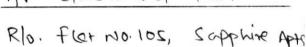




PVT. (TD11 having Ho (0) 5-4-180/31 M.G. Road, second Rep by its MD. Mr. SOHAM MODI

VENDOR:-

Mr. GAURANG MODY

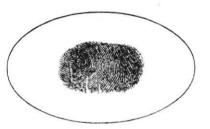


Cheekoti Gardens, Begumpet,

HYDERABAD.



PURCHASER:-



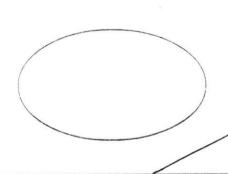


Mrs. LALITHA KUMARI

Rlo. P.O. Box No. 4979.

AL-KHOBAR, KINGDOM

SAUDI ARABIA (K.S.A



BLACK & WHITE PASSPOBT SIZE PHOTO

SIGNATURE OF WITNESSES

For Medi Properties & Investments Pvt. Ltd.

Managing Director

SIGNATURE OF THE EXECUTANT'S



ORIGINAL

5246	<u>ದನ್</u> ತಾತಿಜ	ాలు మరియు రు	సుముల రశీదు					
30. \$ 000 Mode 28/2 38/2 30								
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ద స్తావేజు స్వభావము	(3)							
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స్టాంపు విలువ రూ	Scooo							
దస్తావేజు నెంబరు	8922							
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Note: Document will be returned at 3.30 pm. to 5.00 pm.								

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