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6766/2001



Date : 02-08-2001

A. JAYAKUMAR

Serial No: 5,482

Denomination: 10,000

03AA 145852

Purchased By :

For Whom : **SELF** & OTHERS

Sub Registrar Ex. officio Stamp Vendor S.R.O. UPPAL

S/O ARULUSWAMY R/O SECBAD

SALE DEED

day

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

- Mr. A.JAYAKUMAR, SON OF SRI. ARULUSWAMY, aged about 52 years,
- Mrs. MARY MAJELLA, WIFE OF SRI. A.JAYAKUMAR, about 42 years,

Both are R/o. Flat No.401, 4th Floor, Rajeshwari Towers, East Marredpally, Secunderabad - 500 026.

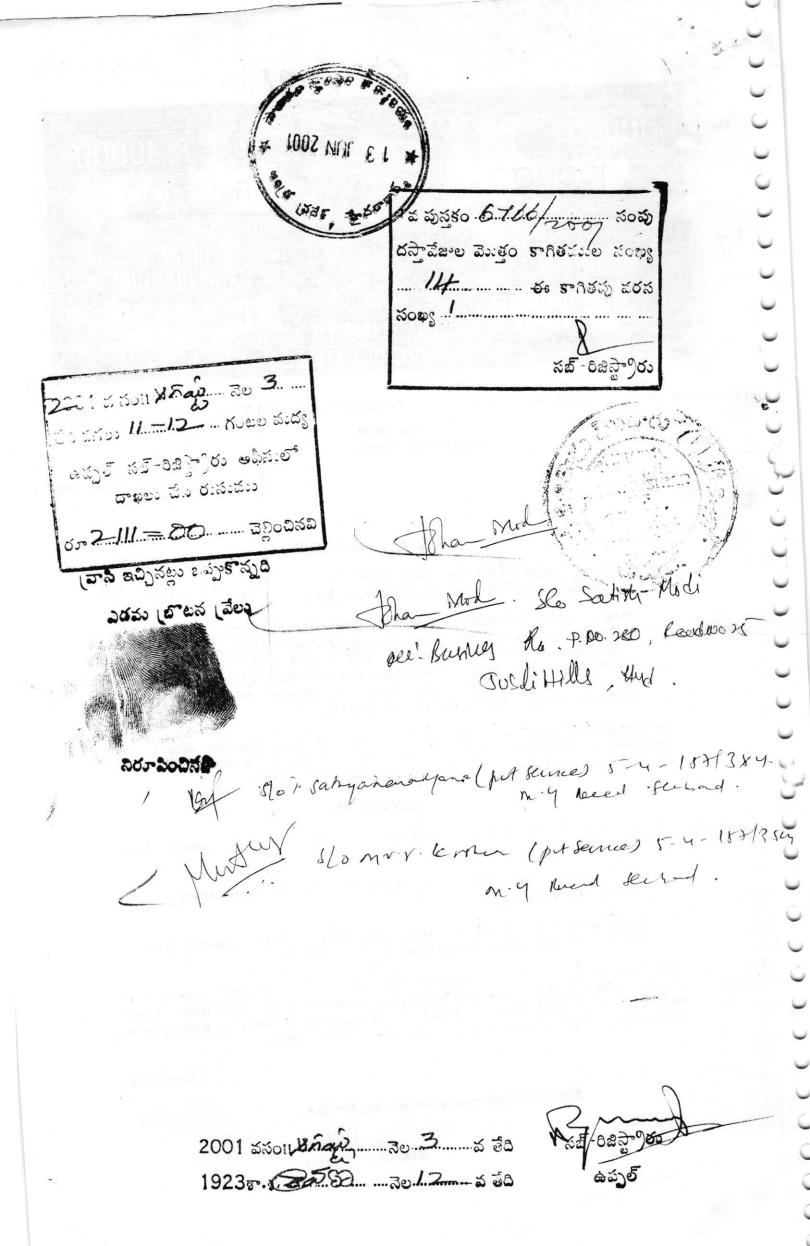
hereinafter jointly called the 'BUYER' (which expression where the context so permits shall mean and include their heirs, successors, representatives, legal executors. nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

Por Modi Properties & Investments Pvt. Ltd.

Managing Director

Mode





Date: 02-08-2001 Serial No: 5,483

Denomination: 10,000 03AA 145853

Purchased By :

A. JAYAKUMAR

For Whom : **SELF** & OTHERS

S/O ARULUSWAMY R/O SECBAD

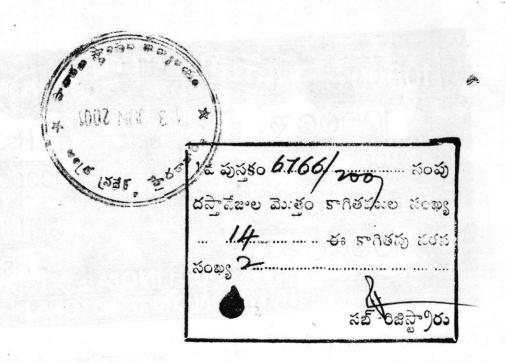
b Registrar Of#icio Stamp Vendor S.R.O. UPPAL

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.

Contd.3..

For Redi Properties & Investments ivi. Ltd. Managing Director



Endorsement under section 42 of Act II of 1899

No 6766 of 200 / Date 3/6/2001...

I hereby certify that the proper deficit
stamp duty of Rs. 2.980, (Rupees I wo thousand
wine has been lavid inrespect of this instrument
from Sri Scham Modi

on the basis of the agreed Market Value consideration of Rs 3,68,000 being higher then the consideration, agreed Market Value.

S.R.O. Uppal Dated; 3/8/2007

and Collector U/S. 41 & 42 ANDIAN STAMP ACT





ate: 02-08-2001 Serial No: 5,484

Denomination: 10,000

03AA 145854

icio Stamp Vendor

Purchased By :

For Whom:

A. JAYAKUMAR

SELF & OTHERS

S.R.O. UPPAL

S/O ARULUSWAMY R/O SECBAD

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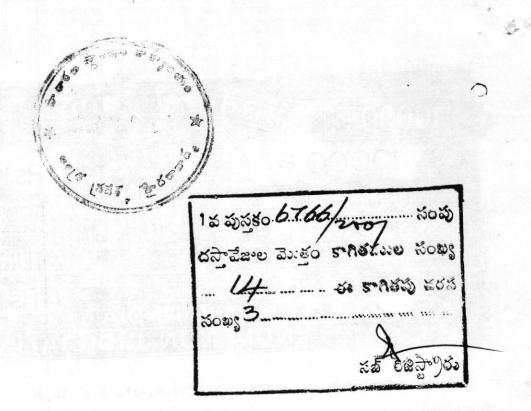
Sale Deed Dated	Schedule and are of land	a Document No.	Registered with
03/10/96	1 acre 10 guntas		Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No.
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, 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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For Medi Properties & Investments Fvt. Ltd.

Managing Director

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SVL No 26 of 1999 Boduppal R. R. Dist

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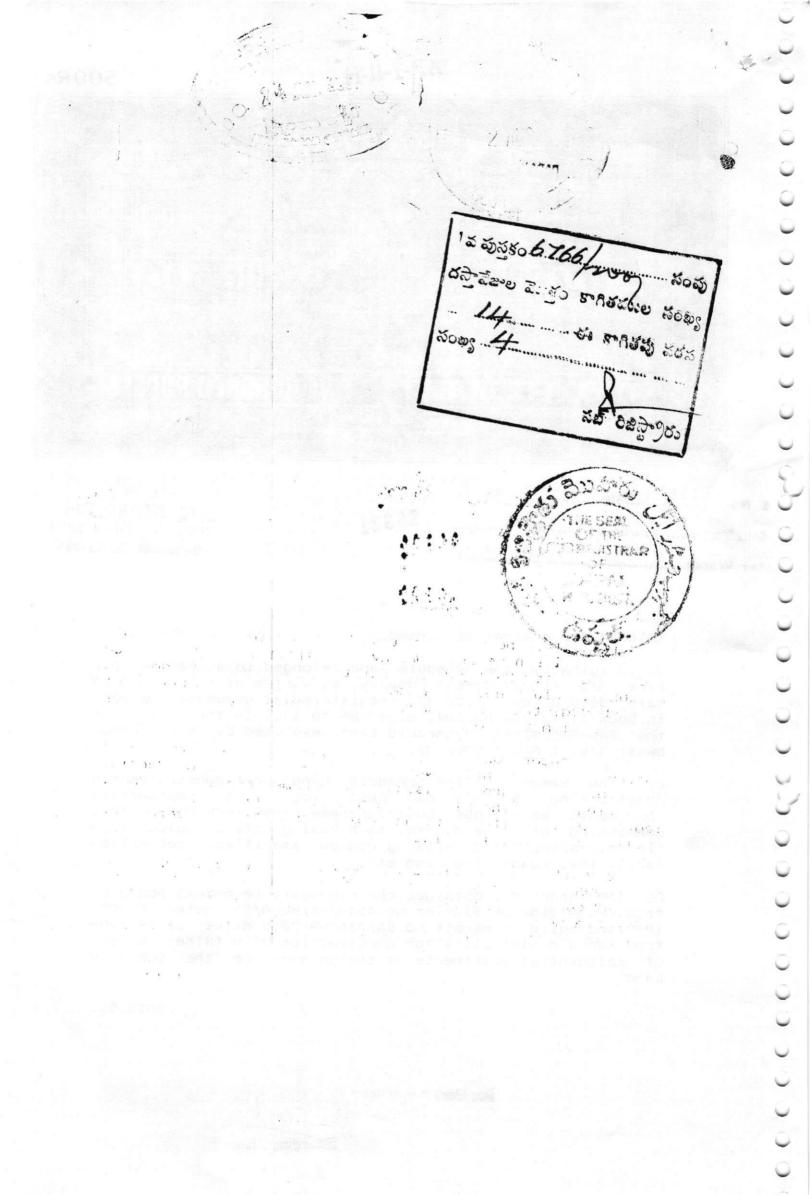
TOTAL AREA: 4 Acres 32 Guntas

- 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.

Contd.5..

For Modi Properties & far estatects

Managing Director





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The Purchaser is desirous of purchasing all that bearing No.401, on the Fourth Floor, in Block No.H in MAY-FLOWER PARK constructed by the Vendor having a super builtup area of 725 Sft., together with undivided share in the Schedule Land to the extent of 29 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.3,67,775/- (Rupees Three Lakhs Sixty Seven Thousand Seven Hundred and Seventy Five only) and the VENDOR is desirous of selling the same.

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

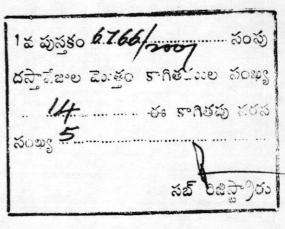
NOW THIS SALE DEED WITNESSETH AS UNDER:

That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.3,67,775/- (Rupees Three Lakhs Sixty Seven Thousand Seven Hundred and Seventy Five 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.

Contd.6.

For Modi Properties & Investments Pvt, Ltd.

Mod. Managing Director





MOM THIS GALE CLED MITCOURTS AS CHOOSEL

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

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For Mode Properties & prestments Pvt. Ltd.

Managing Director

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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.

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For Medi Properties & Investments Pyt. Ltd.

Managing Director

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1వ పుస్తకం *ద్ 166/ - మంత్రు* నంపు దస్తావేజుల మెక్రం కాగితరుల సంఖ్య ... **4**-..... ఈ కాగితపు వరప సంఖ్య 7

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- 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 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 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 whatsoever.

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Por Medi Properties & Investments Pvt. Ltd.

Managing Director

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1వ పుస్తకం 6.766/2000 సంపు దస్తావేజుల మొత్తం కాగితకులు సంఖ్య ఈ కాగితపు నరస సంఖ్య క

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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.

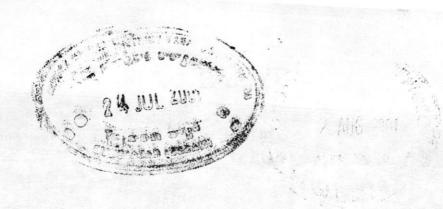
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

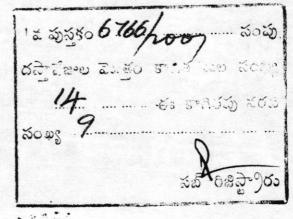
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xi) The Purchaer further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises 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 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.3,68,000/-.

Contd.11..

Por Modi Properties & Investments Pvt. Ltd.

Managing Director



1 పుస్తకం 6.766/2007 సంపు దస్తాజేజుల మెక్కం కా. తర్వం సంఖ్య 14 ఈ కాగితపు వరస సంఖ్య 10



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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.401, on Fourth Floor in Block No.H, having super-built-up area of 725 Sft., with undivided share of land to the extent of 29 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 :: 40' Wide Road.

SOUTH :: Flat No.402.

EAST :: 30' wide Road.

WEST :: 4' Wide Passage and Flat No.411.

Contd.12..

Por Modi Properties & Investments Pyt, Ltd.

Managing Director

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/ a పుస్తకం6.766/2 దస్తావేజుల మొత్తం కాగితముల సంఖ్య సంఖ్య 11



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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 3rd day of 4000 2001 in the presence of the following witnesses;

WITNESSES:

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2. thising

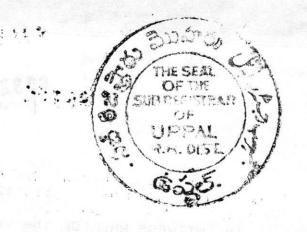
Per Medi Properties & lavestments Pvt. Ltd.

V E N DE Ring Director

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ANNEXURE = 1 = A

1)	Description of	the Building:	Flat No. 401, in Fourth Floor, of
. ,	DOGG! APCION OF	the bulluling.	in Block No. H, of MAY FLOWER PARK,
	THE RESERVE OF		
			at Block No. 4, Residential Localities,
			Mallapur Village, Uppal Mandal, Ranga
			Reddy District.

- (a) Nature of the roof : R.C.C. (45)
 (b) Type of Structure : Framed Structure.
- Age of the Building : | years.
- 3) Total extent of site : 29 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
 (with break up floor-wise)
 a) Cellar, Parking area :
 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 : 725 Sft.,
 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. 3,68,000/-

For Modi Properties & Investments Pv. Ltd.

Date: 3/17201

signature of the treshet autor

CERILEICALE

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

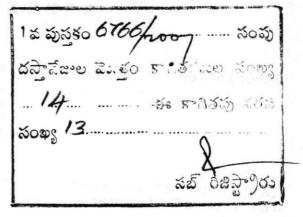
For Medi Properties & Investments Pvt. Lice

Signature of the trecutant

Managing Director

Date:

3/2/2001





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MALLAPUR(v)	() P	PAL	Mandal, R.	R. Di
VENDORS: MIS. MODI PR				
PYT.LID., REP.				
SO.Mr. SATI	/			
VENDEE: DA. JAYA KUMA	R. S/0	·SRI·A	RULUSWAR	ny
2) Mrs. MARY MA				
REFERENCE: SCALE: 1 AREA: 29 SQ. YDS.	". ОR 24 :24	INCL:	EXCL:	1
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THE SERVICE SUB-PIPAL R.R. DIST.

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Marylah, R.R. Bist.

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