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AY 588456

Sl.No. 16486 Dt: 30-07-2013, Rs. 100/-

**K. SRINIVASA RAO**

Sold To:- Ramacharyulu

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.

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

Ph: + 919849083009

For whom:- B & C Estates

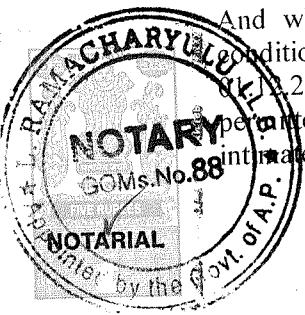
**ANNEXURE - II**  
**AFFIDAVIT**

**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 ..... Dt: ..... to initiate summary demolition proceedings in respect of the violated portion.



**FOR B & C ESTATES**  
*[Signature]*  
Partner

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

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 No .....constructed 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

<b>North By:</b>	Driveway & Habsiguda to NFC Main Road
<b>South By:</b>	Open to Sky and Flat Nos. B1 & B2
<b>East By:</b>	Tot-Lot
<b>West By:</b>	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 No .....constructed 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

<b>North By:</b>	Open to Sky and Flat Nos. A6 & A7
<b>South By:</b>	Open to Sky & Staircase
<b>East By:</b>	2 mtrs wide corridor, Staircase, Tot-Lot
<b>West By:</b>	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 No .....constructed 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

<b>North By:</b>	2 mtrs wide corridor & Tot-Lot
<b>South By:</b>	2 mtrs wide corridor & Driveway
<b>East By:</b>	2 mtrs wide corridor, Staircase & Open to Sky
<b>West By:</b>	Driveway & Staircase

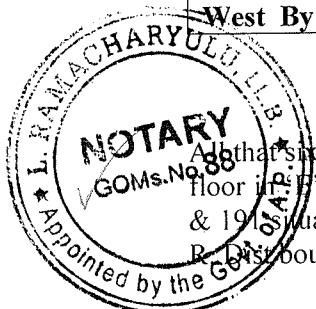
**Schedule of the Property - IV**

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 No .....constructed 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

<b>North By:</b>	Flat Nos. E1 & E2 & Ventilation Duct
<b>South By:</b>	Flat Nos. C5, C7 and Ventilation Duct
<b>East By:</b>	Tot-Lot, Ramp and Open to Sky
<b>West By:</b>	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 No .....constructed 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

**ATTESTED**  
L. RAMACHARYULU  
LL.B.  
ADVOCATE & NOTARY  
Plot No.80, LIC Colony,  
Domaiguda, HYDERABAD.

<b>North By:</b>	Driveway & Habsiguda to NFC Main Road
<b>South By:</b>	Flat Nos. D6, D7, F1, F2 & 2 mtrs wide corridor
<b>East By:</b>	Ramp and Driveway
<b>West By:</b>	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 No .....constructed 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

<b>North By:</b>	Flat Nos. E5, E6, Open to Sky and 2 mtrs wide corridor
<b>South By:</b>	Open to Sky, Lift and Staircase
<b>East By:</b>	Driveway
<b>West By:</b>	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 No .....constructed 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

<b>North:</b>	Drive Way & Residential Block
<b>South:</b>	Tot-Lot
<b>East :</b>	3.6 mtrs wide NALA & Drive Way
<b>West :</b>	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.

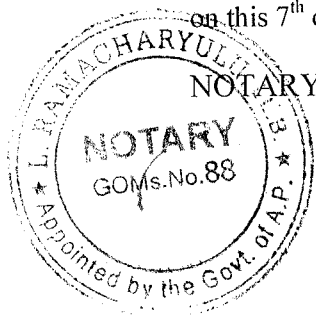
And whereas, we do hereby undertaken that we will not deliver the possession of any part of build up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, 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 7<sup>th</sup> day of August 2013.

NOTARY: HYDERABAD.



**ATTESTED**

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

**For B&C ESTATES**

*[Signature]*  
Partner  
**DEPONENT**

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

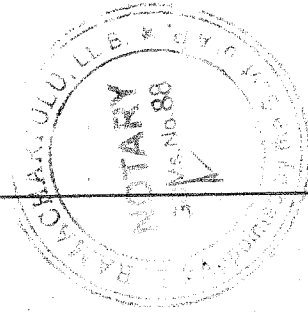
BELONGING TO:  
 M/s. B & C ESTATES, REPRESENTED BY ITS  
 MANAGING PARTNER Mr. SOHAM MODI  
 S/O. SRI. SATISH MODI

AREA STATEMENT

TOTAL BUILT-UP AREA OF FIRST FLOOR:

BLOCK	TYPE	Flat Nos.	2/3 Bed Room	Area of each flat in Sq.mts	Common Area 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						7	822.26
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						5	590.61	
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						7	838.30	
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						7	763.91	
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 TO E6	3 Bed Room.	118.12	29.53	147.65	4	590.60
TOTAL						6	808.86	
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						5	533.70	

10% MORTGAGE AREA REQUIRED : 437.64 Sq.mts  
 MORTGAGE AREA PROVIDED ON FIRST FLOOR : 437.64 Sq.mts  
 TOTAL NO. OF FLATS MORTGAGED : 37 NOS ON FIRST FLOOR



ATTESTED

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

Builder's Signature :

Owner's Signature :

For Modi Properties & Investments Pvt. Ltd.

FOR B & C ESTATES

Builder License No. BL/11X/08

Mr. SOHAM MODI  
 Managing Partner :

Managing Director

NORTH

