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AY 588456

Sl.No. 164-86 Dt: 30-07-2013, Rs. 100/-

K. SRINIVASA RAO

Licensed Stamp Vendor, L.No. 15-29-012/2011,
H.No. 1-2-148/E, Mahalaxmipuram, Narapally (V)
Ghatkesar (M), R.R. District, Pin Code: 500088.
Ph: + 919849083009

Sold To:- Ramacharyulu

S/o. W/o. D/o. Raghavendra Rao

For whom:- B & C Estates

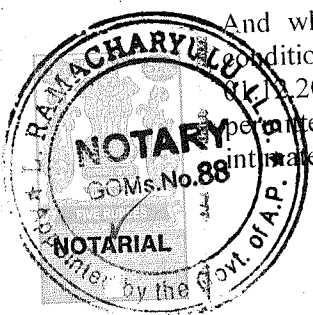
ANNEXURE - II
AFFIDAVIT

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.

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 03.03.2006 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit No file No 3915 Dt: 18.1.13 to initiate summary demolition proceedings in respect of the violated portion.



[Signature]
Partner

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



10% of the area entered into Probitary watch register
in the system and pasting in the volume NO-3

~~For~~ Sub-Registrar.
05-02-2013
[Signature]

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 4,490.62 Sq. mtrs (A block - 822.26 Sq. mtrs + B block - 590.61 Sq. mtrs + C block - 838.30 Sq. mtrs + D block - 763.91Sq.mtrs + E block - 808.86 Sq. mtrs+ F block - 533.70 Sq. mtrs on First Floor of the proposed blocks + 132 .98 Sq. mtrs on ground floor in Amenities Block - 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 seven (7) flats bearing Nos. A1, A2, A3, A4, A5, A6, A7 admeasuring 822.26 Sq. mtrs on the first floor in the 'A' 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:	Open to Sky and Flat Nos. B1 & B2
East By:	Tot-Lot
West By:	Driveway

Schedule of the Property - II

All that five (5) flats bearing Nos. B1, B2, B3, B4, B5 admeasuring 590.61 Sq. mtrs on the first 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 - III

All that seven (7) flats bearing Nos. C1, C2, C3, C4, C5, C6, C7 admeasuring 838.30 Sq. mtrs on the first 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:	2 mtrs wide corridor & Tot-Lot
South By:	2 mtrs wide corridor & Driveway
East By:	2 mtrs wide corridor, Staircase & Open to Sky
West By:	Driveway & Staircase

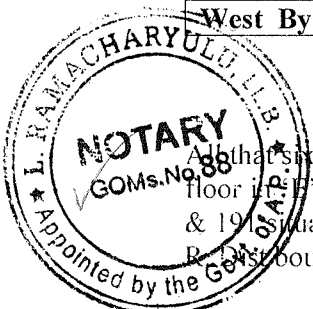
Schedule of the Property - IV

All that seven (7) flats bearing Nos. D1, D2, D3, D4, D5, D6, D7 admeasuring 763.91Sq.mtrs on the first 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:	Tot-Lot, Ramp and Open to Sky
West By:	Tot-Lot

Schedule of the Property - V

All that six (6) flats bearing Nos. E1, E2, E3, E4, E5, E6 admeasuring 808.86 Sq. mtrs on the first 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



For B&C ESTATES
[Signature]
Partner

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

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 - VI

All that five (5) flats bearing Nos. F1, F2, F3, F4, F5 admeasuring 533.70 Sq. mtrs on the first 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

Schedule of the Property -VII

All that portion on Ground Floor admeasuring 132 .98 Sq. mtrs in the Amenities block bearing premises Noconstructed on Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Kapra Village, GHMC Kapra Circle, Keesara Revenue Mandal, Hyderabad, R. R. Dist bounded by

North:	Drive Way & Residential Block
South:	Tot-Lot
East :	3.6 mtrs wide NALA & Drive Way
West :	Tot-Lot

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.

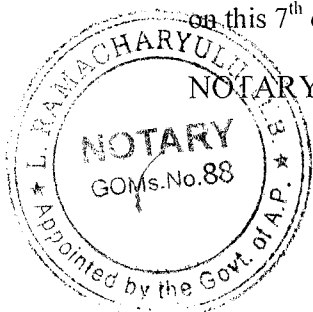
And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner GHMC is hereby authorize to initiate appropriate action for the violation of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

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 7th day of August 2013.
NOTARY: HYDERABAD.



For B&C ESTATES

ATTESTED

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

DEPONENT

Partner

MORTGAGE PLAN SHOWING THE PROPOSED GROUP HOUSING SCHEME IN PART OF ST. NOS. 2/1/1, 183, 184, 190, 191 OF MALLAPUR VILLAGE, GHMC, KAPRA CIRCLE, UPPAL REVENUE MANDAL, HYDERABAD, RANGA REDDY DISTRICT.

BELOINGING 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 FIRST 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
	TYPE-B	A2, A5, A7	2 Bed Room.	83.47	20.87	104.34	3	313.02
TOTAL								
BLOCK - B	TYPE-A	B1, B3, B5	3 Bed Room.	101.85	25.46	127.31	3	381.93
	TYPE-B	B2, B4	2 Bed Room.	83.47	20.87	104.34	2	208.68
TOTAL								
BLOCK - C	TYPE-A	C1	3 Bed Room.	101.85	25.46	127.31	1	127.31
	TYPE-C	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
	TYPE-F	C7	2 Bed Room.	82.14	20.53	102.67	1	102.67
TOTAL								
BLOCK - D	TYPE-G	D1, D3, D5, D6	2 Bed Room.	87.30	21.83	109.13	4	436.52
	TYPE-E	D2, D4, D7	2 Bed Room.	87.30	21.83	109.13	3	327.39
TOTAL								
BLOCK - E	TYPE-G	E1	2 Bed Room.	87.30	21.83	109.13	1	109.13
	TYPE-E	E2	2 Bed Room.	87.30	21.83	109.13	1	109.13
	TYPE-H	E3, E6	3 Bed Room.	118.12	29.53	147.65	4	590.60
TOTAL								
BLOCK - F	TYPE-G	F2	2 Bed Room.	87.30	21.83	109.13	1	109.13
	TYPE-E	F1, F3, F5	2 Bed Room.	87.30	21.83	109.13	3	327.39
	TYPE-I	F4	2 Bed Room.	77.75	19.43	97.18	1	97.18
TOTAL								

10% MORTGAGE AREA REQUIRED : 487.64 Sq.mts
 MORTGAGE AREA PROVIDED ON FIRST FLOOR : 4357.64 Sq.mts
 TOTAL NO. OF FLATS MORTGAGED : 37 NOS ON FIRST FLOOR



NORTH

Builder's Signature:

Owner's Signature:

For Modi Properties & Investments Pvt. Ltd.
 Managing Director

For B & C Estates
 Managing Partner

MR. SOHAM MODI
 Managing Partner

Builder License No. BL/11/11/06