

n, n : 07-m-2003 Secial No : 6,398

Porchased By :

A CATATA ANADHAN

T.T. SIMIL

) . HYD

Denomination: 15,000

For Whom:

SELF

Ex. officio Stamp Vendor S.R. UPPAL

SALE DEED

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 FAWOUR OF

Mr. T.T.SUNIL, SON OF SRI. T.T.SATHIANADHAN, aged 27 years, Residing at LIG 771, BHEL, R.C.Puram, Hyderabad - 500 032.

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.

Contd.2.

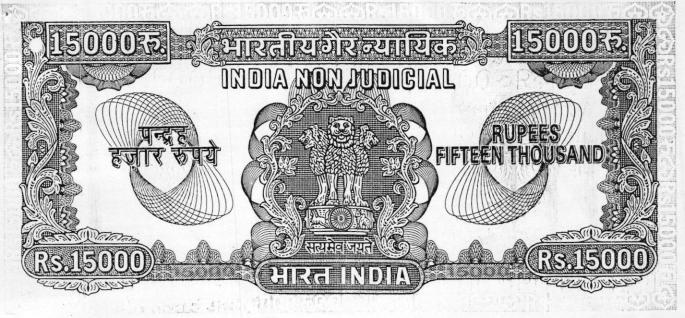
For Modi Properties & Investments Pvt. Ltd ,

Managing Director

Mod

200]. 3. NOII. XY ... 30. 3. 30. 3. 30. 1925.3.8. 2 mario . 3. 68. 13 3 3 5 5 30 6 7 3 2 3 0 పగలు. 2...మరియు కి....గంటల మధ్య దస్తావేజుల మొత్తం కాగిత్ మోల స్ట్రంఖ్య....ఓ.నేఈ కాగితపు వరున్న స్ట్ రిజిస్ట్రారు ఉస్పల్ ఆఫీసులో - 1503 DUE రిజిస్ట్రోషన్ చట్టము, 1908 లోని సెక్షన్ තන්-පසැතුළු 32–ఎ ను అనుసరించి సమర్పించ<mark>వలసిన</mark> ఫోటో గ్రాఫు(లు) మరియు వేలిము**ద్రలతో** సహా దాఖలు చేసి రుసుము రూ॥... డార్ క St. Dayantijol maly చెల్లించినవారు..... occine proper selo. For No. 100 బ్రాస్ యిచ్చినట్లు ఒప్పు కొన్నది. Objectoti Gardos > ఎడమ బ్లబొటనప్రేలు through special Power of Altonory, atrol vide Power No. 9/ 2002 at 180, upper నిరూపించినది. (K. Frenklanger Receoling Clo. Pending Reddy) oce: - PVA Service (0) 8-4-187 (3 44, M. G. Road, elec's ad. Scionar Son Romadonarios, ecro secura (0) 5.4-187/364. m.G. Recas , secisod.

1921.3.5. da. 1. 200 an ar 20 3 & da. Y



02BB 995684

Serial No : 6,399

Denomination: 15,000

For Whom:

Polchased By : **SELE**

Ex. ffycio Stamp Vendor S.R.O. PPAL

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MHEREAS

T/D.T.T.SATHIANADHAN

day: 00-05-2000-

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

I వ పుస్తకము. దగ్గాగ్లు సంగ్రామంలో సింఖ్య.....! ఎ...ఈ కాగితపు వరుస్తో సంఖ్య..... ఎ...ఈ కాగితపు వరుస్తో సంఖ్య..... ఎ....

Endorsement Under Section 42 of Actiff of 1899:

No. 6792 of 2003 Date 9 603

I hereby certify that the proper deficit stamp duty of Rs. 12210 Rupees. Twelve from Stamp duty of Rs. 12210 Rupees. Twe

S.R.O. Uppal Sub Registrar Pated: 9.6.03 and Collector U.S. 41&42 INDIAN STAMP ACT





02BB 995685

100 : 100 m 2003 Serial No : 6,400

Tar chaused By :

S . T. P. SAPÉÉANADHAN

E/C.HYD

Denomination: 15,000

Ken When:

SELF

Sul Registrar Ex.Officio Stamp Vendor S.R. OUPPAL

:: 3 ::

Sale Deed Dated	Schedule and are of land	Ba Document	Registered with
03/10/96	1 acre 10 gunțas	25/97	Sub-Registrar, Uppal, R.K.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	5 62/98	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
Marie Marie Marie Company and the Company of the Co			

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.4..

1 వ పుస్తకము. ఏనెద్ది స్ట్రింగ్స్ట్ దస్తావేజుల మొత్తం కాగితముల సంఖ్య....! మొత్తం కాగితపు వరుస సంఖ్య....పై





02BB 995686

 $6.0 \pm 0.7 - 0.0 - 2.003$ Secial No : 6.401

Denomination: 15,000

For Whom:

SELF

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

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TOTAL AREA: 4 Acres 32 Guntas

Porchased By :

T. T. SATH ANADHAN

JE.SHMILL

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 HUPA 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 ,

Managing Director





02BB 995687

Ex.Of VGio S.R.O. SPPAL

Registrar

gio Stamp Vendor

: 07-06-2003 | Serial No : 6,402

Denomination: 15,000

Purchased By :

For Whom :

SELF

T.T. SATHIANADHAN

T.T. FPNIL

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E. The Purchaser is desirous of purchasing all that Flat bearing Nos.111 & 112, on the First Floor, in Block No.G in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 1400 Sft., together with undivided share in the Schedule Land to the extent of 56 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.G, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.10,17,000/- (Rupees Ten Lakhs Seventeen 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 WITHESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.10,17,000/- (Rupees Ten Lakhs Seventeen 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.

Managing Director

For Modi Properties & Investments Pvt. Lta

Contd.6..

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02BB 995688

es : 17-01-2003 | Secial No : 6,403

Denomination: 15,000

Parchased By : For Whom :

**SELF **

C. T. SATHIANADHAN

T.T SUMIL

/O.HYD

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

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- 2. 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.
- 3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth herey 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 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 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.,

Managing Director

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re : n/-ms-jumg | Secial No : 6,404

Denomination: 10,000

04AA 054529

Purchased By :

For Whom:

T.T.SUHIL

SELF

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

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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, 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 Modi Propertied & Investments Pvt. Ltd.,

Mol.

Managing Director

Contd.B..

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Rb. Chyd

R. NARENDEN SVL No. 42196 A. No. 1/2001 -2003 RAM NAGAR, HYD'BAD

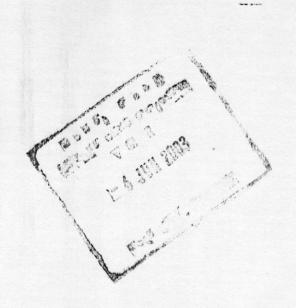
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to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

Managing Director

For Modi Properties & Investments Pvt. Ltd.,

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1 వ పుస్తకము. ద.గైగా సంగ్రిశ్ర దస్తావేజాల మొట్టం కాగితముత సంఖ్య....మ్.ఈ కాగితపు ప్రభు సంఖ్య....మ్.

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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

Rlo stend

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.

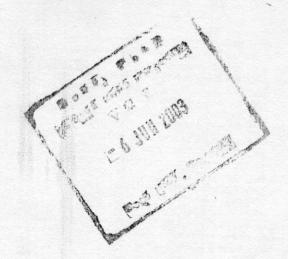
- ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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.,

bound

Managing Director

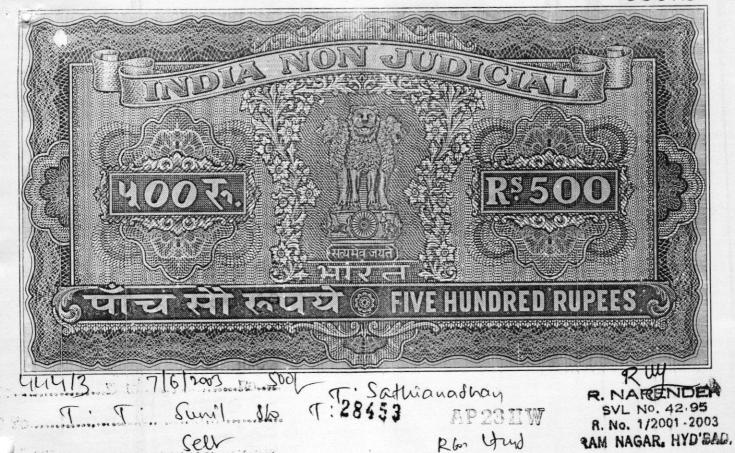
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xi) The Purchaer further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises or 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.10,17,000/-.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.11..



1 వ పుస్తకము. 6 స్వే ఇంట్లు దస్తావేజుల ముట్లం కాగితముత్తి సంఖ్య... 15... ఈ కాగితపు వరువు సంఖ్య... 10

रुर्ध-विश्वीकृता





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RG. Gryd

R. NAFENDER SVL NO. 42 95 R. No. 1/2001 - 2603 RAM NAGAR, HYRYSAL

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.111 & 112, on First Floor in Block No.G, having super-built-up area of 1400 Sft., with undivided share of land to the extent of 56 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 :: 4' Wide Passage & Flat No.110.

SOUTH :: 4' Wide Passage & Flat No.113.

Mod

Managing Director

EAST :: 30' Wide Road.

WEST :: Open to Sky & Staircase.

For Modi Properties & Investments Pyt. Ltd.,

Contd.12..



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रूर्य-विश्वतिकृता

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Rlo. Styd

R. NARENDER SVL NO. 42.95 R. NO. 1/2001-2003 KAM NAGAR, HYO'SAN

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15 day of 1000 2003 in the presence of the following witnesses;

WITHESSES:

1. Prostoron Ready)

(SRIDINAR)

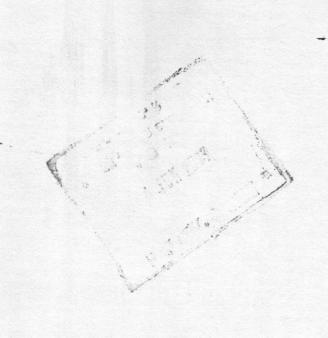
For Modi Properties & Investments Pvt. Ltd.,

Managing Director

VENDOR

For Modi Properties & Investments Pvt. Ltd.,

-Managing Director



1 వ పుస్తకము. 67 92/సంగామ్ల దస్తావేజుల మొద్దం కాగితముల సంఖ్య...(12...ఈ కాగితపు వరుస్తు సంఖ్య...(2....

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OHNEXURE-1-A

AP 23 II W

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R. NARENDEN SVL NO. 42 85 A. No. 1/2001 -2003 tak nagar, hyd'baz

Description of the Building: 1)

Flat Nos. 111 & 112, on First Floor in Block No.G, 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.

Age of the Building 2)

: 1 year

Total extent of site 3)

: 56 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

1400 Sft.,

Annual Rental Value

Rs.6000/-

5) 6)

Rs.

Municipal Taxes per Annum Executant's estimate of the 7)

MV of the Building

Rs.10,17,000/-For Modi Properties & Investments Pvt. Ltd.,

signature of the

Regutant

Date: 9/06/2003

Managing Director

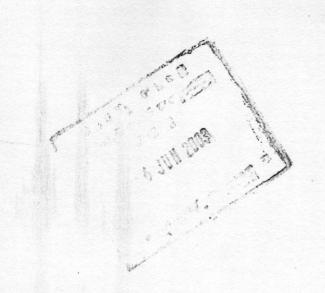
CERTIFICALE

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

Date: 1/06/2003

For Maignature of Lthe Executabili,

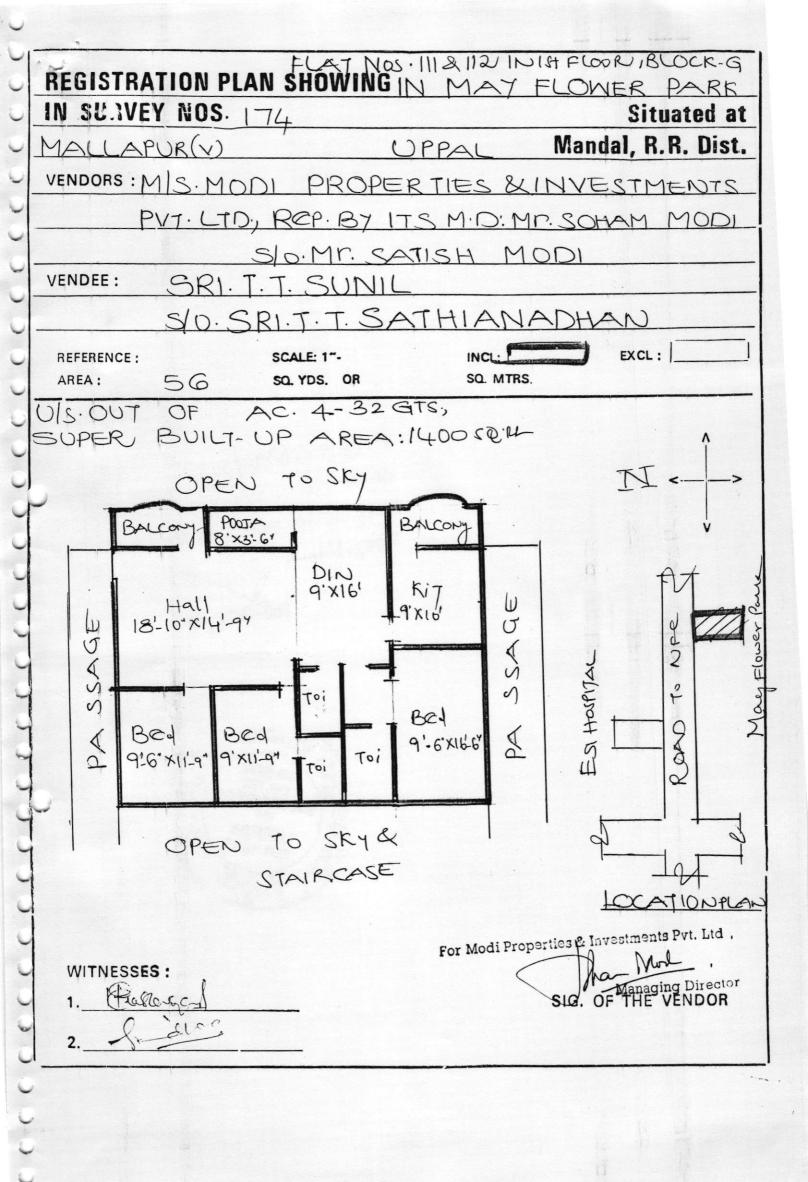
Yhad Managing Director



సంఖ్య...గా... ఈ పెట్టర్లు ఇత్తున్న ద్రావేజుల మార్లం పెట్టల్లో ద్రావేజుల మార్లం పెట్టల్లో 1 ఇ సుస్తకము. ర్లం

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అంటి - గాగా - ఈ ఓట్లల్లు నిర్మాత్తు బ్రాంక్ - గాగా - ఈ ఓట్లల్లు నిర్మాత్తు ద్వాత్తికాల 2000 ఓట్లల్లు నిర్మాత్తు 1 ని మీస్ట్రిల్లు 6345 సంగణ



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

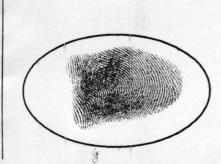
VENDOR:

SPA:

FINGER PRINT IN BLACK INK (LEFT SI.No. THUMB)

PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER

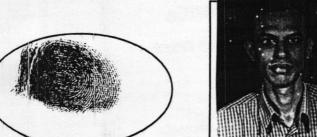




MI. MODI PROPERTICS & INVESTIMENTS Pry. (10, Laving its (0) 5. 1. 18) /3 &c seized m.G. Road, yeb pi

So AAM MD. W. MODI

Mr. GAURANG



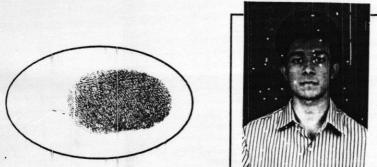


Plo. feat No. 105, Sopphine opte, Cheeron Gardens, Begunnet,

MODY

HYDERABAD.

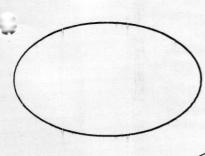
Puechaser:-



Mr. T.T. SUNIL Plo. LIG 771, BHEL,

R.C. PURAM,

HYDER ARAD - DO 032.



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PASSPORT SIZE **PHOTO** BLACK & WHITE

SIGNATURE OF WITNESSES:

Chester o

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Fut Medi Properties & Investments Pvt 11

Managing Director

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