

3568/03



Date : 25-03-2003 Serial No : 6,157 Denomination : 25,000

02DD 912819

Purchased By :

For Whom :

MR. AMIT LAL

SELF

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

S/O. J. P. N. LAL
SEC-BAD

SALE DEED

This Sale Deed is made and executed on this 26th day of March 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

Mr. AMIT LAL, SON OF SRI. J.P.N.LAL, aged 29 years, Residing at H.No.6-01-103/44, Abhinav Nagar colony, Padma Rao Nagar, Secunderabad - 500 025.

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.

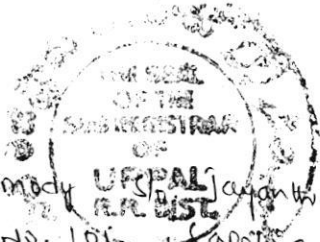
[Signature]
Managing Director



2002 వ. సం॥.....వేల.....తేది
 1925 వ. శా.శ. ప్రామాణికం.....తేది.
 పగలు.....మరియు.....గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉన్నట్ ఆఫీసులో
 శ్రీ శే. రంగ. మోడల్.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ॥.....
 చెల్లించినవారు.....

1 వ పుస్తకము.....
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



Gyanrang mody
 R/o. flat no. 105, Appare apt, 2nd floor,
 Cheerth Gardens, Begumpet, Hyd.

[Signature]

through Special Power of Attorney, attested
 Vide Power No. 9/2002 at SRO, Uppal.

విరూపించినది.

1. (Signature) { K. Prabhakar Reddy S/o. Padma Reddy
 occ: P.A Service to S-4-187/344
 M. G. Road, Sec. 2nd.
2. (Signature) { Se. Dhanu S/o. Ramchandrabai, occ:-
 P.A Service to S-4-187/344
 M.G. Road, Sec. 2nd.

2002 వ. సం॥.....వేల.....తేది
 1925 వ. శా.శ. ప్రామాణికం.....తేది.

సబ్-రిజిస్ట్రారు



Date : 25-03-2003 Serial No : 6,158 Denomination : 25,000

Purchased By :

For Whom :

R. AMIT LAL

SELF

02DD 912820

S/O. J. P. N. LAL
SEC-BAD

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. CHIKKADPALLY

:: 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..

Man Modi
Managing Director



1వ పుస్తకము 3568 సంఖ్య 31 JAN 2003
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య 15 ఈ కాగితపు పదు
సంఖ్య 2

సచి-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1895
No. 3568 of 2003 Date 26/3/03

I hereby certify that the proper deficit
stamp duty of Rs. 1610/- Rupees. One thousand -

Six hundred Ten only.

has been levied in respect of this instrument
from Sri. Ganesha Reddy
on the basis of the agreed Market Value
consideration of Rs. 947000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated: 26/3/03

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





Date : 25-03-2003 Serial No : 6,159 Denomination : 25,000

02DD 912821

Purchased By :

For Whom :

A. AMIT LAL

SELF

S/O. J. P. N. LAL
SEC-BAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

:: 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.,

Contd.4..

John Modi
Managing Director



1 వ పుస్తకము 3568 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15 ఈ కాగితపు వరుస
 సంఖ్య 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 2002..సం||శా.శ.
 1925 సం||పు. 3568 నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా
 3578-1-1507 ఇవ్వడమైనది.
 2002..వ.సం|| 26 నెల 26 తది

సబ్-రిజిస్ట్రారు





Date : 25-03-2003 Serial No : 6,160 Denomination : 25,000

Purchased By :

For Whom :

02DD 912822

R. AMIT LAL

SELF

S/O. J. P. N. LAL
SEC-BAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

:: 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..

[Signature]
Managing Director



15 పుస్తకము 35.6000
దస్తావేజుల మొత్తం చాగితముల
సంఖ్య 15 చాగితపు వరుస
సంఖ్య 4

సబ్-రిజిస్ట్రార్





19114 26/03/2003 220/- 07071 AP 23 HU
 Mr. Amitlal A.P.N. Lal 210 300 bld
 self

RW
 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 Nos.313 & 314, on the Third 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 two scooters and car parking space admeasuring about of 30 & 100 Sft., in apartment Block No.G, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.9,47,000/- (Rupees Nine Lakhs Forty Seven Thousand only) and the **VENDOR** is desirous of selling the same.

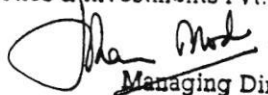
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.9,47,000/- (Rupees Nine Lakhs Forty Seven 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.

Contd.6..


 Managing Director



1వ పుస్తకము 3568/2003
దస్తవేజులు మేము దాగితముల
సంఖ్య. 15... దాగితపు పత్రం
సంఖ్య. 5...

సహ-రిజిస్ట్రార్





AP 23 II U

No. 19115 Date 26/03/2003 Rs. 500/- 07072

Mr. Amitlal Shri. J. P. N. Lal Shri. Seebad

Self

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

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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.

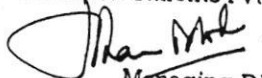
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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.,

Contd.7..


Managing Director



1వ పుస్తకము 356817

దస్తావేజాల మొత్తం కారితముల

సంఖ్య.. 15

సంఖ్య.. 6

సబ్-రిజిస్ట్రార్





No. 19116 Date 26/05/2003 R. No. 1/2001-070732 P 23

Mr. Amitlal Sh. J. R. N. al Rlo

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

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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.,

[Signature]

Managing Director

Contd.8..

1వ పుస్తకము 3562/2003

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు పేరును

సంఖ్య 7

సీల్=తెలుగు





No. 1947 - 26/03/2003 - 0707;
 Mr Amitlal S.O. J.P.N. Lal 410 2003

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

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..

Man Moh
 Managing Director

1 వ పుస్తకము: 3568/2 వా 3

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... 15 ... గాగితపు పరుస

సంఖ్య... 8 ...

సర్ - రిజిస్ట్రారు





19118 26/03/2003 500/ 77075
 ms Amtlal 810 J.P.N. tel 810 sebad
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 R. NARENDER
 SVL No. 42 95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'RAD

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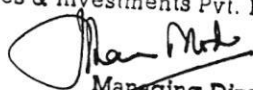
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection 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.

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.,


 Managing Director

Contd.10..

1 వ పుస్తకము.....

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....

సంఖ్య.....

సబ్-డివిజన్





19119 26/05/2003 - 2001 -

ma Amitale 810 JPNale

07076

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2003

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

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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.9,47,000/-.

For Modi Properties & Investments Pvt. Ltd ,


Managing Director

Contd.11..

1వ పుస్తకము 3568/2023

దస్తావేజుల పరిశోధనా గౌరవము

సంఖ్య 15

పరిశోధన

పరిశోధకులు





19120

26/03/2003

07077

20/11/03

Mr Amitlal 810 J.P.N. cell 910 see bad

21/8

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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 Nos. 313 & 314, on Third 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 two scooters and car parking space admeasuring about of 30 & 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. 312.

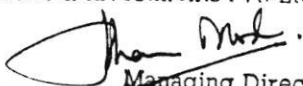
SOUTH :: 4' Wide Passage & Flat No. 301.

EAST :: 30' Wide Road.

WEST :: Lift & Open to Sky.

For Modi Properties & Investments Pvt. Ltd.

Contd. 12..


Managing Director

1వ పుస్తకము 3568 నంబరు

దస్తావేజుల మొత్తం కారితముల

సంఖ్య 15 ఈ కారితపు వరుస

సంఖ్య 11

సబ్-రిజిస్ట్రారు



500Rs.



19121 26/03/2003 500/- 07078 AP 23 H U

no Amittal 810 JPR cal 26 2003

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R 11
R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

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IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 26th day of March 2003 in the
presence of the following witnesses;

WITNESSES:-

1. Prabhakar
(K. PRABHAKAR REDDY)

For Modi Properties & Investments Pvt. Ltd .

Man Mohan
Managing Director
VENDOR

2. Sridhar
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd ,

Man Mohan
Managing Director



1వ పుస్తకము 256/2013

దస్తావేజుల మొత్తం కారితముల

సంఖ్య 15 ఈ కారితపు వరుస

సంఖ్య 12

సద-రిజిస్ట్రారు





No. 19122 Date: 26/03/2003 Regd - 07079 AP 23 II U

From: Mr. Amit Lal Sh. J.P.N. cell a/c 2003

By: ANNEXURE - I - A

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

- 1) Description of the Building: Flat Nos. 313 & 314, in Third 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.
- 2) Age of the Building : 1 year
- 3) Total extent of site : 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
 - b) In the Ground Floor : 30 Sft., for scooters parking space
 - c) In the 1st Floor :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor : 1400 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. 9,47,000/-

Date: 26/03/2003

For Modi Properties & Investments Pvt. Ltd.,

signature of the Executant
Managing Director

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

Date: 26/03/2003

For Modi Properties & Investments Pvt. Ltd.,

signature of the Executant
Managing Director



1వ పుస్తకము 3568/2013
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 17

సచి-రిజిస్ట్రారు

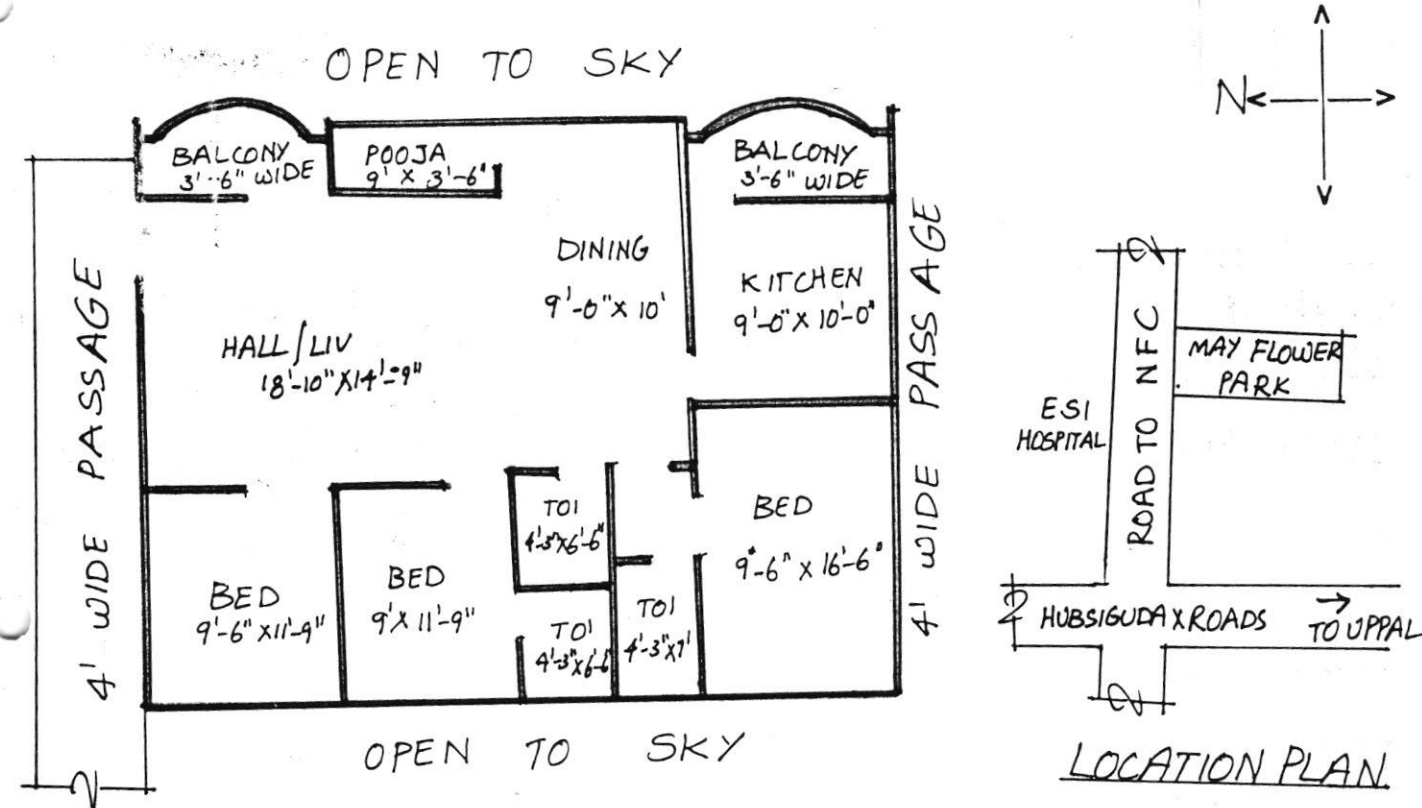


REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174
SITUATED AT
MALLAPUR (V) UPPAL Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD
REP. BY. ITS. M.D: MR. SOHAM MODI
S/O. MR. SATISH MODI
VENDEE : MR. AMIT LAL
S/O. SRI. J.P.N. LAL

REFERENCE : SCALE: 1" = 10' INCL: EXCL:
AREA : 56 SQ. YDS. OR 46.81 SQ. MTRS.

U/S. OUT OF AC. 4-32GTS, PLINTH 1400 SQ. FT.



WITNESSES :
1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd ,
[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకము.....సంఖ్య 268/15

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....15.....ఈ కాగితపు వరుస

సంఖ్య.....14.....

సబ్-రిజిస్ట్రారు



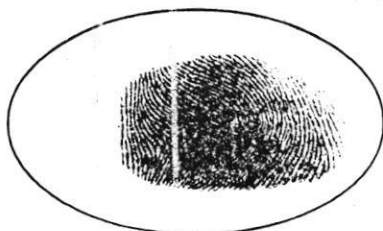
G 313, 314

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 rd 5-4-187/3,

M.G. Road, Sec'ad, Sep by

in M.O. Mr. SOHAM MODI

S.P.A:

GAURANG MODI



R/o. Flat no. 105, Sapphire

apts. Cheekoti Gardens.

Begumpet, Hyderabad.

PURCHASER:-

Mr. AMIT LAL

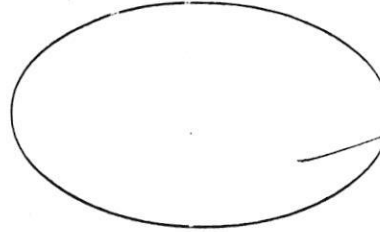


R/o. G-01-103/44

Abinay Nagar Colony,

Padmarao Nagar,

SEC-BAD-025



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1.

[Signature]

2.

[Signature]

For Modi Properties & Investments Pvt. Ltd ,

[Signature]

Managing Director

SIGNATURE OF THE EXECUTANT'S

1 న పుస్తకము.....
రస్తాపేజీల మొత్తం కాగితముల
సరిఖ్య:.....
సరిఖ్య:.....

సెక్రటరీ

