

100Rs.



SCANNED

1965 7/11/2003 100/-
FLT. LT. Pranab Panda s/o Hari Krishna Panda
Self & others
61304 R/o Orissa

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

SALE DEED

This Sale Deed is made and executed on this 10th day of November 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

1. Mr. FLT. LT. PRANAB PANDA, SON OF SRI. HARI KRISHNA PANDA, aged about 34 years,
2. Mrs. T.JYOTHI, WIFE OF SRI. PRANAB PANDA, aged about 33 years,

Both are Residing at C/o. Sri. H.K.Panda, Annapurna Street, AT/Po - Digapahandi, Ganjam District, Orissa - 761 012.

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 Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.2.

2002-03
1926-27

SRITHAN S/o. Ramakrishna, CC: 500
(C) 5-u. 187 / 344, m. G. Road, SEC-340

500 - BVD. Road,

(F. Prabhakar Reddy s/o. Padma Reddy
occ: Service co) S-u-187/3 & y, m. g.

Garuram mady slo. Jagath, ved mady
occ: Baring - R10. flat no. 105, Sapphire Apt
Chokti Gardens, Begumpet, Hyderabad.
Through Special Power of Attorney, attests
Vide Power No. 912002 at Sec, Suppl.



കളിയാക്കിയ നല്ല
പ്രിയൻ നല്ല നല്ല (നല്ല)

Receipt No. 25017 Duallila Jyade
SBH, Hapsiguda Branch, Secbad.

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ବୃହତ୍ନରୀକା ଇତ୍ୟାଦି ଶ୍ରୀମଦ୍ଭଗବତ୍ ଗୀତା

ကဏ္ဍ ၁၂၊ ပုဒ် ၁၂၀ နှင့် ၁၂၁ ဖြစ်သည်။

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১০০০ টাকার মধ্যে
 ১০০০ টাকার মধ্যে

[illegible]

1925 2.2.27 2000/9

2003-5 2003-5 2003-5

100Rs.



19/66 7/11/2003 100/-

FLT. LT. Pranab Panda do Hari Krishna Panda
selling others 61385
Kloorissa

RUY
R. NARENDER
SVL NO. 42/95
R. No. 12201-2003

:: 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.


Managing Director

Contd.3..

1 వ పుస్తకము 13525/2003
 రెవెన్యూ డివిజన్ కార్యములు
 సంఖ్య: 15... ఈ కారితపు వరుస
 సంఖ్య: 21.....

సబ్-రెజిస్ట్రారు
 రెవెన్యూ డివిజన్
 హబ్సిగూడ

Enclosurement Under Section 42 of Act II of 1899
 No. 13525 of 2003 Date 10/11/2003

I hereby certify that the proper deficit
 stamp duty of Rs. 1535/- Rupees. Sixty one thousand
 one hundred and thirty six only
 has been levied in respect of this document
 from Sri. Ganesh Modu
 on the basis of the agreed Market Value
 consideration of Rs. 59550/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 42
 Dated 10/11/2003
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 1535/- towards Stamp Duty
 Including Transfer duty and Rs. 2995/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 28019
 Dated 10/11/2003 at SBI Habsiguda Branch, Sec'bad.

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

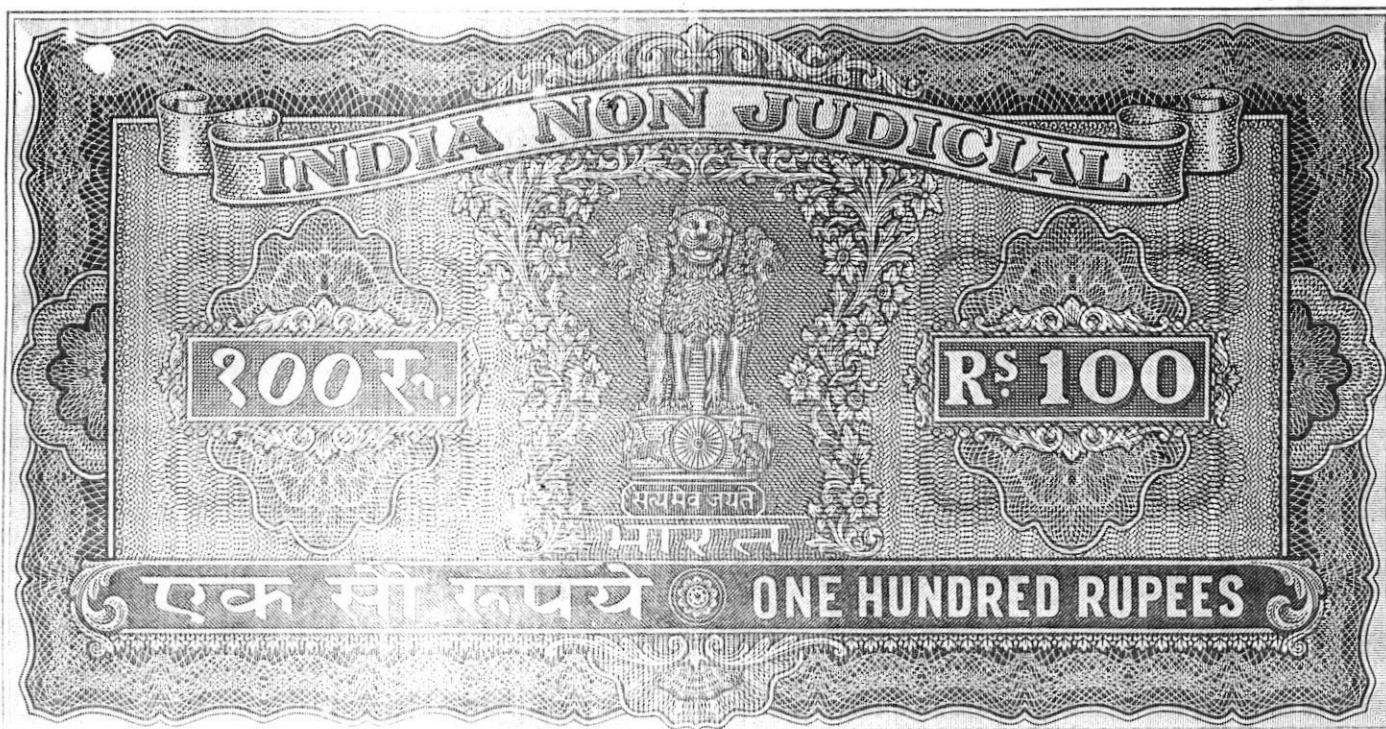


1 వ పుస్తకము (కా.క) పు. 1.3525/2003
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 15.... ఈ కాగితపు వరుస
 సంఖ్య. 3.....

సబ్-రిజిస్ట్రారు
 జిల్లా రికార్డులు
 హైదరాబాద్

1 వ పుస్తకము సం॥ (కా.క) పు. 1.3525/2003
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు విమర్శ
 గుర్తింపు నెంబరు 1.3525/2003 ఇవ్వడమై
 2003 సం॥ మార్చి 1 నెల... 10...
 రిజిస్ట్రారు





19/6/8 7/11/2003 100 T. 1307

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

FLT. LT. Pranas Panda s/o Hari Krishna Panda
cell & others :: 4 :: Rboorissa

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.

Contd.5..

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

CONFIDENTIAL



100Rs.



1969 7/11/2003 100/-
 To: P. L. Panda s/o H. Krishna Panda
 self & others R/o Orissa

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

:: 5 ::

E. The Purchasers are desirous of purchasing all that Flat bearing No.101, on the First Floor, in Block No.F 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.F as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.5,98,500/- (Rupees Five Lakhs Ninety Eight Thousand Five Hundred only) and the VENDOR is desirous of selling the same.

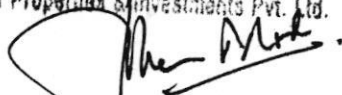
F. The Vendor and the Purchasers are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

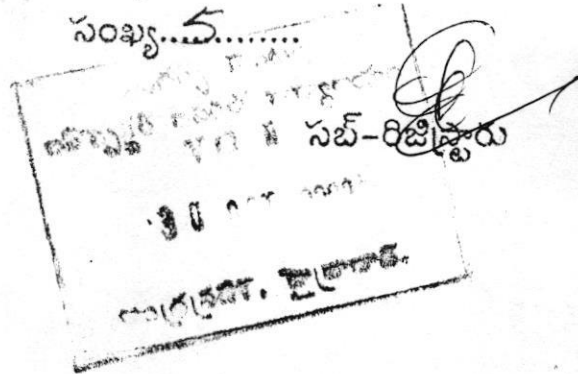
1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.5,98,500/- (Rupees Five Lakhs Ninety Eight Thousand Five Hundred only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

1 వ పుస్తకము 135 వ పంక్తి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య... 5.....





19/70 7/11/2003 (100)
 FLT. LT. Pranas Panda do Hari Krishna Panda
 Self & others Rlo or'sla
 :: 6 ::

R. NARENDRA
 SVL NO. 42/98
 R. No. 1/2001-200
 RAM NAGAR, HYD/B

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchasers 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 Purchasers and the Purchasers do hereby confirm and acknowledge the same.

4. The Purchasers do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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

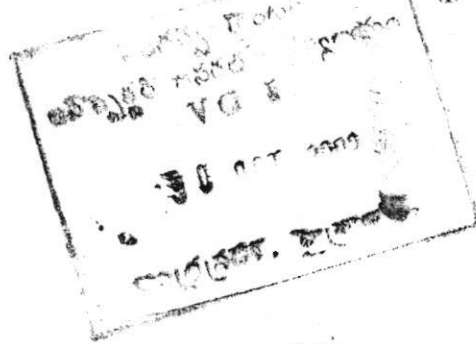
For Modi Properties & Investments Pvt. Ltd.

Mani Modi
 Managing Director

Contd.7..

1 వ పుస్తకము/35వ పంక్తి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 6.....

సబ్-డివిజన్





1917) 7/11/2003 (100)

ELT. LT. Pranab Panda 61360

Self & others

R/o Orissa

AP231111

to Hari Krishna Panda

Ruy

R. NAGENDRE

SVL No. 42/95

R. No. 1/11/1-201

RAM NAGENDRE

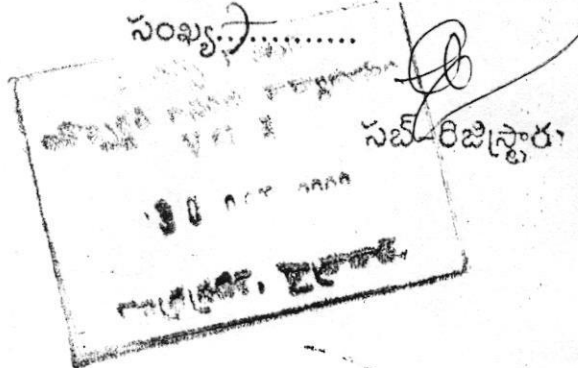
:: 7 ::

iii) That the Purchasers 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 purchasers 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.

Modi

1వ పుస్తకము/3525. సం||
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 సంఖ్య. 1.5... ఈ కాగితపు వరుస
 సంఖ్య. 1.....





19/72 - 7/11/2003 - 1007 -

FLT. LT. Pranab Panda s/o Hari Krishna Panda
Self & others R/o Orissa

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

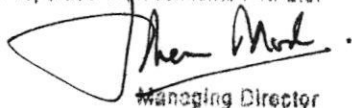
:: 8 ::

v) The Purchasers 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,

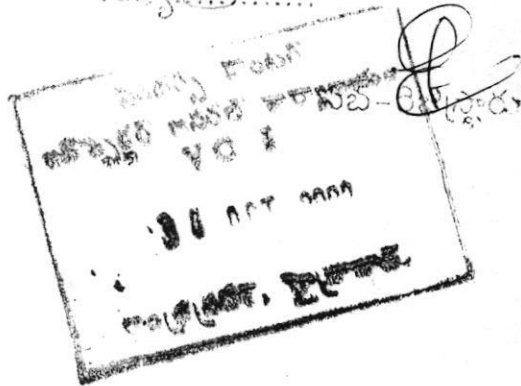
vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchasers shall not make any objection or interruption nor make any claims to the proposed constructions and it 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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము 1352 సంవత్సరము
 దస్తావేజుల మొత్తం క/గిరిమూర్తి
 సంఖ్య 15..... ఈ కారితపు వరుస
 సంఖ్య 8.....





19/73 7/11/2003 1007

ECR. CT. Pransh Pande

Self & others

6/3/12
Sh. Hari Krishna Pande
R/o Orissa

:: 9 ::

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

vii) That the Purchasers 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 Purchasers 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 Purchasers 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.

Sh. Moh.
Managing Director

Contd.10..

1 వ పుస్తకము/3525/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 9.....





174 Date 11/11/03 100/- to Hari Krishna Panda
 PLT. LT. Pranam Panda 11313
 self & others also crissa

Ruy
 R. NATHAN
 SVL NO. 42/95
 R. No. 1/1001-2003
 RAM NAGAR, M/D/BAD

:: 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 Purchasers 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 Purchasers 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 Purchasers that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

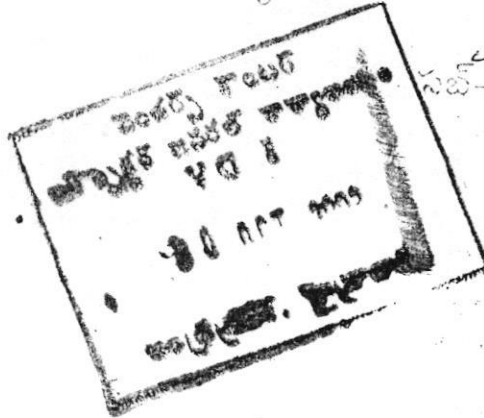
7. The Market value of the property is Rs.5,98,500/-.

Rs. 64,650/- paid by way of Challan No. 28019,
 Dated: 10.11.03, drawn on SBH, Habsiguda Branch.

For Mudi Properties & Investments Pvt. Ltd.

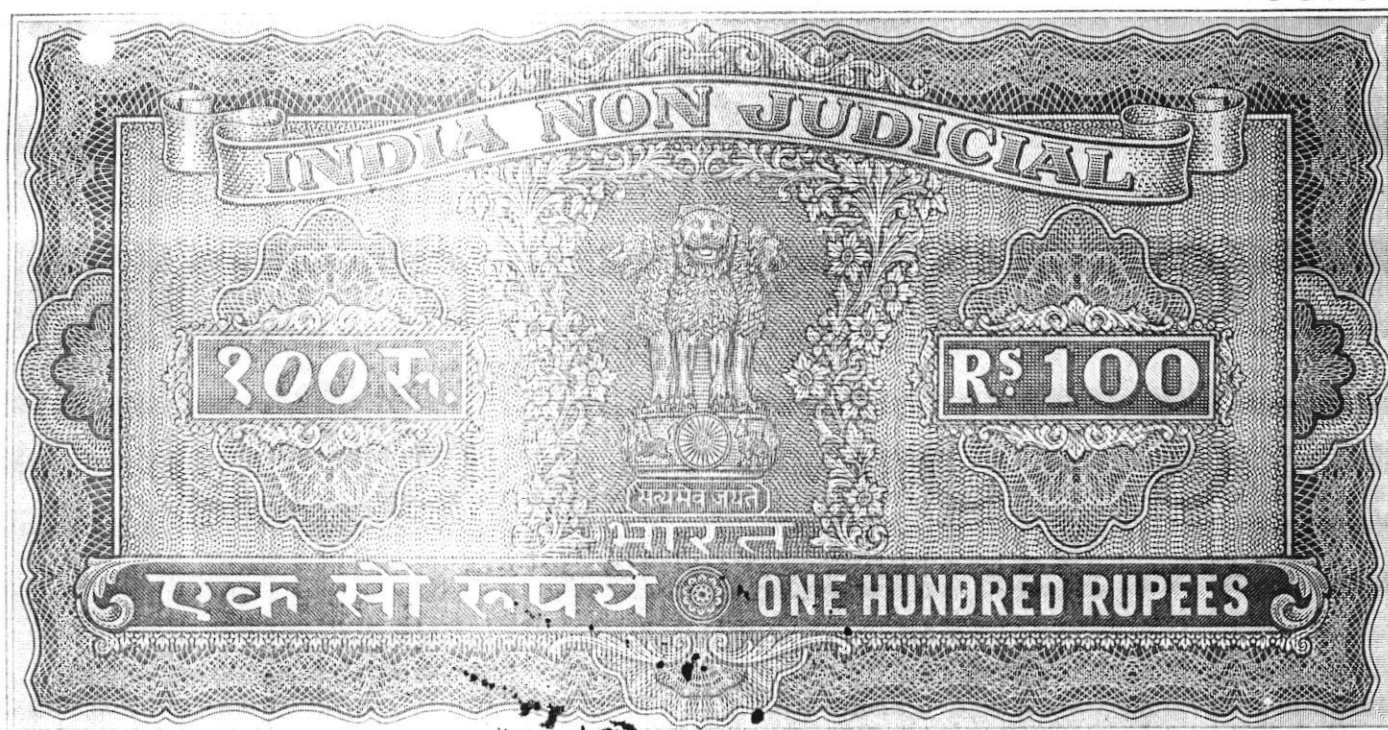
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1 వ పుస్తకము 13525/2003
 దస్తావేజుల సేవలకు కార్యముల
 సంఖ్య 15..... ఈ కారితపు వరుస
 సంఖ్య 10.....



నవ-జి.స్వామి





(9175) 7/11/2003 100/-

PLT. G. Pranas Panda s/o Hari Krishna Panda

self & others

R/o Orissa

R. NABENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYDRA

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.101, on First Floor in Block No.F, 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 :: Open to Sky & Flat No.102.

EAST :: Basket Ball Court.

WEST :: 4' Wide Passage & Flat No.114.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

చిరునామా
గృహము

10

1 వ పుస్తకము/3525/సం||పు

దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 11.....


సబ్ రిజిస్ట్రారు



100Rs.



19176 Date 7/11/2003 Rs. 100/-
To: FLT. LT. Prana Pandab 1375
Self & others Rb orissa
Hari Krishna Pandab
R. NARENDER
SVL NO. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'ABAD
:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 10th day of November 2003 in the presence of the following witnesses;

WITNESSES:

1. Prabha Reddy
(K. Prabha Reddy)

For Modi Properties & Investments Pvt. Ltd.

Manoj Mark
Managing Director
V E N D O R

2. Sridhar
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Manoj Mark
Managing Director

71వ పుష్పకథ/3525/సం.
దస్తవేజాల మొత్తం కాగితముల

సంఖ్య. 15... ఈ కాగితపు వరుస

సంఖ్య. 12.....



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

- 1) Description of the Building: Flat bearing No.101, on First Floor in Block No.F, 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 : 900 Sft.,
- d) In the 2nd Floor :
- e) In the 3rd Floor :
- f) In the 4th Floor :
- g) In the 5th Floor :
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.5,98,500/-

signature of  the Executant
Managing Director

signature of the Executant

Managing Director

1 వ పుస్తకము/క్రైస్తవ సూక్తి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 1.5..ఈ కాగితపు వరుస
సంఖ్య. 13...

సహాయక రిజిస్ట్రారు



FLAT NO. 101 1ST FLOOR, BLOCK - F OF
REGISTRATION PLAN SHOWING MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at

MALLAPUR(V)

OPPAI

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 : 1) FLT. LT. PRANAB PANDA S/O. HARI KRISHNA PANDA
2) MRS. T. JYOTHI W/O. SRI. PRANAB PANDA

REFERENCE :

AREA :

36

SCALE: 1" =

SQ. YDS. OR 3009

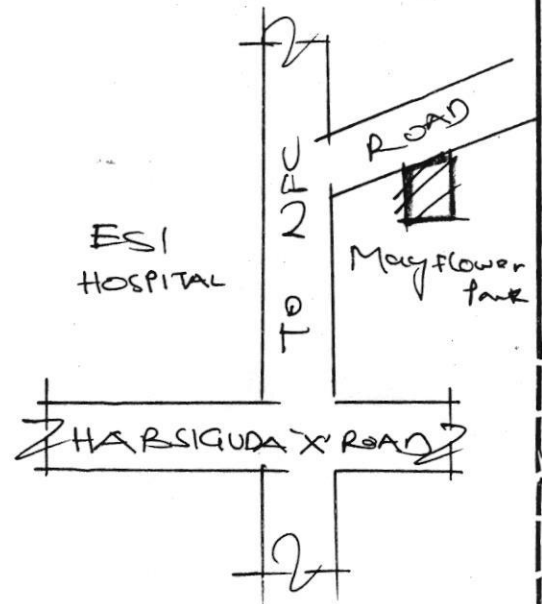
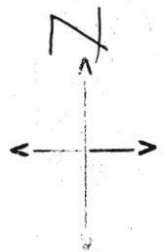
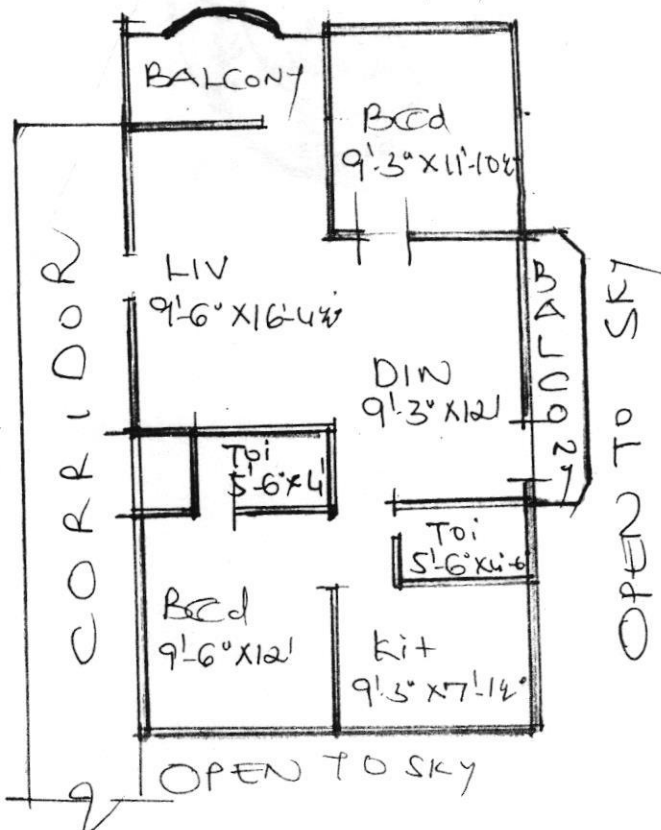
INCL: ☐

SQ. MTRS.

EXCL: ☐

IS OUT OF AC. 4132 GTS
SUPER BUILT-UP AREA: 900 SQ

OPEN TO SKY



LOCATION PLAN

WITNESSES :

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

SIG. OF THE VENDOR

13525/2003

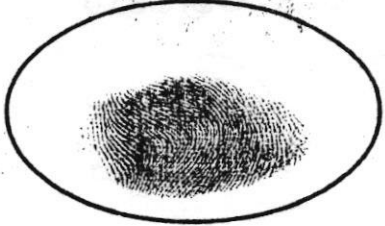
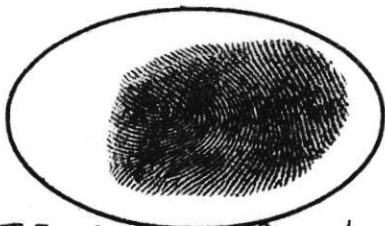
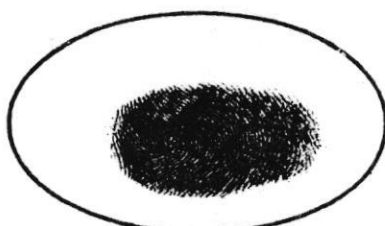
2003

15

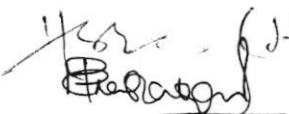
14



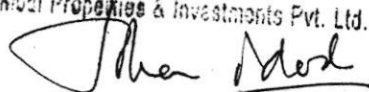
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 & INVESTMENT PVT. LTD., having its (o) 5-4-187/3 & M.G. Road, Sec'bad, Sep by its MD. MR. SOHAM MODI
			SPA:- MR. GAURANG MODY R/o. Flat No. 105, Sapphire Apt Chikoti Gardens, Begumpet, HYDERABAD.
	 LTI, Pranab Panda		PURCHASERS:- ① <u>FI+ LT PRANAB PANDA</u> <u>C/O Shri H K PANDA</u> <u>ANNAPURNA STREET</u> <u>AT/PO - DIGAPAHANDI, Dist - GANJAM</u> <u>ORISSA - 761012</u>
	 LTI, Mrs T Jyothi		② <u>Mrs T. JYOTHI</u> <u>w/o Shri PRANAB PANDA</u> <u>C/O Shri H K PANDA</u> <u>ANNAPURNA STREET</u> <u>AT/PO - DIGAPAHANDI</u> <u>Dist - GANJAM, ORISSA</u> <u>PIN - 761012</u>

SIGNATURE OF WITNESSES

1.  (HSS. Idam)
2. 

For Modi Properties & Investments Pvt. Ltd.


SIGNATURE OF THE EXECUTANT'S
Managing Director

1వ పుస్తకము. 352. సర్ది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 5.... ఈ కాగితపు వరుస
సంఖ్య. 15.....


సబ్-రిజిస్ట్రారు

