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Date : 22-02-2003

Serial No: 1,890

Denomination: 20,000

Purchased By :

MANDAKINI PRAMOD MOHARIR

For Whom :

02CC 171894

SELF

W/O. LATE P. SADASHEO MOHARIR

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

SALE DEED

This Sale Deed is made and executed on this 22 nd day of february 2003 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 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

Mrs. MANDAKINI PRAMOD MOHARIR, WIFE OF LATE. PRAMOD SADASHEO MOHARIR, aged about 58 years, Residing at Flat No.104, Block No.I, Mayflower Park, Nacharam, Hyderabad.

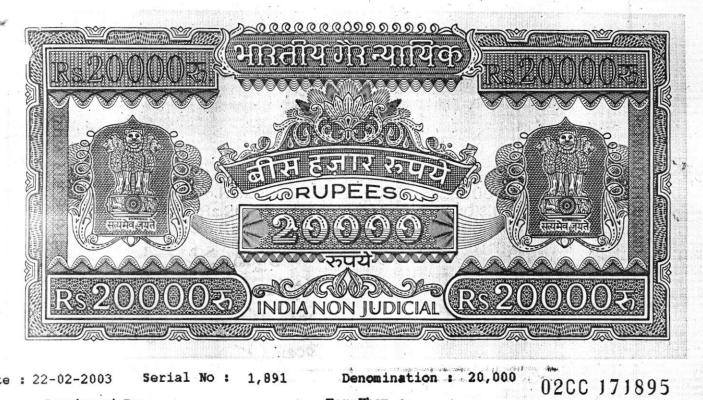
hereinafter called the 'BUYER' (which expression where the context so permits shall mean and include his heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

192.15.శా.శివేడ్లు క్లూసంకే. తేది. దస్తావేజుల మొత్తం కాగితముం పగలు....3.మరియు...గంటల మధ్య సంఖ్య 15 ఈ కాగితపు వరున సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో ಸಂಖ್ಯ./.... 5 7 30 3 302 రిజ్మ్మేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను అనుసరించి సమర్పించేవలసిన ఫ్లాట్స్ గ్రాఫ్ట్ (లు) మరియు పేలిమ్ముదలతో సహాదాఖలు వేస్తి రుస్తుము రూ॥. 52/5 చెల్లించినవారు.. Gaurang mady Slo Jayanti, W mody oce: Business Ra fair no 105, AISS TIBE! టాసి యిచ్చినట్లు ఒప్పు కొన్నది. ఎడమ బ్రొటన[వేలు Sapphie opts, Cheekot Gordans, Begumpet, Hyderabad. through special Power of Attorney, afterlêt vide Power no. 9/2002 et PRO, uppal. (f. Prableton Reddy Slo. Pading Reddy oce: Pri Saince (0) 5-4-187/364 m. G. Poad, Sectad. (SRIBHAR Do . Ramchandraia) OCC: Business R/61. 5-4-187/384 m.G. Road, Secsal. 2003.3.0011 SA) JO 30225 38 192] த. ஏ. த. இடியின்ற வ. இ. த ந்கி. நிக்-8ஜி



For Whom :

Date : 22-02-2003

R/O. HYD

Purchased By : MANDAKINI PRAMOD MOHARIR

/O. LATE P. SADASHEO MOHARIR

SELF

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

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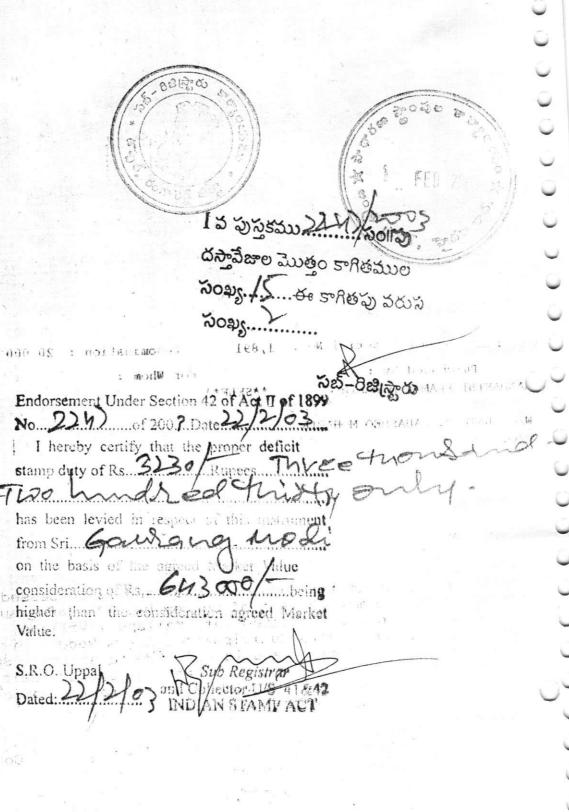
WHEREAS

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.

Managing Director

For Modi Properties & Investments Pvt. Ltd.,

Contd.3..



-Sub Registrat

Stamp Vendor

Sx. Officio

3.8.0. UPPAL



Date : 22-02-2003

Serial No : 1,892

Denomination: 20,000 0200 171896

Purchased By :

For Whom:

MANDAKINI PRAMOD MOHARIR

SELF

CO. LATE P.SADASHEO MOHARIR

LO. HYD

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

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Dated	of land	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

ror Modi Properties & Investments Pvt. Ltd.,

Managing Director

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Contd.4..



Sub Registra: Ex. officio Stump Vendo S.R.O, UFPA:

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R. NARENDER SVL No. 42.95 R. No. 1/2001-2003 RAM NAGAR, HYD'BAD

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TOTAL AREA: 4 Acres 32 Guntas

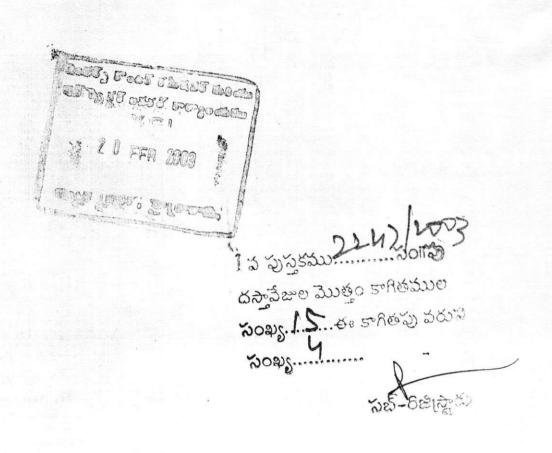
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

ror Modi Properties & Investments Pyt. Ltd.,

Managing Director

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R. NADENDER SVL NO. 42 95 R. NO. 1/2001-2003 RAM NAGAR, HYD'8AD

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E. The Purchaser is desirous of purchasing all that Flat bearing No.104, on the First Floor, in Block No.I in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 1100 Sft., together with undivided share in the Schedule Land to the extent of 44 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.I, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.6.43,000/- (Rupees Six Lakhs Forty Three 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.6,43,000/- (Rupees Six Lakhs Forty Three 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.,

Managing Director



దస్తావేజుల మొత్తం కాగితముల సంఖ్య. 1. మీత్తం కాగితపు వరుస సంఖ్య. . మీత్తం కాగితపు వరుస

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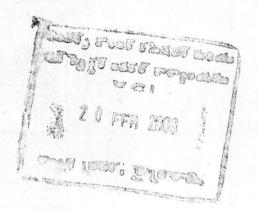
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- 2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 3. The Vendor has delivered 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.

ror Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.7..



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That the Purchaser shall become a member of iii) Flower Park Owners Association that has been formed by of the apartments in MAYFLOWER PARK constructed on Owners 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 Properties & Investments Pvt, Ltd.,

Contd.8..

Managing Director



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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 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 king whatsoever.

For Modi Properties & Investments Pvt. Ltd.,

contd.9..

-Managing Director



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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.
- $\times)$ 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..

ని ప్రస్తుకమున్ని సింగ్రాన్స్ ప్రస్తుకమున్ని సింగ్రాన్స్ ప్రస్తుకమున్ని సింగ్రాన్స్ ప్రస్తుక్కు పరుస్తు పరిస్తు పరుస్తు పరుస్తు పరిస్తు పరుస్తు పరిస్తు పరిస్





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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.
- 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.6,43,000/-.

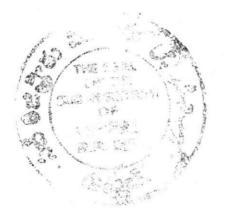
For Modi Properties, & Investments Pvt. Ltd.,

Managing Director

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SVL, No. 42,95

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SCHEDULE OF PROPERTY HEREBY SOLD

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All that the Flat bearing No.104, on First Floor in Block No.I, having super-built-up area of 1100 Sft., with undivided share of land to the extent of 44 Sq.Yds., and a 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 bound-

:: Corridor. NORTH

:: Landscaped Garden. SOUTH

EAST : : Staircase.

WEST : : Flat No.105.

ror Modi Properties & Investments Pvt. Ltd.,

Contd.12..

Managing Director



1 వ పుస్తకము 2247 సంగ్రా 3 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 15 ఈ కాగితపు వరుస

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 320 day of february 2003 in the presence of the following witnesses;

WITNESSES:

1- (Fla-80.00m)

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For Modi Properties & Investments Pvt. Ltd.,

Managing Director

(SPIDWAR)



1 వ పుస్తకడు 1211 సంగే 3 దస్తావేజుల మొత్తం కాగితముం సంఖ్య... కాగితప్పు వరుస సంఖ్య... సంఖ్య...

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ANNEXURE-1-A

1) Description of the Building:

Flat bearing No.104, in First Floor, in Block No.I, 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. (G+5)

(b) Type of Structure

: Framed Structure.

2) Age of the Building : 1 year

Total extent of site 3)

: 44 Sq.yds. U/S Out of Ac.4-32 Gts,

4) Built up area particulars

(with break up floor-wise)

a) Cellar, Parking area

: 15 Sft., for scooter parking space

b) In the Ground Floor

c) In the 1st Floor

: 1100 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.5,000/-

6) Municipal Taxes per Annum Rs.

7) Executant's estimate of the

MV of the Building

Rs.6,43,000/-

For Modi Properties & Investments Pvt. Ltd.,

Date: 22/02/2003

Managing Director signature of the Executant

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

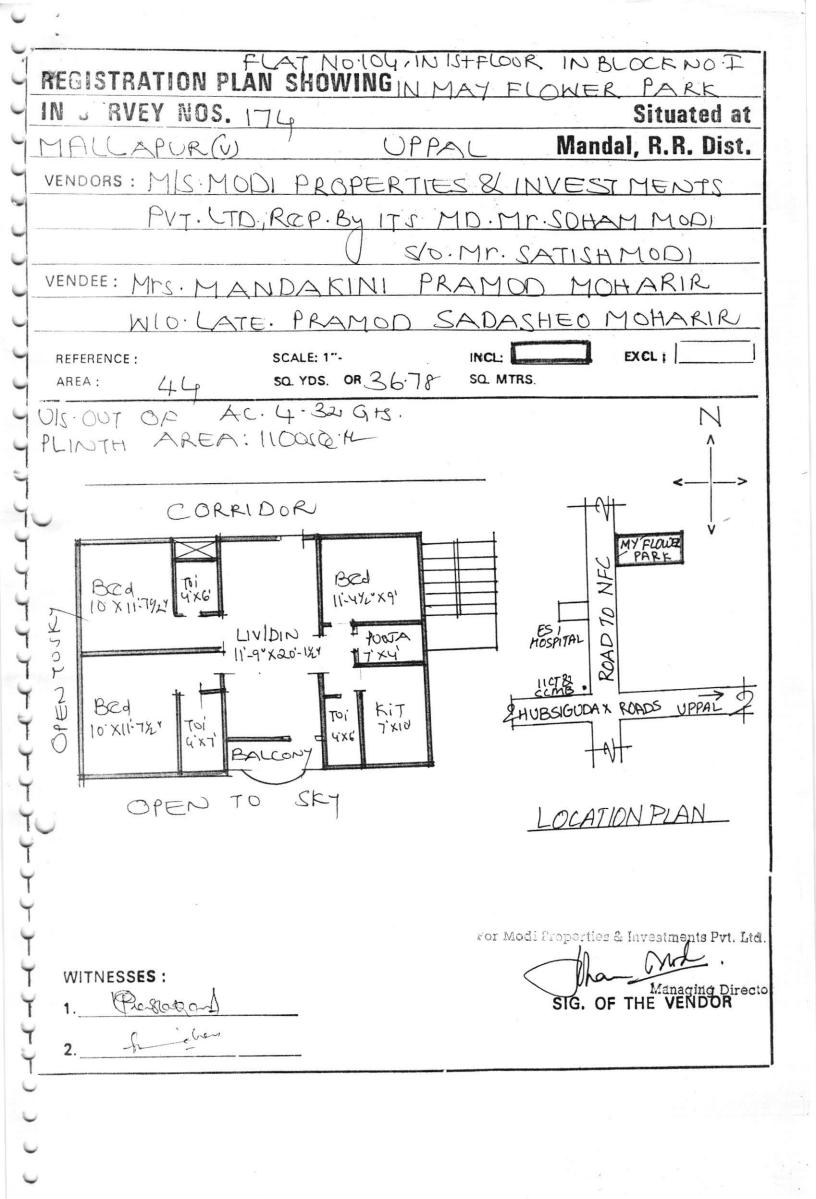
For Modi Properties & Investments Pvt. Ltd.,

of the Managing Director Signature

Date: 24/02/2003

I వ పుస్తకము సంగాపు దస్తావేజుల మొత్తం కాగితముల సంఖ్య... మత్త కాగితపు వరుస సంఖ్య... / 3





1 వ పుస్తకము 1 1 గ్రామంలో ప్రామంలో మంఖ్య... 15 ఈ కాగితపు ఎదుకు సంఖ్య... 15 ఈ కాగితపు ఎదుకు సంఖ్య... 14



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

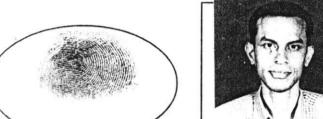
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER





M.G. Road, secand Rep by 14

M.O. mr. Soham mode



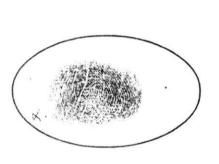
GAURANG MODY

VENDOR:

Rlo. Fai No. 105, Supphire

apts, Cheokoti Gardens,

Begumpet, HYDERABAD.
PURCHASER:



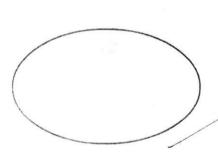


Mrs. MANDAKINI PRAMOD MOHARIR

Rlo. Flat No. 104, BK.No. I

MAYFLOWER PARK

MALLAPUR, HYDERABAD



BLACK & WHITE PASSPORT SIZE PHOTO

SIGNATURE OF WITNESSES

1. Plascoper

2. Sinched

ror Modi Properties & Investments Pvt. Ltd.,

Managing Director SIGNATURE OF THE EXECUTANT'S

1 ప్రస్తుకమున్ని సంగిపు దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! మంఖ్య...! మంఖ్

