



SCANNED

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07AA 884020

28018 21.09.05 100r

K. Anjaneyulu

late K. Yadagiri, Hyd

Sj

SMT. K. RUKMINI

S.V.L. No.51/84, R.No.13/2005

REGIMENTAL BAZAR, SEC'BAD-25

**SALE DEED**

This Sale Deed is made and executed on this 6th day
of October 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, 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 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.ANJANEYULU, SON OF LATE K.YADAGIRI, aged about 50 years, Residing at 1-130, Annapurna Colony, Mallapur, Hyderabad - 500 076.

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

For Modi Properties & Investments Pvt. Ltd.,

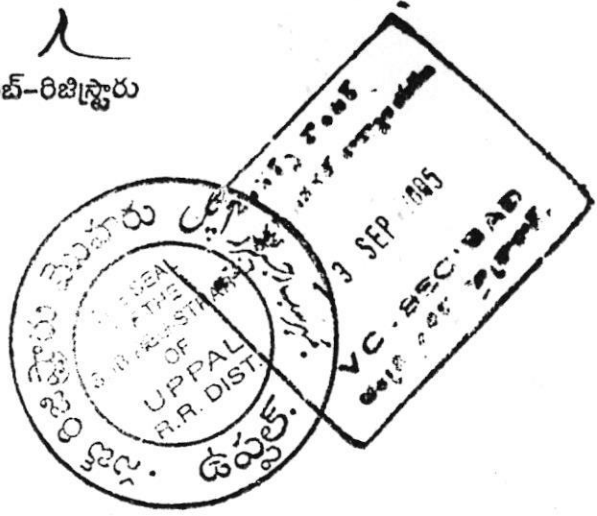
Contd.2.


Managing Director

1 వ పుస్తకము.....9593/05 నెల 10
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9 ఈ కాగితపు వరుస
 సంఖ్య.....1

సబ్-రిజిస్ట్రారు

200 - 5 వ సం. 10 తేది
 192 - 7 వ.శ.శా. మాసము. 18 తేది
 సగలు.....12 మందియు.....1 గంట మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో



Gouranga Mody
 రిజిస్ట్రేషన్ నంబరు, 1108 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు పేముడ్రలతో సహా దాఖలుచేసి
 రూసుము రూ॥ 1000/- చెల్లించినారు.
 Receipt No. 136408 Dt. 5/10/95 Vide
 SBH, Housiguda Branch, Secbad.

Gouranga Mody

డా॥ సి యిచ్చినట్లు ఒప్పుకొన్నట్టి
 ఎడమ బ్రావనప్రేలు



Gouranga Mody

Gouranga mody s/o. Jang and Lal mody occ: Business
 R/o. Flat no. 105. Sapphire Apts, Chaitanyam Gaudery
 Begumpet, Hyderabad, Through special Power
 of Attorney, attested vide power no. 9/2002
 at SRO, Uppal.

నిరూపించినది.

① *Prasanna*

(K. Probnakar Reddy s/o. K. Padma Reddy
 occ: Service co) S-U-187/2 & 4, M.G. Road,
 Secbad.

② *Sh. Shankar*

SARDHANA S/o. Ramachar. occ: Business
 R/o 2-3-64/10/24, Amberpet. H/o.

2005 వ. సం. 10 వ తేది
 192 వ. శా. శా. మాసం. 18 వ తేది.

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.

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

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.

Contd.3..

Ver Modi Properties & Investments Pvt. Ltd.,


Managing Director

9543/05

9
2
1
95-63197

Registration Under Section 42 of Act 1 of 1897
No. 9543 of 2005 Date 10/10/05

I hereby certify that the proper deficit stamp duty of Rs. 23665/- Rupees Ninety three thousand - Sep hundred sixty five only has been levied in respect of this instrument from Sri. Gowrang Reddy on the basis of the agreed Market Value consideration of Rs. 384500/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
Dated: 10/10/05
Sub-Registrar and Collector V.S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23665/- towards Stamp Duty including Transfer duty and Rs. 1700/- towards Registration Fee was paid by the party through Challan/Receipt Number 136008 Dated 10/10/05 at SBH Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
A/c No. 01000050700
of S.R.O. Uppal.

NOTE: D.S.D. Rs. 3158/- D.R.F. Rs. 225/- Total Rs. 3375/- has been collected as agreed M.V of Rs. 384500/- Dt. 10/10/05

G. M. Reddy
SUB-REGISTRAR



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 all that Flat bearing No.203, on the Second Floor, in Block No.F 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 and car parking space admeasuring about 15 Sft., & 100 Sft. respectively in apartment Block No.F, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,39,500/- (Rupees Three Lakhs Thirty Nine 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.3,39,500/- (Rupees Three Lakhs Thirty Nine 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.

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.

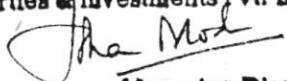
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

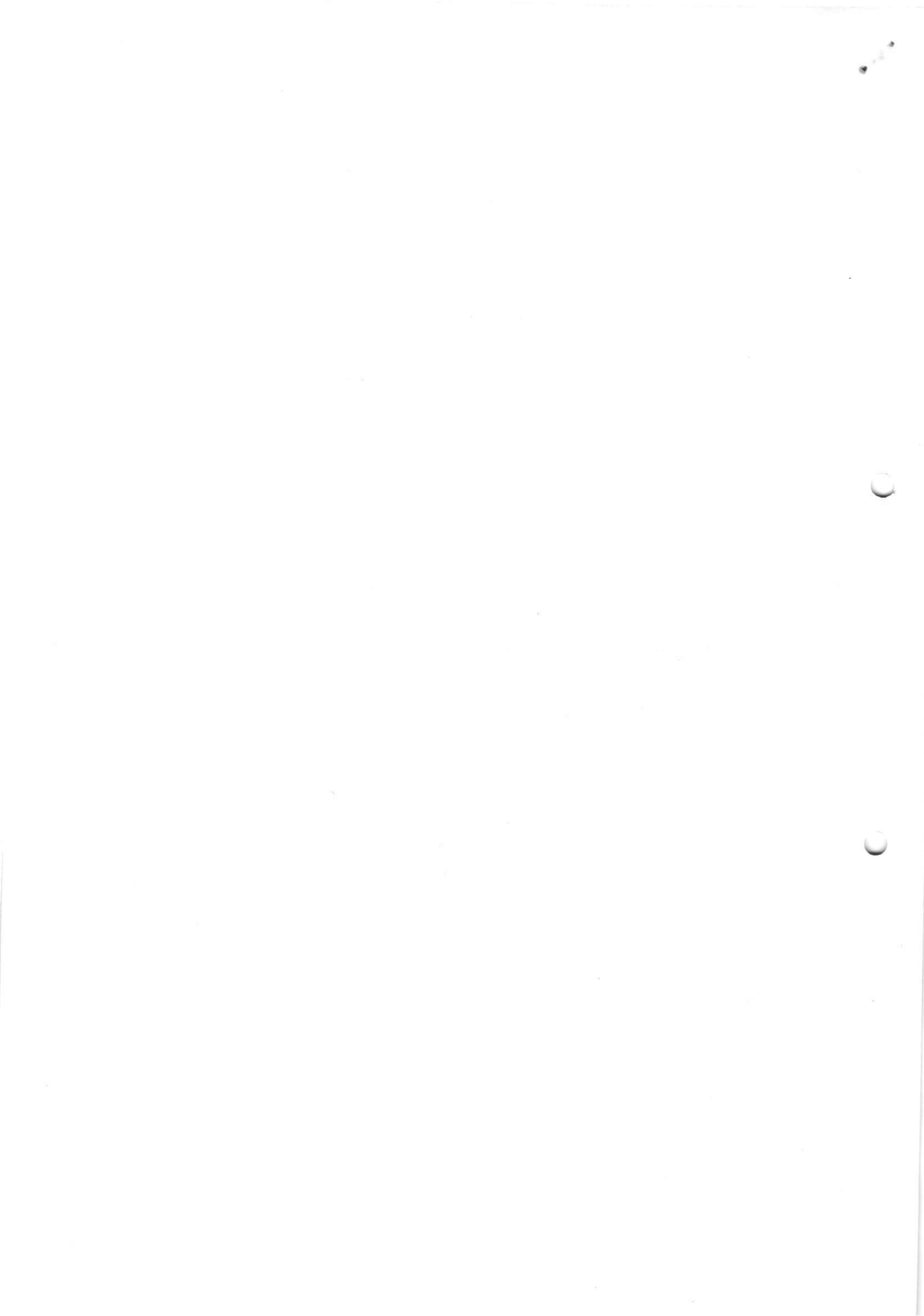
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.4..


Managing Director



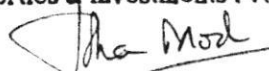
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

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.

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.


Managing Director



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.

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.

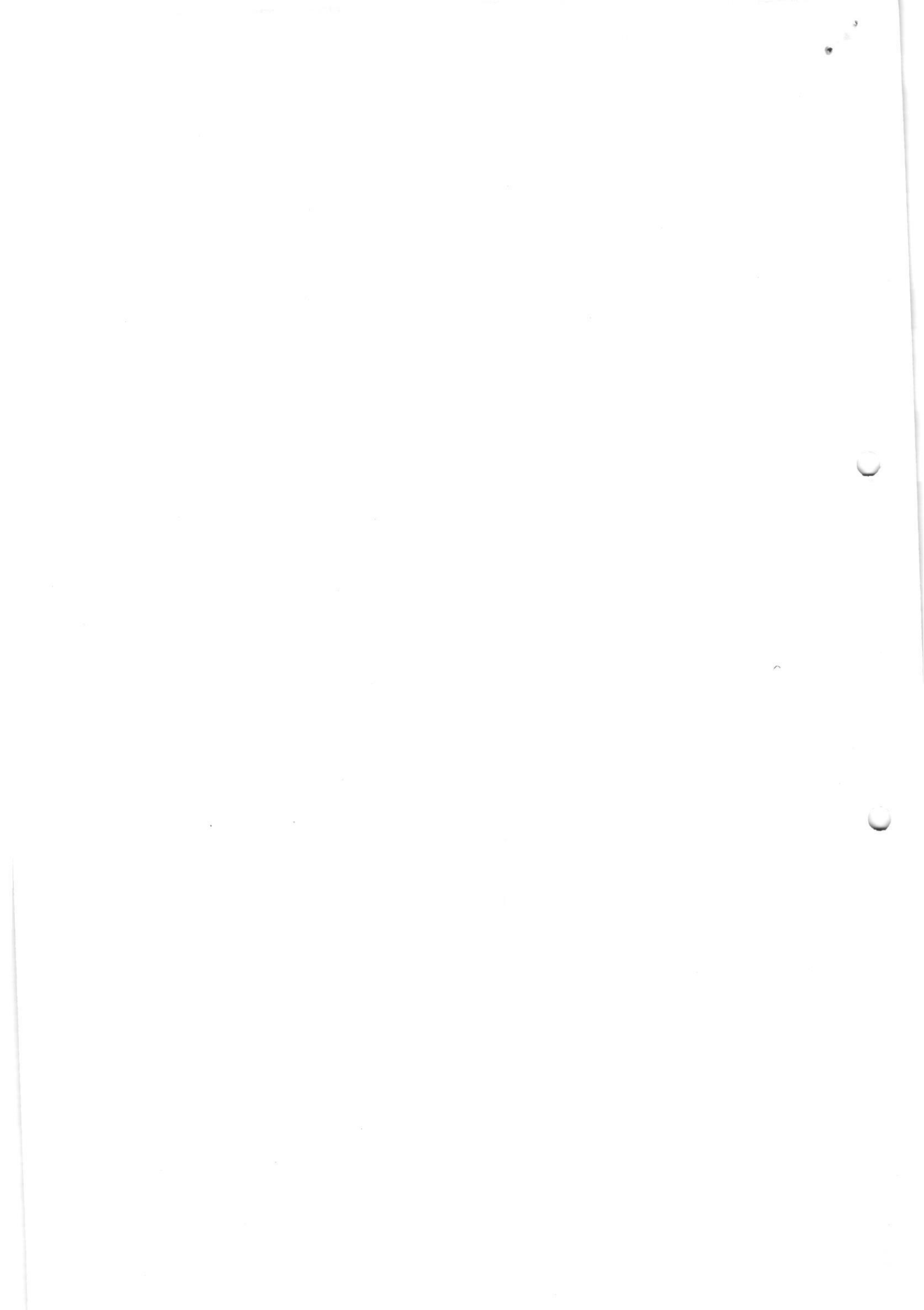
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.

Contd.6..

for Modi Properties & Investments Pvt. Ltd.


Managing Director



7. The Market value of the property is Rs.3,39,500/-.

Rs. 25,465/- paid by way of Challan No. B-136408
Dated: 25-10-05, drawn on SBH, Habsiguda Branch.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.203, on Second Floor in Block No.F, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter & car parking space admeasuring about 15 Sft., & 100 Sft., respectively in apartment Block No.F, 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- ed in:

NORTH :: 4'-6" Wide Corridor.

SOUTH :: Open to Sky.

EAST :: Open to Sky & Flat No.202.

WEST :: Flat No.204.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 6th day of October 2005 in the presence of the following witnesses;

WITNESSES:

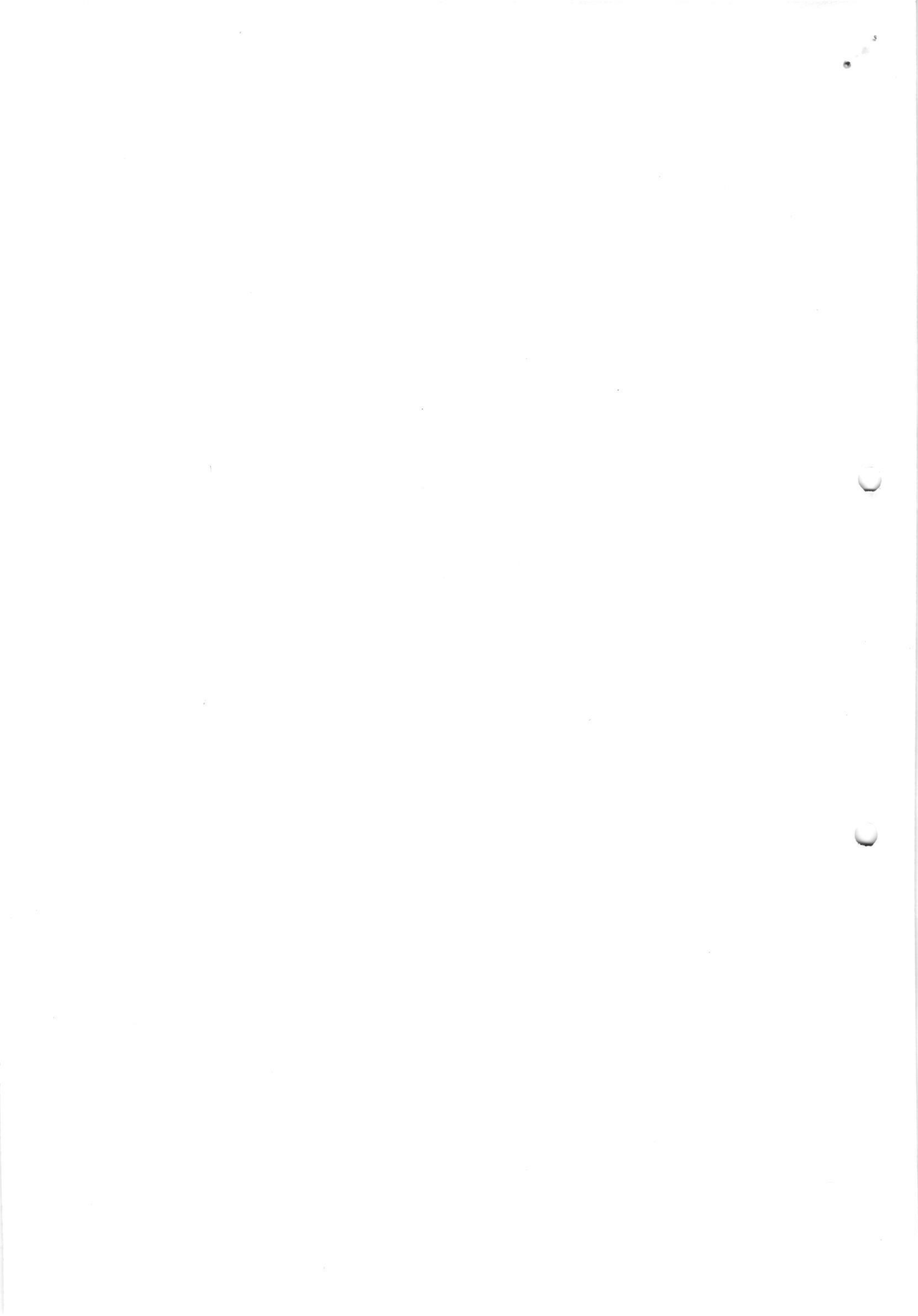
1. [Signature]
(K. P. Reddy)

2. [Signature]
(SRIDHAR)

for Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
VENDOR

[Signature]



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.203, on Second 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 : 03 year
- 3) Total extent of site : 28 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
100 Sft., for car parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 700 Sft.,
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.3,39,500/-

for Modi Properties & Investments Pvt. Ltd

Date: 6/10/2005

signature of the Executant


Managing Director

C E R 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: 6/10/2005

signature of the Executant
for Modi Properties & Investments Pvt. Ltd.,


Managing Director



FLAT No. 203 ON 2nd FLOOR BLOCK - F
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK

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

Sh. MR. SATISH MODI

VENDEE: SRI. K. ANJANEYULU

Sh. LATE K. YADAGIRI

REFERENCE:

SCALE: 1

INCL:

EXCL:

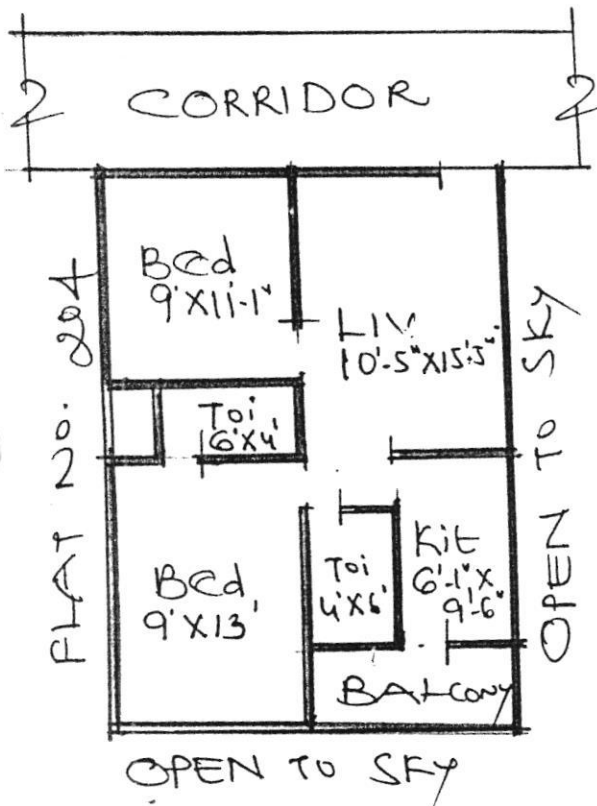
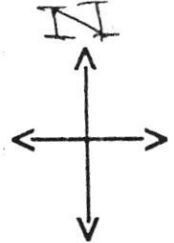
AREA:

28

SQ. YDS. OR 23.40 SQ. MTRS.

W/S. OUT OF AC. 4.32 CH

PLINTH AREA: 700 SQ. FT.



for Modi Properties & Investments Pvt. Ltd

Soham Modi
Managing Director

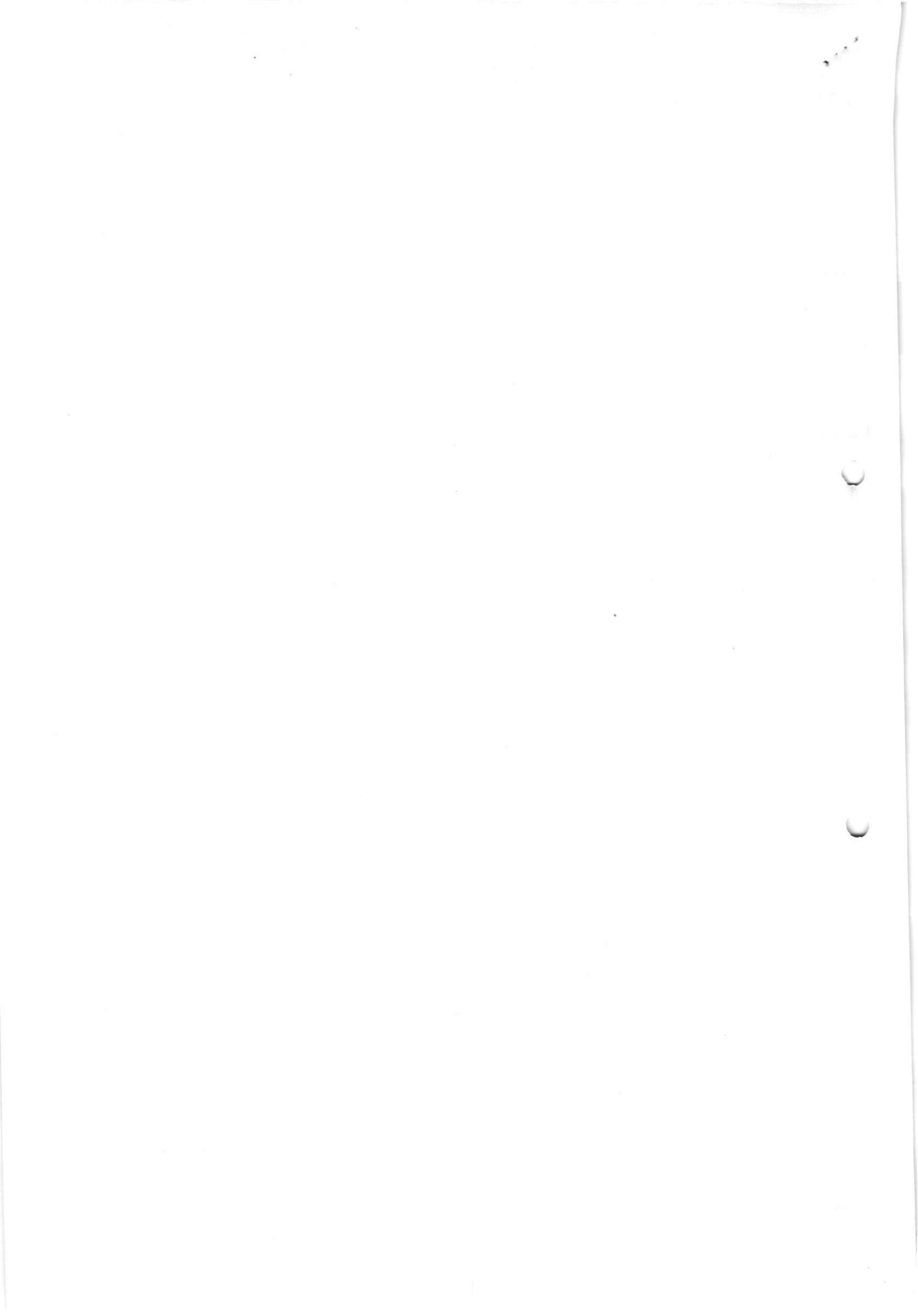
SIG. OF THE VENDOR

WITNESSES:

1. *Reshavy*
2. *S. S. S.*

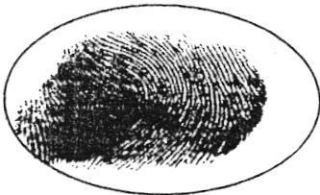
S. S. S.

SIG. OF THE VENDEE



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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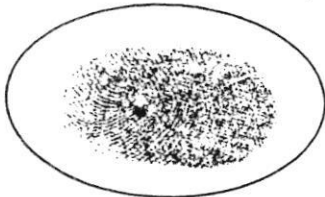
VENDORS:

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS 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 SRI SATISH MODI,



SPECIAL POWER OF ATTORNEY:

MR. GAURANG MODY,
FLAT NO. 105, SAPPHIRE APARTMENTS,
CHIKOTI GARDENS, BEGUMPET,
HYDERABAD - 500 016.



PURCHASER:

MR. K. ANJANEYULU,
S/O. SRI. LATE K. YADAGIRI,
H. NO. 1-130,
ANNAPURNA COLONY,
MALLAPUR,
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

-
-

for Modi Properties & Investments Pvt. Ltd.

SIGNATURE OF THE ^{Managing Director} EXECUTANT'S

SIGNATURE OF THE PURCHASER

