

S/O S.SESHAGIRI RAO

This Sale Deed is made and executed on this 2001 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 31 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

SRI. S.KRISHNA MURTHY, SON OF SRI. S.SESHAGIRI RAO, aged about 51 years, Residing at 1-79/1, Meerpet, Annapurna Colony, Mallapur, R.R.District.

hereinafter jointly called the 'BUYER' (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 Proporties & Investments Pvt. Ltd.

Contd.2.

Managing Director

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WHEREAS

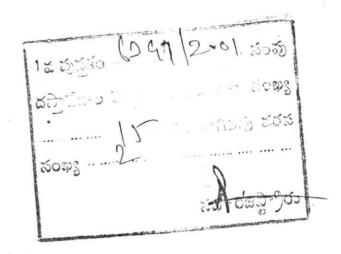
A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

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Managing Director

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Endorsement under section 42 of Act II of 1899

No 6397 of 2001 Date 25/7/2001

I hereby certify that the proper deficit stamp duty of Rs. 1. 100/ (Rupees one

Thousand one hundred only

Value.

S.R.O. Uppal Dated: / 25/7/2001 Registrant Stamp ACT





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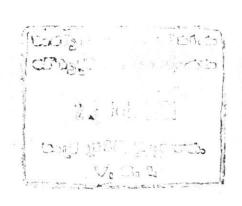
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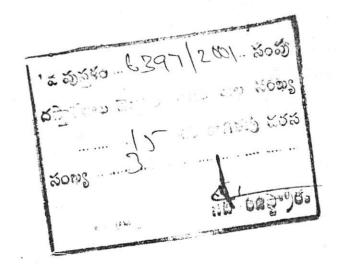
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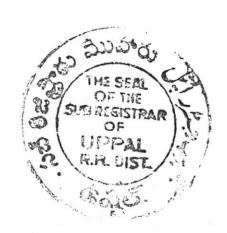
| Sale Deed Dated | Schedule and are of land | a Document | Registered with |
|--------------------|--|------------|---|
| 03/10/96 | 1 acre 10 guntas | 25/97. | Sub-Registrar, .Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. |
| 31/12/97 | 1 acre 3 guntas | 562/98 | Sub-Registrar, Uppal, R.R.Dist. 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.1501-1/99 |
| 07/04/99 | 19 Guntas | 2608/99 | Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. |

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TOTAL AREA: 4 Acres 32 Guntas

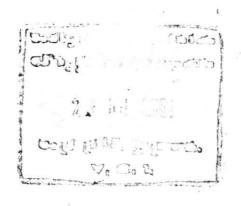
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.

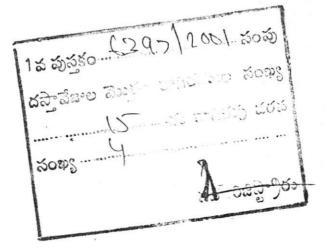
- C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certaing common amenities, recreation facilities, roads, lighting 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.
- E. The Purchaser is desirous of purchasing all that Flat bearing No.106, on the First Floor, in Block No.H in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft. in apartment Block No.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.1,99,000/- (Rupees One Lakh Ninety Nine Thousand only) and the VENDOR is desirous of selling the same.

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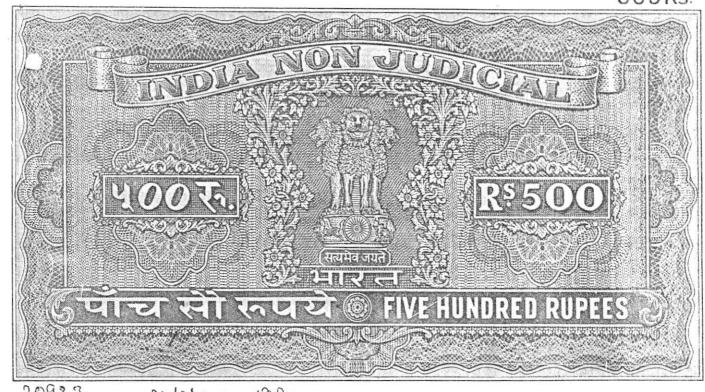
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The Purchaser has already entered into an Agreement of Sale with the Vendor inrespect of the above - said property for Rs.1,99,000/- which was Regd. as Doct.No.1055 of 2000, Regd. at S.R.O. Uppal.

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

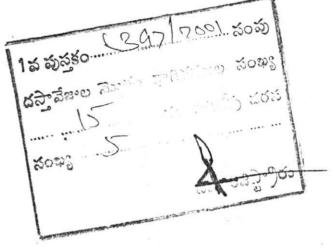
NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.1,99,000/- (Rupees One Lakh Ninety Nine Thousand only) paid by the Purchaser herein as follows;
- i) Rs.5,000/- paid as advance at the time of execution of Agreement of Sale,
- ii) Rs.35,000/- paid
- iii) Rs.23,000/- paid
- iv) Rs.23,000/- paid
- v) Rs.23,000/- paid
- vi) Rs.23,000/- paid
- vii) Rs.23,000/- paid
- viii)Rs.23,000/- paid
 ix) Rs.21,000/- paid on this day i.e. at the time of
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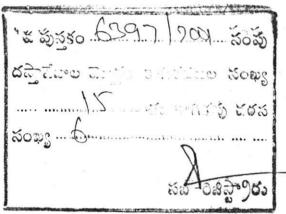
the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

- 2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled 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.

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iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments 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 society, association or company who shall be adminitrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled t.o disconnect and stop providing all or any services to schedule apartment including water, electricity etc.,

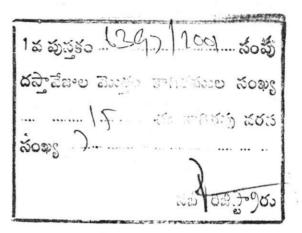
iv) That is also specifically agreed by the Purchaser that till the formaing of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

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v) 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 society/association/company that may be formed by the owners and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforersaid building(s) or the common facilities etc., or on any other account whatsoever.

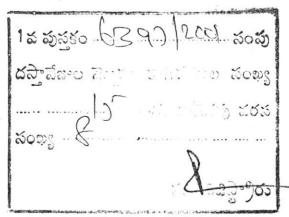
vi) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor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

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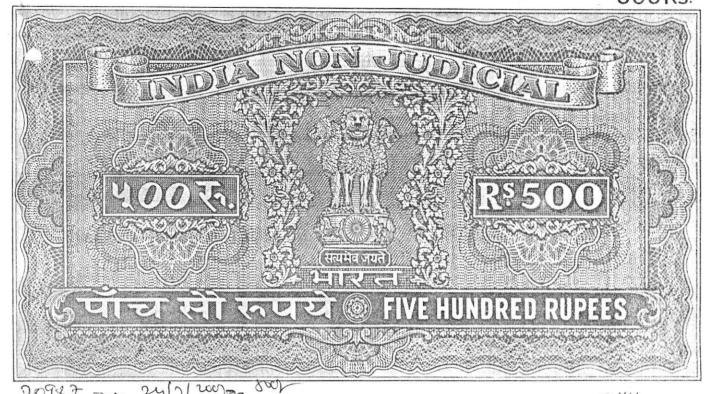
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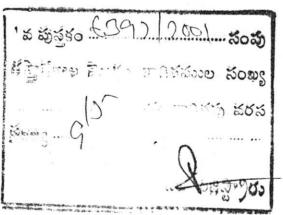
vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constrtuctions and it 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 owners or the Purchaser(s) of the said building occupants, and strucutres without any hindrance or objection of king whatsoever.

viii) That the Purchaser shall be liable to his/her/their proportionate share of all loans, deposits or other costs, charges or payments, made to 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, within 7 days of receiving a Por Medi Properties & investments Pvt. Ltd. notice to do so.

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ix) 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.

x) 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.

always be called MAYFLOWER PARK and the name thereof shall not be changed. For Modi Properties & Investments Properties &

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xii) 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.

xiii) 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.

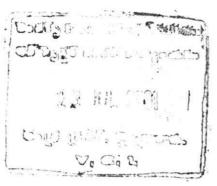
5. The Vendor convenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

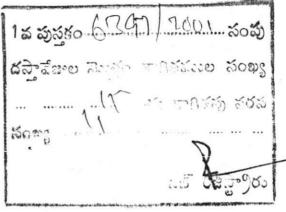
6. The Market value of the property is Rs.1,99,000/-. (5% stamp duty paid on Agreement of Sale).

For Modi Properties & Investments

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R. NAME DET

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R. No. 1/2001-2003

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.106, on First Floor in Block No.H, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and 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 bounded in:

NORTH :: Flat No.107.

SOUTH :: Landscape Gardens.

EAST :: 4' Wide Passage and Flat No.105.

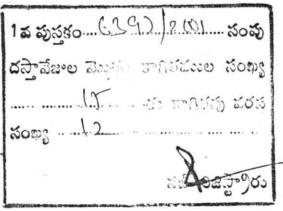
WEST :: Landscape Gardens and 40' Wide Road.

For Medi Properties & Investments Pvt. Ltd.

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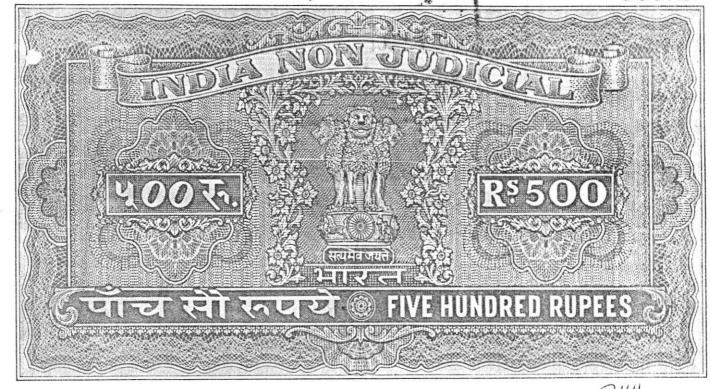
Managing Director







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SVL No. 42/09 R. No. 1/2001-2003 RAM NAGAR, HYD'BAD.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 1514 day of 1001 in the presence of the following witnesses;

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WITNESSES: Now)

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For Medi Preperties & Investments Pyt. Ltd.

Manging Director

VENDOR

Prafted by (R. NANDISHWAR)

D.W.L. No. 5/87 R.No. 56/2001, R.R. Dian



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ANNEXURE-1-A

Description of the Building: Flat No. 106, in First Floor, of 1) in Block No.H, of MAY FLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.

(a) Nature of the roof

: R.C.C.

(b) Type of Structure

: Framed Structure.

. .2) Age of the Building

years.

3) Total extent of site

: 18 Sq.yds. Out of Ac. 4-32 Gts.,

4) Built up area particulars (with break up floor-wise)

a) Cellar, Parking areab) In the Ground Floor

15 Sft.

c) In the 1st Floor

: 450 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.

7) Executant's estimate of the

MV of the Building

Municipal Taxes per Annum

Rs. 1,99,000/-

For Modi Properticed Investments Pvt. Ltd.

Date: 85/07/2001

6)

Managing Director signature of the Executant

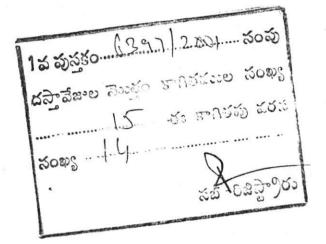
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I do hereby declare that what is stated above is to the best of my knowledge and belief.

For MSignature of the Executant

Date: 25/07/2001

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