



Government of Telangana
Registration And Stamps Department

కాప్రా

6169/2022

Payment Details - Citizen Copy - Generated on 13/10/2022, 04:19 PM

SRO Name: 1526 Kapra

Receipt No: 6768

Receipt Date: 13/10/2022

Name: MEHUL V.MEHTA

CS No/Doct No: 6315 / 2022

Transaction: Sale Deed

Challan No:

E-Challan No: 873GD7270722

Chargeable Value: 6148200

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-JUL-22

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Mutation Charges

Total:

In Words: RUPEES FOUR LAKH SIXTY EIGHT THOUSAND TWO HUNDRED TWENTY FOUR ONLY

RETURNED

Challan

DD

E-Challan

30745

92235

338095

1000

6149

468224

OTP
620054

సబ్-రిజిస్ట్రార్
కాప్రా

6315

Doc no. 6164/2022.

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

(Signature)

AL 488486

S.No. 589 Date:04-02-2022

Sold to:MEHUL V MEHTA

S/o.LATE VASANTH U MEHTA

For Whom:SELF

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

SALE DEED

This Sale deed is made and executed on this the 3rd day of August' 2022 at S.R.O, Kapra, Medchal-Malakajiri District by and between:

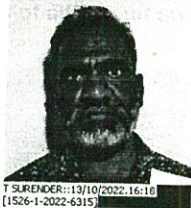
Shri. Mehul V. Mehta, S/o. Late Vasant U. Mehta, aged 45 years, Occupation: Business, resident of 21, Bapubagh Colony, 1st Floor, P. G. Road, Secunderabad-500 003 {Pan No. ADKPM7094D} hereinafter referred as Vendor.

IN FAVOUR OF

Bk - 1, CS No 6315/2022 & Doct No
6164/2022.

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Kapra

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 T SURENDER:13/10/2022:16:18 [1526-1-2022-6315]	T SURENDER R/O.HYD	
2		 CHANDRA SHEKHAR M:13/10/2022:16:1 [1526-1-2022-6315]	CHANDRA SHEKHAR M R/O.HYD	

13th day of October,2022

Signature of Sub Registrar
Kapra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX2980 Name: Vundavalli Sharada Devi	W/O Vundavali Chandra Shekar Rao, Malkajgiri, K.V.Rangareddy, Andhra Pradesh, 500047	



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1. TITLE OF PROPERTY:

- 1.1. Late Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as R. R. District) Telangana, admeasuring about Ac. 10-02 Gts.
- 1.2 Late Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her granddaughter, M. Geetha Bai, by will dated 9th June, 1992.
- 1.3 Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the M. Geetha Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.
- 1.4 Mrs. M. Geetha Bai had sold a portion of Sy. No. 82/1 admeasuring about 444 sq. yds, to Vadla Vivekananda vide registered sale deed bearing document no. 854/1996, dated 19.02.1996, registered at Sub Registrar, Uppal. Vadla Vivekananda in turn sold the said land to Mrs. Bhima Sudha Rani vide registered sale deed bearing document no. 10738/04 dated 25.10.2004 registered at Sub Registrar, Uppal.
- 1.5 M/s. Mehta & Modi Homes became owner of land admeasuring 11,213 sq. yds, forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder), having purchased the same by way of sale deed no. 9609/06 dated 29.06.2006, sale deed no. 9610/06, dated 29.06.2006 & agreement of sale cum GPA no. 507/07, dated 10.01.2007, all registered at SRO Uppal., duly executed by its former owners viz., M. Geetha Bai, wife of N. Krishna Rao and Bhima Sudha Rani, wife of Bhima Srinivas.
- 1.6 Mr. Suresh U. Mehta, Kusum S. Mehta, Deepak U. Mehta, Aradhana S. Mehta, Hardik D. Mehta, Sudhir U. Mehta, Bhavesh V. Mehta, Mehul V. Mehta, Rahul B. Mehta and Meet B. Mehta purchased the Scheduled Land from M/s. Mehta & Modi Homes by way of 4 registered deeds bearing document nos. 1612/09, 1613/09, 1799/09 & 1843/09 dated 21.07.2009, 21.07.2009, 28.07.2009 & 30.07.2009 respectively, registered at the SRO Kapra.

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(1). AMOUNT PAID: Rs. 468274/-, DATE: 27-JUL-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO.
1634649737538, PAYMENT MODE: CASH-1001138, ATRN: 1634649737538, REMITTER NAME: V SHARADA
DEVI, EXECUTANT NAME: MEHUL V MEHTA, CLAIMANT NAME: VUNDAVALLI SHARADA DEVI).

Date:

13th day of October, 2022

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 6164 of 2022 of Book-1 and assigned the identification number 1 - 1526 - 6164 -
2022 for Scanning on 13-OCT-22 .

Registering Officer

Kapra

(E.Rajasekhar Reddy)

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1.9 The Vendor herein, along with Bhavesh V. Mehta entered into a Joint Development Agreement cum General Power of Attorney bearing document no. 1941/19, dated 01.04.2019 registered at SRO, Kapra with M/s. Modi Properties Private Limited (the Developer) for constructing a Housing Project with 10 floors of flats, 2 basements for parking, along with certain common amenities on the Scheduled Land..

1.1. The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure-A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Developer or other co-owner.

1.10 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 16.03.2019 under registration no. P02200000482.

2. DETAILS OF PERMITS:

2.1 The Vendor has obtained permission from GHMC in file no. 1/C1/03199/2018 vide permit no 1/C1/02082/2019 dated 04.02.2019 for developing the Scheduled Land into a residential complex consisting of 189 flats with two basements, ten upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

3. PROPOSED DEVELOPMENT:

3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:

3.1.1. 3 blocks of flats labeled as A, B & C are proposed to be constructed.

3.1.2. Each block consists of 10 floors.

3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.

3.1.4. Total of 189 flats are proposed to be constructed.

3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.

3.1.6. Clubhouse consisting of 10 floors admeasuring about 10,825 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.

3.1.7. Each flat shall have a separately metered electric power connection.

2.1.8. Water for general purpose use shall be provided through borewells. Underground sump



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- 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.1.13. The net extent of land being developed is 10,173 sq. yds, after leaving 1040 sq.yds for road widening. Each flat has been assigned proportionate undivided share from in the net land for development.

3.2. The proposed project of development on the entire Scheduled Land is styled as 'Mayflower Platinum' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Mayflower Platinum shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Developer to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Developer within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor / Developer to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 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 to the Vendor / Developer and the Purchaser shall not have any right title or claim thereon. The Vendor /



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- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor / Developer hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor / Developer and the authority of Vendor / Developer to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor / Developer and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor / Developer has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.



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7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of



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8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.

9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may



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10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor/Developer proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor/Developer may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor/Developer as and when called for.
- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor/Developer and the Purchaser shall not have any right, title or claim thereon. The Vendor/Developer shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor/Developer or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor/Developer reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor/Developer as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor / Developer or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure



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11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.

11.1.7 Irrigation department.

11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor / Developer and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12 GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13 OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of 11,213 sq. yds, forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), under S.R.O. Kapra, and bounded by:



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ANNEXURE- A

1.	Names of Purchaser:	Mrs. Vundavalli Sharada Devi W/o. Mr. Vundavalli Chandra Shekar Rao
2.	Purchaser's residential address:	R/o. H. No: 16-107, Ajay's Sai Nikitha Residency, Flat No. 302, New Mirjalguda, Malkajgiri, Hyderabad-500 047.
3.	Pan no. of Purchaser:	AEKPV3389P
4.	Aadhaar card no. of Purchaser:	3859 3670 2980
5.	Name address & registration no. of Owners Association	'Mayflower Platinum Welfare Association' vide certificate of registration no. 622 of 2021, dated 25.10.2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	307 on the third floor, in block no. 'A'
	b. Undivided share of land:	58.39 Sq. yds.
	c. Super built-up area:	1800 Sft.
	d. Built-up area + common area:	1450 + 350 Sft.
	e. Carpet area	1280 Sft.
	f. Car parking type and area	Single & 105 Sft.
7.	Total sale consideration:	Rs.61,48,200/-(Rupees Sixty One Lakhs Forty Eight Thousand and Two Hundred Only)
8.	Details of Payment:	
	i.	Rs.20,00,000/-(Rupees Twenty Lakhs Only) paid by way of cheque no.796360, dated 27-04-2021 issued by State Bank of India, RACPC, Hyderabad.
	ii.	Rs.15,00,000/-(Rupees Fifteen Lakhs Only) paid by way of cheque no.803283, dated 04-02-2020 drawn on UCO Bank, Malkajgiri Branch, Hyderabad.
	iii.	Rs.8,00,000/-(Rupees Eight Lakhs Only) paid by way of cheque no.803291, dated 30-05-2020 drawn on UCO Bank, Malkajgiri Branch, Hyderabad.
	iv.	Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.803283, dated 03-02-2020 issued by State Bank of India, RACPC, Hyderabad



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9.	<u>Description of the Schedule Flat:</u> All that portion forming a luxury flat bearing no.307 on the third floor, in block no. 'A' admeasuring 1800 sft. of super built-up area (i.e., 1450 sft. of built-up area & 350 sft. of common area) together with proportionate undivided share of land to the extent of 58.39 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under: North by : 6'-6" wide corridor South by : Open to Sky East by : Open to Sky West by : Open to Sky
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ANNEXURE - 1 - A

1. Description of the Building : LUXURY flat bearing no.307 on the third floor, in block 'A' in the residential complex named as 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District)
 - (a) Nature of the roof : R.C.C. (2 Basements for Parking and + 10 Upper floors)
 - (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 58.39 sq. yds, U/s Out of 11,213 sq. yds
4. **Built up area Particulars:**
 - a) In the Basement Floor : 105 sft. parking space for one car
 - b) In the Third Floor : 1800 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 61,48,200/-



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A handwritten signature in black ink, located at the top of the page, above the text 'Sub Registrar Kapra'.

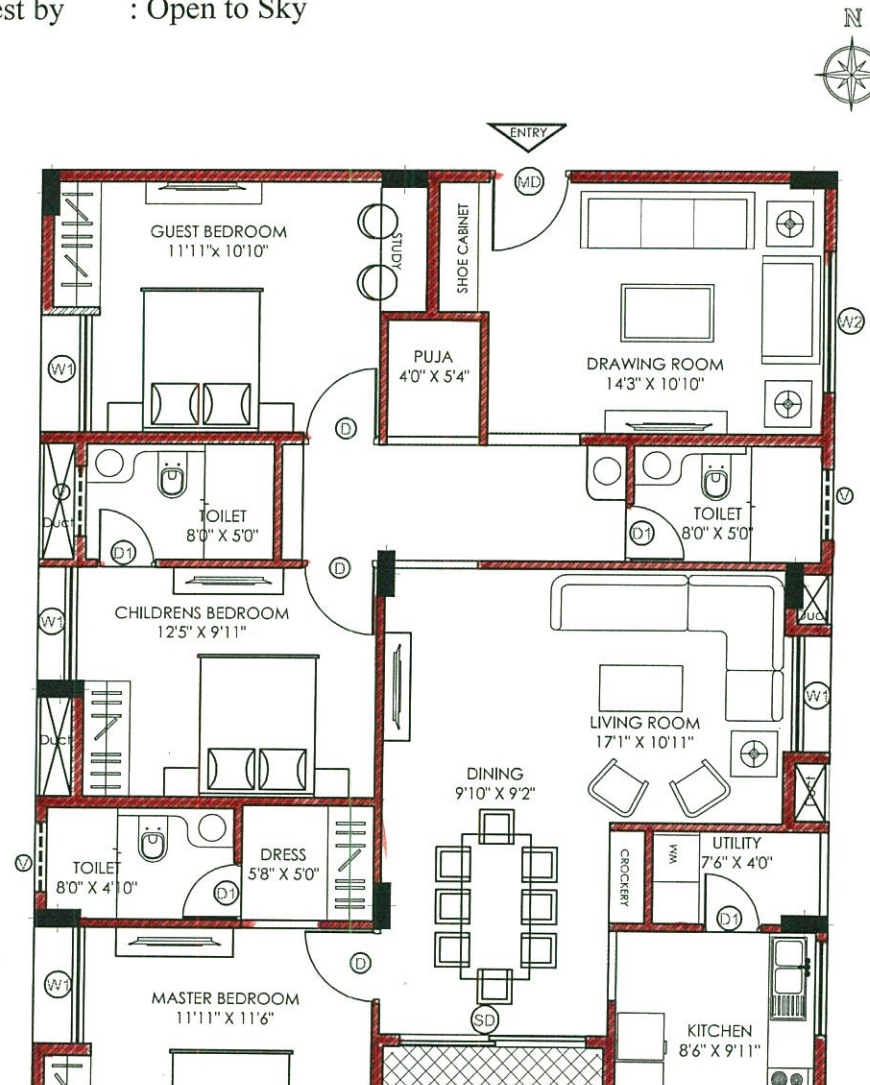
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ANNEXURE- B

Plan of the Scheduled Flat:

North by : 6'-6" wide corridor
 South by : Open to Sky
 East by : Open to Sky
 West by : Open to Sky





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6164/2022.

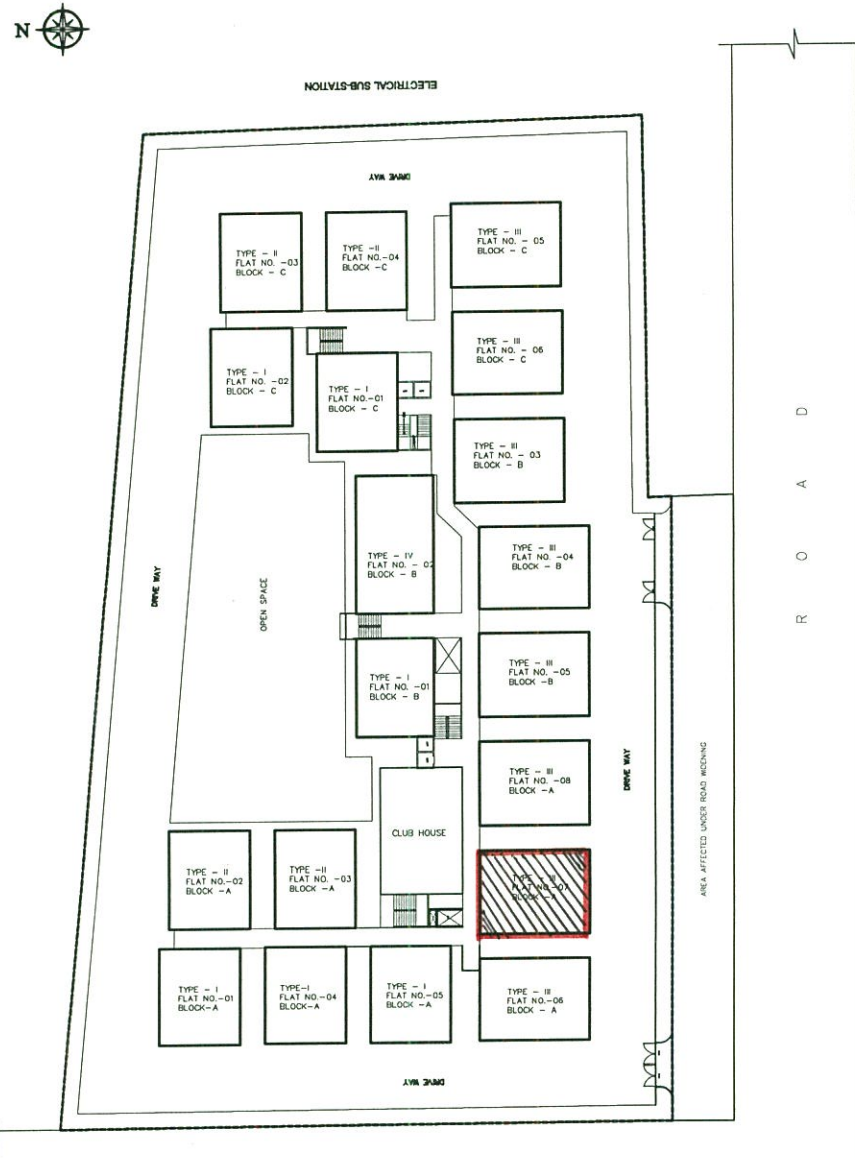
Sheet 12 of 16 Sub Registrar
Kapra

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NNEXURE – C

Layout plan of the Housing Project:





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6164/2022.

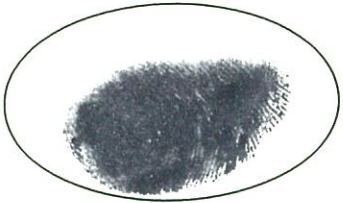
Sheet 13 of 16 Sub Registrar
Kapra

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

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> SHRI. MEHUL V. MEHTA S/O. LATE VASANT U. MEHTA R/O. 21, BAPUBAGH COLONY 1ST FLOOR P. G. ROAD SECUNDERABAD-500 003.
			<u>GPA ON BEHALF OF VENDOR VIDE GPA NO. 113/BK-IV/2021, Dt.04.06-2021, Regd., at SRO, Kapra, Medchal-Malkajgiri District:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION M. G. ROAD SECUNDERABAD-500 003.
			<u>PURCHASER:</u> MRS VUNDAVALLI SHARADA DEVI W/O.MR. VUNDAVALLI CHANDRA SHEKAR RAO R/O. H. NO: 16-107 AJAY'S SAI NIKITHA RESIDENCY FLAT NO. 302, NEW MIRJALGUDA MALKAJGIRI HYDERABAD-500 047.





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6164/2022.

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADKPM7094D

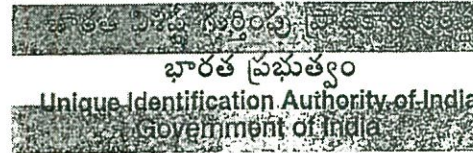
नाम / NAME
MEHUL VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
19-01-1976

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



नमोदु संख्या / Enrollment No. : 2017/00165/01473

31/08/2011
To
Mehul V Mehta
మెహుల్ వీ. మెహతా
S/O Vasant U Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
KIMS
P G ROAD
Secunderabad
Secunderabad, Hyderabad,
Andhra Pradesh - 500003
9848030075



UF250675814IN

25067581



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7411 1261 6006

ఆధార్ - సామాన్యని హక్కు



GOVERNMENT OF INDIA



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6164/2022.

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Kapra

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भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



చిరునామా: W/O: ఉండవల్లి చంద్ర శేఖర్ రావు, 16-107, ఫ్లాట్ నెం-302, అజయ్ సాయి నికేత్ రెసిడెన్సీ, న్యూ మిర్రలగూడ, మల్కాజిగిరి, కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500047

Print Date: 18/03/2022

Address: W/O: Vundavalli Chandra Shekar Rao, 16-107, Flat No-302, Ajays Sai Nikitha Residency, New mirjalguda, Malkajigiri, K.V.Rangareddy, Andhra Pradesh, 500047



3859 3670 2980



1947



help@uidai.gov.in



www.uidai.gov.in

V. Sharada Devi




భారత ప్రభుత్వం

భారత సంక్షేమ సంస్థ

Unique Identification Authority of India

Government of India

ఆధార్

ఆధార్ ఎన్రోల్మెంట్ నెంబర్ : 1111/15146/05105

Download Date 06/07/2018

To
 తల్లి వాసంత్
 Tattan Surender
 S/O Tattan Muthyalu
 1-5-218/2
 BHAVANI NAGAR
 OLD ALWAL
 NEAR INDIRA GANDHI STATUE
 ALWAL
 Hyderabad Andhra Pradesh - 500010
 9989051592

Generation Date 13/06/2011

Signature Valid




మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 6649 5581 7950

VID : 9154 4528 4258 7673

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం

Government of India

తల్లి వాసంత్

Tattan Surender

సో: ఆంధ్రం, 12/05/1971

పరిమిత/ MALE

6649 5581 7950

VID: 9154 4528 4258 7673

నా ఆధార్, నా గుర్తింపు

भारत सरकार
Ministry of India


 भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India
 



Bk - 1, CS No 6315/2022 & Doct No
6164/2022.

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Kapra

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-6164/2022

Date: 13/10/2022

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC) Act, 1955**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

House No.	NA
PTIN/Assessment No.	1015501779
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	MALLAPUR VILLAGE
Transferor (Name of previous PT Assessee in the Tax Records)	1. K PRABHAKAR REDDY (GPA VIDE DOCT NO.113/IV/2021 DT.04-06-2021 AT SRO KAPRA) (S/o. K.PADMA REDDY) 2. MEHUL V.MEHTA (S/o. LATE.VASANT U.MEHTA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. VUNDAVALLI SHARADA DEVI (W/o. VUNDAVALLI CHANDRA SHEKAR RAO)
Document Registration No.	1526-6164/2022 [1]
Document Registration Date	13/10/2022

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.



TSGGDF 57011782



**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 354995

MeeSeva App No : ECM022210973389

Date : 14-Oct-22

Statement No : 108918669

Sri/Smt.: V SHARADA DEVI : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MALLAPUR ,House No: . . , Flat No: 307 ,Apartment: MAYFLOWER PLATINUM BLOCK A ,Ward : 3-Block : 1 VILLAGE: MALLAPUR ,Survey No : ,82/1/P, East: OPEN TO SKY West: OPEN TO SKY South: OPEN TO SKY North: 6-6 WIDE CORRIDOR

A search is made in the records of SRO(s) of KAPRA relating there to for 15 years from 01-10-2007 To 13-10-2022 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date Value	Nature & Mkt.Value Con.	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1	VILL/COL: MALLAPUR/MALLAPUR VILLAGE W-B: 3-1 SURVEY: 82/1/P APARTMENT: MAYFLOWER PLATINUM BLOCK A FLAT: 307 EXTENT: 58.39SQ.Yds BUILT: 1905SQ. FT Boundaries: [N]: 6-6' WIDE CORRIDOR [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY This document Link Doct 1526, 1941/2019 of SRO 1526;/ 2019	(R) 13-10-2022 (E) 03-08-2022 (P) 13-10-2022		0101 (Sale Deed) Mkt.Value:Rs. 4578750 Cons.Value:Rs. 6148200	1 .1.(EX)K PRABHAKAR REDDY (GPA VIDE DOCT NO.113/IV/2021 DT.04- 06-2021 AT SRO KAPRA) 2.(EX)MEHUL V.MEHTA 3.(CL)VUNDAVALLI SHARADA DEVI	0/0 6164/ 2022 [1] of SROKAPRA
2	VILL/COL: MALLAPUR/NACHARAM MAIN ROAD TO ECIL X ROAD W-B: 3- 1 SURVEY: 82/1 HOUSE: . . EXTENT: 11213SQ.Yds BUILT: 313600SQ. FT A.B.C.BLOCKS Boundaries: [N]: RAILWAY TRACK [S] MAIN ROAD [E]: OPEN LAND [W]: 40' WIDE ROAD This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1526, 1612/2009 of SRO 1526;9610/2006 of SRO 1507;1799/2009 of SRO 1526;1843/2009 of SRO 1526;2334/2017 of SRO 1526;507/2007 of SRO	(R) 12-04-2019 (E) 01-04-2019 (P) 12-04-2019		0110 (Development Agreement Cum GPA) Mkt.Value:Rs. 238336000 Cons.Value:Rs. 0	1 .1.(EX)MEHUL V MEHTA 2.(EX)BHAVESH V MEHTA 3.(CL)M/S MODI PROPERTIES PVT LTD REP BY MD SOHAM MODI	0/0 1941/ 2019 [1] of SROKAPRA

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

T. Jayanthi

సంతకము
Signature

SRIVEN NET DEN
SDP-SRND

Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA