



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 655422

Sl.No. 4306 Dt: 17-09-2013
Sold to: Mahendy
S/o./Wife/D/o. Mahesh
For Whom: B & C Estates

CH. SHRAVANI
Licensed Stamp Vendor
Licence No.15-31-029/2013
House On P.No.21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M),
R.R.Dist - 501 512,

ANNEXURE - II
AFFIDAVIT

(Additional 5% built-up area mortgage in lieu of payment of impact fee)

Owner:


M/s. B & C ESTATES a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi

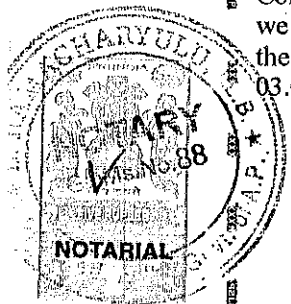
We are the owners/developers of the land bearing Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist of Greater Hyderabad Municipal Corporation and residential construction of building permission for proposed construction of Two Basements, Ground plus Nine upper floors and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of premises bearing Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist required under Hyderabad revised building rules issued as per the said G. O. Ms. No. 86, M.A., Dt: 03.03.2006, we execute and submit an undertaking affidavit in favour of the Commissioner, GHMC authorized him to initiate appropriate action as per the said G. O. and we are agreeing to abide by the terms and conditions of the said G. O. we do hereby execute the present undertaking affidavit in compliance of the said G. O. Ms. No. 86 Date: 03.03.2006.

FOR B & C ESTATES


Partner

ATTESTED


L. RAMACHANDULU
ADVOCATE & NOTARY
Plot No.50, LIC Colony,
Domalguda, HYDERABAD.



And whereas, we hereby authorized the Commissioner, GHMC to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit Nofile No Dt: to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 10% of the built up area of 2,192.61Sq. mtrs (B block – 358.96 Sq. mtrs + C block – 459 Sq. mtrs + D block – 545.65 Sq.mtrs + E block – 295.30 Sq. mtrs+ F block – 533.70 Sq. mtrs on Second Floor of the proposed blocks - plans enclosed) (as per the schedule given below) to the Commissioner, GHMC by way this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorized the Commissioner, GHMC to dispose of the 10% of the total built up area of 4,490.62 Sq. mtrs as the case may be by way of sale after duly removing the violated/deviated portions and of any such action is initiated by the Commissioner, GHMC for the violations committed by me, we have no objection of whatsoever nature.

Schedule of the Property - I

All that three (3) flats bearing Nos. B1, B4, B5 admeasuring 358.96 Sq. mtrs on the Second floor in the 'B' block bearing premises Noconstructed on Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist bounded by

North By:	Open to Sky and Flat Nos. A6 & A7
South By:	Open to Sky & Staircase
East By:	2 mtrs wide corridor, Staircase, Tot-Lot
West By:	Driveway

Schedule of the Property - II

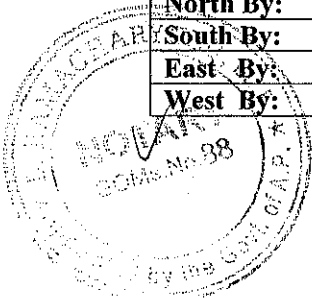
All that four (4) flats bearing Nos. C2, C3, C6, C7 admeasuring 459 Sq. mtrs on the Second floor in 'C' block bearing premises Noconstructed on Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist bounded by

North By:	Open to Sky & Flat No. D1
South By:	Open to Sky and Driveway
East By:	Open to Sky and Driveway
West By:	Open to Sky and Driveway, Staircae & Lift

Schedule of the Property - III

All that five (5) flats bearing Nos. D1, D2, D4, D5, D7 admeasuring 545.65Sq.mtrs on the Second floor in 'D' block bearing premises Noconstructed on Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist bounded by

North By:	Flat Nos. E1 & E2 & Ventilation Duct
South By:	Flat Nos. C5, C7 and Ventilation Duct
East By:	Ramp and Open to Sky
West By:	Tot-Lot



FOR B&C ESTATES
[Signature]
Partner

ATTESTED
[Signature]
L. RAMACHARYULU
LL.B.,
ADVOCATE & NOTARY
Plot No.80, LIC Colony,
Domalguda, HYDERABAD.

Schedule of the Property - IV

All that three (3) flats bearing Nos. E1, E3, E5 admeasuring 295.30 Sq. mtrs on the Second floor in 'E' block bearing premises Noconstructed on Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist bounded by

North By:	Driveway & Habsiguda to NFC Main Road
South By:	Flat Nos. D6, D7, F1, F2 & 2 mtrs wide corridor
East By:	Ramp and Driveway
West By:	Tot-Lot

Schedule of the Property - V

All that four (4) flats bearing Nos. F1, F2, F4, F5 admeasuring 533.70 Sq. mtrs on the Second floor in 'F' block bearing premises Noconstructed on Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, R. R. Dist bounded by

North By:	Flat Nos. E5, E6, Open to Sky and 2 mtrs wide corridor
South By:	Open to Sky, Lift and Staircase
East By:	Driveway
West By:	Tot-Lot & Open to Sky

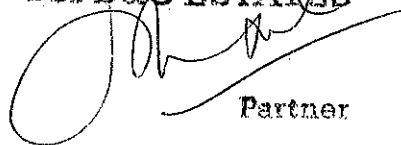
And whereas we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the area left for the road widening and if we failing to comply those conditions we do hereby authorize the Commissioner, GHMC to demolish the same at my cost.

And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006.


And whereas, we do hereby undertaken that we will not deliver the possession of any part of build up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, GHMC to initiate proceedings of violation of said condition in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006.

We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner GHMC pursuant to building application for the proposed sanctioned plan granted to me.

For B&C ESTATES


Partner




ATTESTED

L. RAMACHARYULU
U.B.,
ADVOCATE & NOTARY
Plot No.60, LIC Colony,
Domalguda, HYDERABAD.

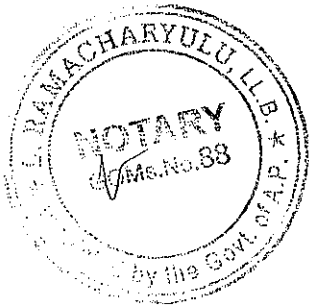
We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned.

Sworn and signed
Before me, on this
The _____ day of
2013.

NOTARY: HYDERABAD.

For B&C ESTATES

Parthasarathy

DEPONENT



ATTESTED


L. RAMACHARYULU
LL.B.,
ADVOCATE & NOTARY
Plot No.80, LIC Colony,
Domalguda, HYDERABAD.

PLAN SHOWING THE ADDITIONAL 5% BUILT-UP AREA MORTGAGED IN THE PROPOSED GROUP HOUSING SCHEME IN PART OF SY. NOS 2/1/1, 183, 184, 190, 191 OF MALLAPUR VILLAGE, GHMC
 KAPPA CIRCLE, UPPAL REVENUE MANDAL, HYDERABAD, RANGA REDDY DISTRICT

BELONGING TO:
 M/S. B & C ESTATES, REPRESENTED BY ITS
 MANAGING PARTNER Mr. SOHAM MODI
 S/O. SRI. SATISH MODI

AREA STATEMENT

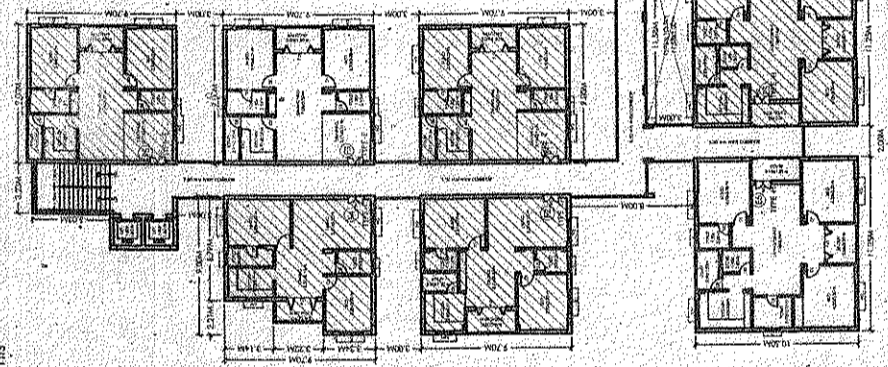
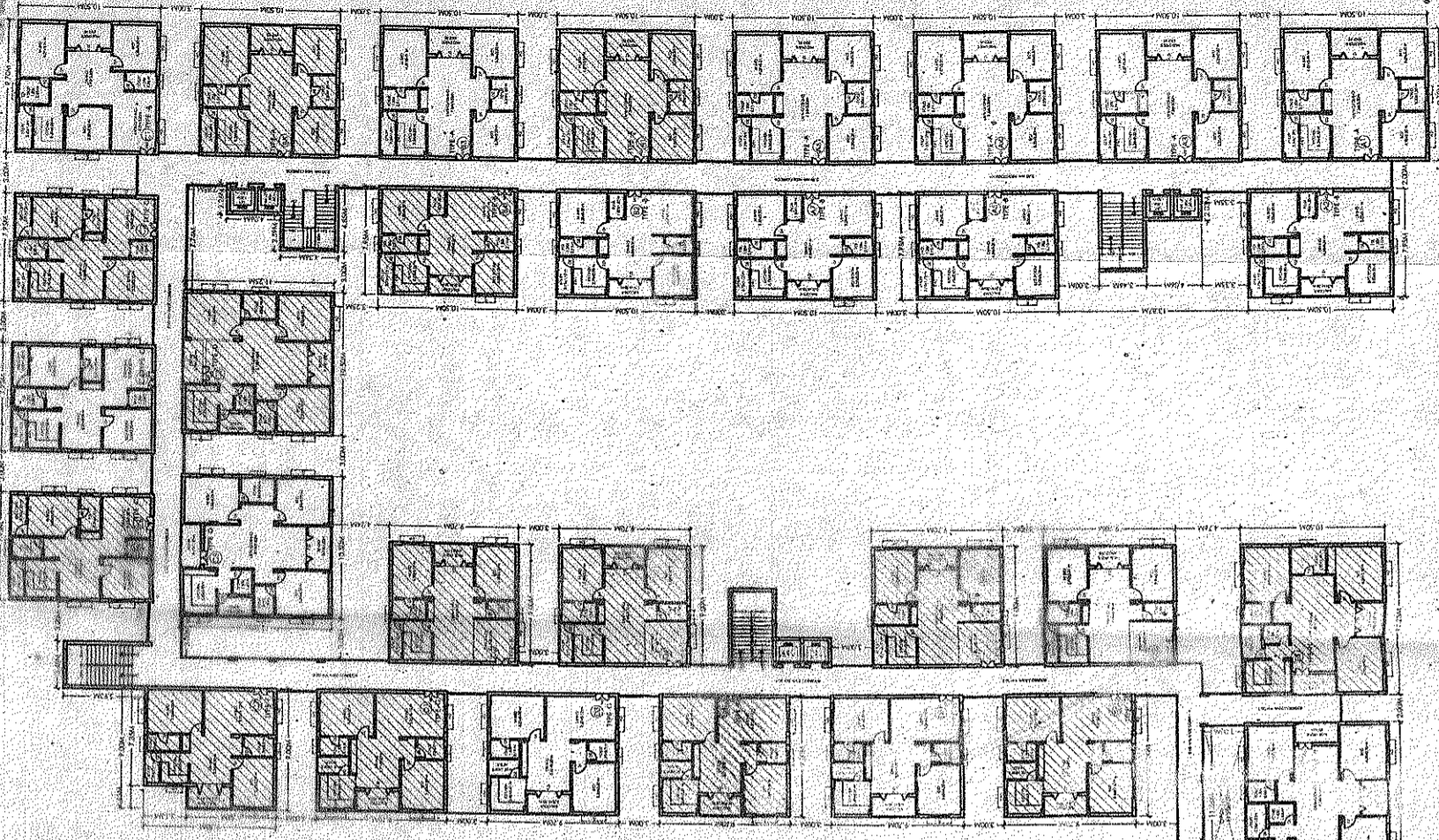
TOTAL BUILT-UP AREA OF SECOND FLOOR:

BLOCK	TYPE	Flat Nos.	2/3 Bed Room	Area of each flat in Sq.mts	Common Area of each flat in Sq.mts	Total built up area of each flat in Sq.mts	No. of Flats per floor	Total Super built up area in Sq.mts
BLOCK - A	TYPE-A	A1, A3, A4, A6	3 Bed Room.	101.85	25.46	127.31	4	509.24
		A2, A5, A7	2 Bed Room.	83.47	20.87	104.34	3	313.02
		TOTAL		101.85	25.46	127.31	7	822.26
BLOCK - B	TYPE-B	B1, B3, B5	3 Bed Room.	101.85	25.46	127.31	3	381.93
		B2, B4	2 Bed Room.	83.47	20.87	104.34	2	208.68
		TOTAL		101.85	25.46	127.31	5	590.61
BLOCK - C	TYPE-C	C1	3 Bed Room.	101.85	25.46	127.31	1	127.31
		C2, C4, C6	2 Bed Room.	83.47	20.87	104.34	3	313.02
	TYPE-D	C3, C5	3 Bed Room.	118.12	29.53	147.65	2	295.30
		C7	2 Bed Room.	82.14	20.53	102.67	1	102.67
		TOTAL		87.30	21.83	109.13	7	838.30
BLOCK - D	TYPE-E	D1, D3, D5, D6	2 Bed Room.	87.30	21.83	109.13	4	436.52
		D2, D4, D7	2 Bed Room.	87.30	21.83	109.13	3	327.39
		TOTAL		87.30	21.83	109.13	7	763.91
BLOCK - E	TYPE-G	E1	2 Bed Room.	87.30	21.83	109.13	1	109.13
		E2	2 Bed Room.	87.30	21.83	109.13	1	109.13
	TYPE-H	E3, E5, E6	3 Bed Room.	118.12	29.53	147.65	4	590.60
		E4	2 Bed Room.	87.30	21.83	109.13	6	808.86
		TOTAL		87.30	21.83	109.13	1	109.13
BLOCK - F	TYPE-I	F1, F3, F5	2 Bed Room.	87.30	21.83	109.13	3	327.39
		F2, F4	2 Bed Room.	77.75	19.43	97.18	1	97.18
			2 Bed Room.	77.75	19.43	97.18	1	97.18
		TOTAL		87.30	21.83	109.13	5	533.70

ADDITIONAL 5% BUILT-UP AREA REQUIRED FOR MORTGAGE : 2179.00 Sq.mts
 AREA MORTGAGED ON SECOND FLOOR : 2192.61 Sq.mts

TOTAL NO OF FLATS MORTGAGED : 19 NOS ON SECOND FLOOR

TYPE OF FLAT	FLAT NOS.	Built up Area in Sq.mts	Common Area in Sq.mts	Total Built up Area in Sq.mts	No. of Flats	Total Built up Area in Sq.mts
TYPE - A	B1, B5	101.85	25.46	127.31	2	254.62
TYPE - B	B4	83.47	20.87	104.34	1	104.34
TYPE - C	C2, C6	83.47	20.87	104.34	2	208.68
TYPE - D	C3	118.12	29.53	147.65	1	147.65
TYPE - E	D2, D4, D7, F1, F5	87.30	21.83	109.13	5	545.65
TYPE - F	C7	82.14	20.53	102.67	1	102.67
TYPE - G	E2, D1, D5, E1	87.30	21.83	109.13	4	436.52
TYPE - H	E3, E5	118.12	29.53	147.65	2	295.30
TYPE - I	F4	77.75	19.43	97.18	1	97.18
		TOTAL		19	2192.61	



Builder's Signature:

For Modi Properties & Investments Pvt. Ltd.

Builder License No. BI/1171/08

Owner's Signature:

For B&C ESTATES

Mr. SOHAM MODI
 Managing Partner

Managing Director

Partner

NORTH

