



Government of Telangana  
Registration And Stamps Department

2480/17

RETURNED

Payment Details - Citizen Copy - Generated on 15/06/2017, 12:00

SRO Name: 1526 Kapra

Receipt No: 2666

Receipt Date: 15/06/2017

Name: SOHAM MODI

CS No/Doct No: 2587 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 466IH4250517

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 26-MAY-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: TREASURY BRANCH HYDERABAD

Account Description

Amount Paid By

|                    | Cash | Challan | DD | E-Challan |
|--------------------|------|---------|----|-----------|
| Registration Fee   |      |         |    | 19995     |
| Transfer Duty /TPT |      |         |    | 59985     |
| Deficit Stamp Duty |      |         |    | 159860    |
| User Charges       |      |         |    | 110       |
| Total:             |      |         |    | 239950    |

VAT-49988/- ch no- 1700582618

Total:

In Words: RUPEES TWO LAKH THIRTY NINE THOUSAND NINE HUNDRED FIFTY ONLY

Prepared By: UMAKANTH

Signature by SR  
KAPRA

A-304- BNL  
M. Bala Ambiga



SCANNED



తెలంగాణ తెలంగాణ TELANGANA  
S.No. 12645 Date: 18-05-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: B&C ESTATES

K.SATISH KUMAR  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012;  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

### SALE DEED

This Sale Deed is made and executed on this 26<sup>th</sup> day of May 2017 at S.R.O, Kapra,, Medchal-Malkajgiri District by and between:

M/s. B & C ESTATES {Pan No.AAHFB7046A}, 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 partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 46 years, Occupation: Business {Pan No.ABMPPM6725H} and Mr. K. V. Subba Reddy, Son of Shri. K. Chandra Sekhar Reddy aged about 46 years, Occupation: Business, resident of Flat No.502, Vasavi Homes, Street No.1, Uma Nagar, Kundanbagh, Hyderabad {Pan No.AEZPK4734Q}, hereinafter referred to as the Vendor.

### IN FAVOUR OF

Mrs. Muthyala Bala Ambika, Wife of Mr. Muthyala Buchi Shivshankar Gopal Naidu, aged about 34 years, residing at Bungalow No.313, Silver Oak Bungalows, (Phase-III), Cherlapally, Hyderabad - 500 051 {Aadhar No. 4305 9083 7934}, hereinafter referred to as the 'Vendee'.

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For B & C ESTATES

For B & C ESTATES

Partner

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19995/- paid between the hours of 12 and 1 on the 15th day of JUN, 2017 by Sri Soham, Modi

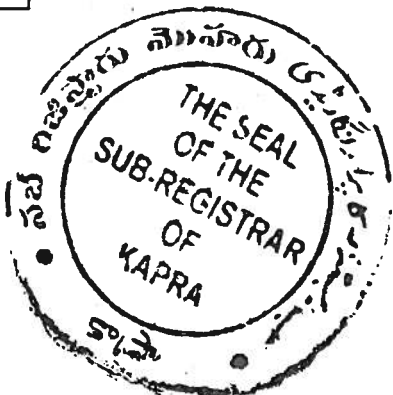
| Execution admitted by (Details of all Executants/Claimants under Sec 32A): |      |                                                                                    |                                                                                                                                     |                                                                                                                                     | Signature/Ink Thumb Impression                                                                     |
|----------------------------------------------------------------------------|------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| SI No                                                                      | Code | Thumb Impression                                                                   | Photo                                                                                                                               | Address                                                                                                                             |                                                                                                    |
| 1                                                                          | CL   |   | <br>REP BY MUTHYALA BUCHI<br>[1526-1-2017-2587]    | REP BY MUTHYALA BUCHI<br>SHIVSHANKAR GOPAL<br>NAIDU<br>S/O. MUTHYALA TRINATH<br>RAO<br>313 SILVER OAK BUNGALOWS,<br>CHERLAPALLY HYD |                 |
| 2                                                                          | EX   |  | <br>REP BY GPA K. PRABHAKAR<br>[1526-1-2017-2587] | REP BY GPA K. PRABHAKAR<br>REDDY<br>S/O. K. PADMA REDDY<br>5-4-187/3 & 42ND FLOOR,<br>SOHAM MANSION M.G. ROAD<br>SEC BAD            | <br>29 APR 2017 |

Identified by Witness:

| SI No | Thumb Impression                                                                    | Photo                                                                                                                              | Name & Address                                               | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     |  | <br>M INDIRA::15/06/20<br>[1526-1-2017-2587]    | M INDIRA<br>FLAT NO E/402 MAY FLOWER<br>PARK MALLAPUR HYD    |  |
| 2     |  | <br>M UMA KIRAN::15/06/20<br>[1526-1-2017-2587] | M UMA KIRAN<br>FLAT NO E/402 MAY FLOWER<br>PARK MALLAPUR HYD |  |

15th day of June, 2017

Signature of Sub Registrar Kapra



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**WHEREAS:**

- A. The Vendor is the absolute owners, possessors and in peaceful enjoyment of the land forming a part of survey nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District admeasuring about Ac.3-29 Gts, by virtue of a registered sale deeds dated 31.10.2006, 18.11.2006 and 22.11.2006 bearing document nos.16096/06, 17638/06 & 18995/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R. R. District, executed by its former owners viz., Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, Mr. M. Venkata Narsimha Rao, S/o. Shri M. Venkat Rama Rao and Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- B. The total land admeasuring Ac.3-29 Gts., forming a part of survey nos. 2/1/1, 183, 184, 190 & 191 of Mallapur Village, Uppal Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- C. The Vendor purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:
- Shri. M. Venkata Narsimha Rao, Son of Shri M. Venkat Rama Rao,
  - Shri. M. Venkat Ramana Rao, Son of Shri M. Venkat Rama Rao
  - Smt. M. Suneetha, Daughter of Shri M. Venkat Rama Rao
- D. Late Smt. M. Chandu Bai, W/o. late. M. Venkata Narsimha Rao was the original pattedar of a larger extent of agricultural land in Mallapur village, Uppal Mandal, Ranga Reddy District. The Scheduled Land is a part of the larger extent of land owned by her.
- E. Late Smt. M. Chandu Bai died on 27<sup>th</sup> August, 1992 and by her will dated 9<sup>th</sup> June, 1992 bequeathed lands in Mallapur Village to her grand children, the former owners referred to above. The Scheduled Land forms a part of lands bequeathed to her grand children.
- F. As per the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.05.1994 the names of the original pattedars were mutated in the revenue records. Pahanis for the year 1995/96 reflect the names of the original pattedars as owners and possessors of lands in Mallapur Village, including the Scheduled Land. Patta passbook and title book have been issued in favour of the previous owners by the Mandal Revenue office, Uppal Mandal, R.R. District as per the details given below.

| S. No. | Name of Pattedar        | Patta No. | Passbook No. | Title book No. | Extent of land | Sy. No |
|--------|-------------------------|-----------|--------------|----------------|----------------|--------|
| 1      | M. Venkata Narsimha Rao | 26        | 51094        | 171929         | Ac. 0-30 Gts., | 183    |
|        |                         |           |              |                | Ac. 0-14 Gts., | 184    |
| 2      | M. Venkat Ramana Rao    | 27        | 51095        | 170930         | Ac. 1-02 Gts., | 2/1/1  |
|        |                         |           |              |                | Ac. 0-07 Gts., | 191    |
| 3      | M. Suneetha             | 28        | 51096        | 171931         | Ac. 1-26 Gts., | 190    |

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Bk - 1, CS No 2587/2017 & Doct No 2480 / 2017. Sheet 2 of 13 Sub Registrar Kapra

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of |                          |           |      |                             |                  | Total  |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|--------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |        |
| Stamp Duty              | 100            | 0                        | 159860    | 0    | 0                           | 0                | 159960 |
| Transfer Duty           | NA             | 0                        | 59985     | 0    | 0                           | 0                | 59985  |
| Reg. Fee                | NA             | 0                        | 19995     | 0    | 0                           | 0                | 19995  |
| User Charges            | NA             | 0                        | 110       | 0    | 0                           | 0                | 110    |
| Total                   | 100            | 0                        | 239950    | 0    | 0                           | 0                | 240050 |

Rs. 219845/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19995/- towards Registration Fees on the chargeable value of Rs. 3999000/- was paid by the party through E-Challan/BC/Pay Order No ,466IH4250517 dated ,26-MAY-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

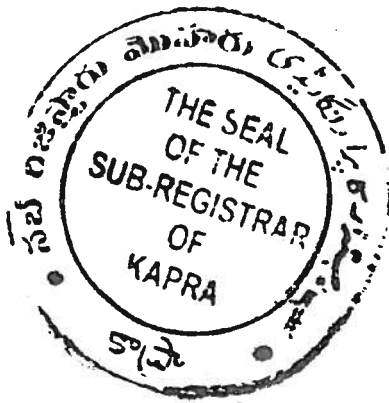
(1). AMOUNT PAID: Rs. 239950/-, DATE: 26-MAY-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 002201445,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: B AND C ESTATES,CLAIMANT NAME: MRS. MUTHYALA BALA AMBIKA).

Date:  
15th day of June,2017

Signature of Registering Officer  
Kapra

1 వ పుస్తకము 2017 సం./శా.స.19 39  
పు. 2480 నెంబర్ గా రిజిస్టరు చేయబడి  
స్టాంపు విలువ 2480 దస్తవేజు నెంబర్ 1526  
1 - 2480 / 2017 గా యివ్వబడినది  
2017 జూన్ 15 వ తేది

సబ్-రిజిస్ట్రార్  
కాప్రా  
మధ్యర. మల్లాదిగిరి



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- G. Vide proceedings of the Tehsildar Uppal Mandal bearing no. B/4587/2008 and B/4588/2008 dated 25.07.2008 land admeasuring Ac.3-29 Gts, forming part of survey nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District was mutated in favour of the Vendor herein.
- H. The Vendor has obtained permission from GHMC in file no. 3915/18/01/2013/ HO vide permit no 31305/HO/EZ/Cir-1/2014 dated 29.01.2014 for developing the Scheduled Land into a residential complex of 370 flats, consisting of two basements, ground and nine upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc. The total proposed construction consists of two basements, ground and nine upper floors.
- I. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and it is absolutely entitled to sell the flats to any intending purchaser.
- J. The Vendor proposes to develop the Scheduled Land by constructing about 370 flats of similar elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, CC roads, street lighting, landscaped gardens, etc. The proposed flats will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- K. The proposed project of development on the entire Scheduled Land is styled as 'Mayflower Grande'.
- L. The Vendee is desirous of purchasing a semi-deluxe apartment bearing flat no.304 on the third floor, in block no. 'A' admeasuring 1400 sft. of super built-up area together with proportionate undivided share of land to the extent of 43.34 sq. yds and a reserved parking space for single car in the basement floor, admeasuring about 100 sft., in the proposed group housing scheme known as 'Mayflower Grande' and has approached the Vendor.
- M. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Grande. The Vendee upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 39,99,000/- (Rupees Thirty Nine Lakhs Ninety Nine Thousand Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Bk -1, CS No 2587/2017 & Doct No 2480/2017 Sheet 3 of 13 Sub Registrar  
Kapra





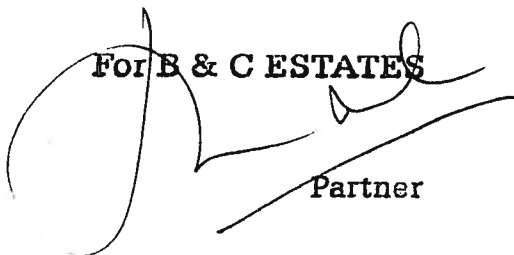
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell semi-deluxe apartment bearing flat No. 304 on the third floor in block no. 'A' admeasuring 1400 sft of super built up area,(i.e., 1098 sft. of built-up area & 302 sft. of common area) in building known as 'Mayflower Grande' together with:

- a) An undivided share in the Schedule Land to the extent of 43.34 Sq. yds.
- b) A reserved parking space for single car on the basement floor, admeasuring about 100 sft.

situated at forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 39,99,000/- (Rupees Thirty Nine Lakhs Ninety Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendor shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor 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 Vendee in the concerned departments.
7. 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.

  
For B & C ESTATES  
Partner

For B & C ESTATES  
  
Partner

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Kapra



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8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax, TDS or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Grande as follows:-
  - i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat 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 flat/parking space in Mayflower Grande.
  - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
  - iii. That the Vendee shall become a member of the Mayflower Grande Owners Association that has been / shall be formed by / for the Owners of the flats in Mayflower Grande constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, 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 Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
  - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Mayflower Grande, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said 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 whatsoever.
  - v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.

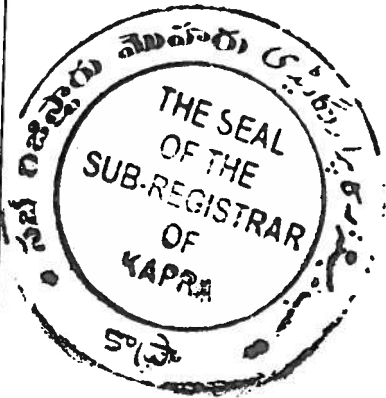
For B & C ESTATES

Partner

For B & C ESTATES

Partner

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- vi. 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 and the Vendee 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 Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee 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 Vendee.
- viii. That the residential flats shall always be called MAYFLOWER GRANDE and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the flats.
- x. That the Vendee 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 Vendee 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 Mayflower Grande. To achieve this objective the Vendee, 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 Mayflower Grande (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.

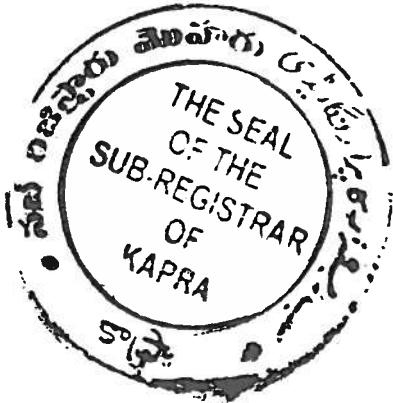
For B & C ESTATES

Partner

For B & C ESTATES

Partner

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Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 3-29 Gts., in survey no. 2/1/1, 183, 184, 190 & 191 of Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by:

|          |                                     |
|----------|-------------------------------------|
| North By | Main road                           |
| South By | Sy. No. 191 (Part), 189, 184 (Part) |
| East By  | Sy. No. 1/1 , 191 (Part)            |
| West By  | Sy. No. 190 (Part)                  |

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a semi-deluxe apartment bearing flat no.304 on the third floor, in block no.'A' admeasuring 1400 sft. of super built-up area (i.e., 1098 sft. of built-up area & 302 sft. of common area) together with proportionate undivided share of land to the extent of 43.34 sq. yds, and a reserved parking space for single car in the basement floor admeasuring about 100 sft. in the residential complex named as 'Mayflower Grande', forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur village, Uppal Mandal, R.R. District now under Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

|          |                     |
|----------|---------------------|
| North By | Open to Sky         |
| South By | Open to Sky         |
| East By  | 6'-6" wide corridor |
| West By  | Open to Sky         |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. *M. Indira*

2. *unintelligible*

For B & C ESTATES

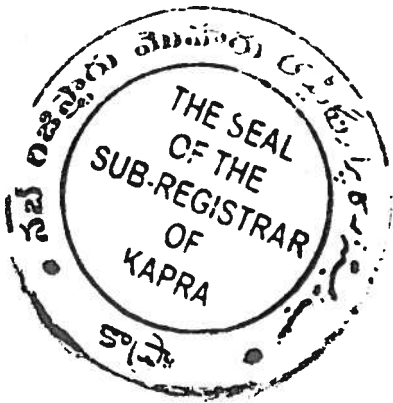
Partner

For B & C ESTATES

Partner

VENDOR

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### ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 304 on the third floor in block no. 'A' of "Mayflower Grande", residential Localities, forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, R. R. District now under Medchal-Malkajgiri District.
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + Ground Floor + 9 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 43.34 sq. yds, U/s Out of Ac. 3-29 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Third Floor : 1400 Sft,
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 39,99,000/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Date: 26.05.2017

Signature of the Executants

### C E R T I F I C A T E

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

For B & C ESTATES

Partner

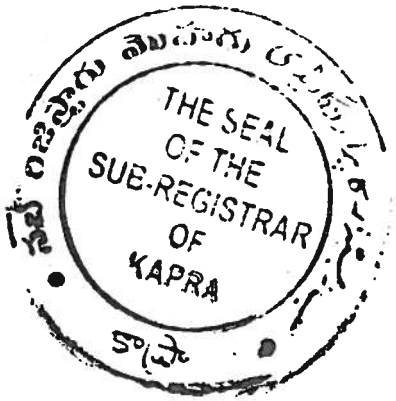
For B & C ESTATES

Partner

Date: 26.05.2017

Signature of the Executants

Bk - 1, CS No 2587/2017 & Doct No 2587 / 2017. Sheet 8 of 13 Sub Registrar  
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 304 IN BLOCK NO. 'A' ON THIRD FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"

IN SURVEY NOS. 2/1/1, 183, 184, 190 & 191 SITUATED AT

MALLAPUR VILLAGE, UPPAL MANDAL, R.R. DIST.  
NOW UNDER MEDCHAL-MALKAJGIRI DISTRCIT

VENDOR: M/S. B & C ESTATES, REPRESENTED BY ITS PARTNERS

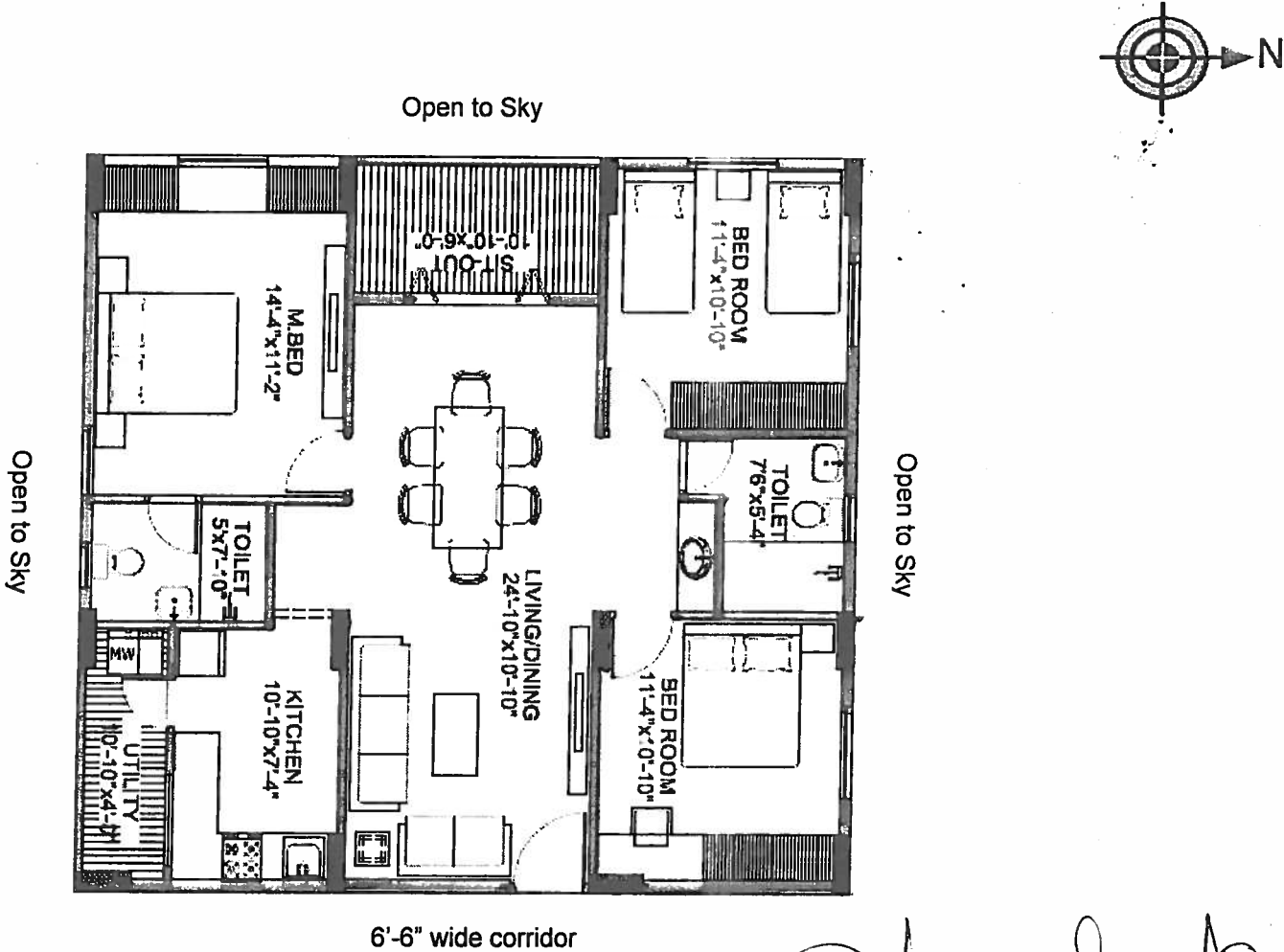
1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD REP. BY ITS MANAGING DIRECTOR  
SRI SOHAM MODI, SON OF LATE SATISH MODI

2. MR. K. V. SUBBA REDDY, SON OF SHRI. K. CHANDRA SEKHAR REDDY

VENDEE: MRS. MUTHYALA BALA AMBIKA, WIFE OF MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU

REFERENCE: SCALE: INCL: EXCL:  
AREA: 43.34 SQ. YDS. OR SQ. MTRS.

Total Built-up Area = 1400 sft.  
Out of U/S of Land = Ac. 3-29 Gts.

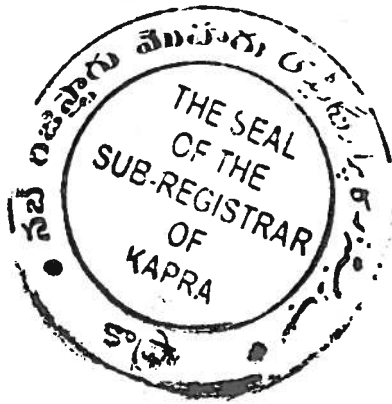


WITNESSES:

- M. Indira
- Indira

SIGNATURE OF THE VENDOR

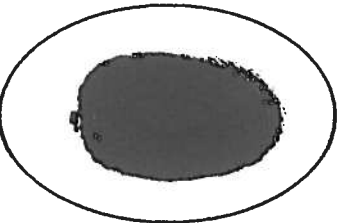
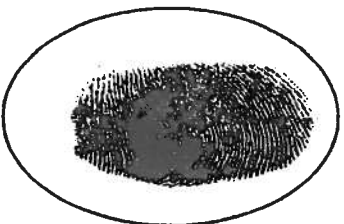
Bk - 1, CS No 2587/2017 & Doct No 2480 / 2017. Sheet 9 of 13 Sub Registrar  
Kapra



# PHOTOGRAPHS AND

# INTS AS PER SECTION 32A OF N ACT, 1908.

SL.NO. FINGER PRINT  
IN BLACK  
(LEFT THUMB)



NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

## VENDOR:

M/S. B & C ESTATES, A REGISTERED  
PARTNERSHIP FIRM HAVING ITS OFFICE AT  
5-4-187/3 & 4, 2<sup>ND</sup> FLOOR, SOHAM MANSION,  
M. G. ROAD, SECUNDERABAD - 500 003,  
REP.BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS  
PVT. LTD., HAVING ITS REGISTERED  
OFFICE AT 5-4-187/3 & 4, SOHAM MANSION  
2<sup>ND</sup> FLOOR, M. G. ROAD, REP.BY  
ITS MANAGING DIRECTOR  
SRI SOHAM MODI, S/O. LATE SATISH MODI

2. MR. K. V. SUBBA REDDY  
S/O. SHRI. K. CHANDRA SEKHAR REDDY  
R/O. FLAT NO.502, VASAVI HOMES  
STREET NO.1, UMA NAGAR  
KUNDANBAGH, HYDERABAD

**GPA FOR PRESENTING DOCUMENTS**  
**VIDE GPA NO. 134/BK-JV/2015, DT:18.12.2015.**  
**AT SRO, SECUNDERABAD:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. AT 5-4-187/3 & 4  
SOHAM MANSION, 2<sup>ND</sup> FLOOR  
M. G. ROAD, SECUNDERABAD.

## VENDEE:

MRS. MUTHYALA BALA AMBIKA  
W/O. MR. MUTHYALA BUCHI SHIVSHANKAR  
GOPAL NAIDU

R/O. BUNGALOW NO.313  
SILVER OAK BUNGALOWS, (PHASE-III)  
CHERLAPALLY  
HYDERABAD - 500 051.

## REPRESENTATIVE:

MR. MUTHYALA BUCHI SHIVSHANKAR  
GOPAL NAIDU  
S/O. MR. MUTHYALA TRINATH RAO  
R/O. BUNGALOW NO.313  
SILVER OAK BUNGALOWS, (PHASE-III)  
CHERLAPALLY  
HYDERABAD - 500 051.

## SIGNATURE OF WITNESSES:

1. M. Gondisa
2. undian

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Muthyala Buchi Shivshankar Gopal Naidus I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Medchal-Malkajgiri District.

SIGNATURE OF THE REPRESENTATIVE

FOR B & C ESTATES

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk - 1, CS No 2587/2017 & Doct No 2680 / 2017 Sheet 10 of 13 Sub Registrar  
Kapra

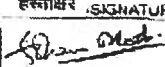


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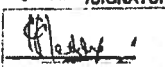
**VENDOR:**

|                                     |                              |
|-------------------------------------|------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT | भारत सरकार<br>GOVT. OF INDIA |
| B & C ESTATES                       |                              |
| 21/08/2006                          |                              |
| Permanent Account Number            |                              |
| AAHFB7116A                          |                              |

|                                                                                      |                                                                                    |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER                                         | ABMPM6725H                                                                         |
| नाम /NAME                                                                            | SOHAM SATISH MODI                                                                  |
| पिता का नाम /FATHER'S NAME                                                           | SATISH MANILAL MODI                                                                |
| जन्म तिथि /DATE OF BIRTH                                                             | 18-10-1969                                                                         |
| हस्ताक्षर /SIGNATURE                                                                 |  |
| मुख्य आयकर अधिकारी, अंध्र प्रदेश<br>Chief Commissioner of Income-tax, Andhra Pradesh |                                                                                    |

**For B & C ESTATES**

**Partner**

|                                                                                      |                                                                                     |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER                                         | AEZPK4734Q                                                                          |
| नाम /NAME                                                                            | VENKATASUBBA REDDY KALICHETI                                                        |
| पिता का नाम /FATHER'S NAME                                                           | CHANDRASEKAR REDDY KALICHETI                                                        |
| जन्म तिथि /DATE OF BIRTH                                                             | 16-05-1970                                                                          |
| हस्ताक्षर /SIGNATURE                                                                 |  |
| मुख्य आयकर अधिकारी, अंध्र प्रदेश<br>Chief Commissioner of Income-tax, Andhra Pradesh |                                                                                     |

**For B & C ESTATES**

**Partner**

|                                     |                                                                                      |
|-------------------------------------|--------------------------------------------------------------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT | भारत सरकार<br>GOVT. OF INDIA                                                         |
| PRABHAKAR REDDY K                   |                                                                                      |
| PADMA REDDY KANDI                   |                                                                                      |
| 15/01/1974                          |                                                                                      |
| Permanent Account Number            |                                                                                      |
| AWSPB104E                           |                                                                                      |
| Signature                           |   |
|                                     |  |

**Prabhaakar Reddy K**

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Kapra



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भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

రిజిస్ట్రేషన్/Enrolment No.: 1118/60008/19889

Date: 20/10/2013  
Muthyala Bala Ambika (ముత్యాల బల అంబికా)  
W/O: Muthyala Buchi Shivshankar Gopal Naidu, E-402  
Mayflower park apartment, mallapur, behind shiva hotel  
kapra, Uppal, I.e.nacharam, K.V.Rangareddy  
Andhra Pradesh, 500076

- గృహంపై గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గృహంపై గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అధిటికీషన్ ద్వారా విధింపబడుతుంది.
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ.

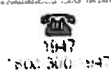
మీ Aadhaar సంఖ్య/Your Aadhaar No.:

**4305 9083 7934**

*Ambika*



- ఆధార్ - సామాన్యమానవుడి హక్కు



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TOLL FREE



help@uidai.gov.in



www.uidai.gov.in

Signature valid

Digitally signed by  
Sandeep Bhardwaj  
Date: 20/10/2013



- దేశమంతటా చెల్లుతుంది.
- ఆధార్ కొరకై, ఒకే సారి నమోదు చేసుకుంటే సరిపోతుంది.
- దయచేసి మీ లేటిస్ట్ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ అడ్రస్ నమోదు చేసుకోండి. దీనివలన మీరు విభిన్న ప్రయోజనాలను పొందే వీలుంటుంది.

- Aadhaar is valid throughout the country.
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भारत सरकार

GOVERNMENT OF INDIA

ముత్యాల బల అంబికా

Muthyala Bala Ambika

పుట్టిన తేదీ/DOB: 08/11/1983

స్త్రీ Female



4305 9083 7934

- ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

W/O: ముత్యాల బుచి శివశంకర్

గోపాల నాయుడు, ఈ-402

మాయ్‌ఫ్లవర్ పార్క్

అపార్ట్‌మెంట్, మల్లాపూర్, ఇపి

హాటల్ వెనుక కాఫీ, ఉప్పల్,

ఎ.కె.రంగారెడ్డి, కె.వి.రంగారెడ్డి

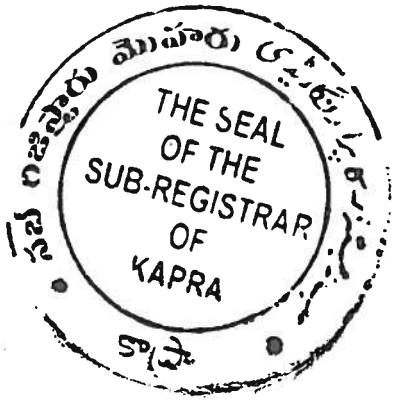
ఆంధ్ర ప్రదేశ్, 500076

Address:

W/O: Muthyala Buchi  
Shivshankar Gopal Naidu, E-  
402 Mayflower park apartment,  
mallapur, behind shiva hotel  
kapra, Uppal, I.e.nacharam,  
K.V.Rangareddy  
Andhra Pradesh, 500076

Aadhaar - Aam Aadmi ka Adhikar

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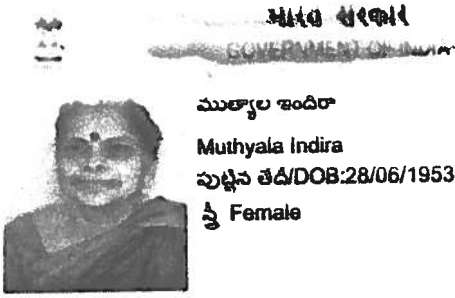
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15



*Gopal*



ముత్యాల ఇందిరా  
Muthyala Indira  
పుట్టిన తేదీ/DOB:28/06/1953  
స్త్రీ Female

3067 3691 5850



భారత ప్రభుత్వం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O: ముత్యాల త్రినాథ్ రావు,  
ఫ్లోరిడ్ నెం 402, మే ఫ్లవర్  
పార్క్ అప్స్, మల్లపూర్, శివ  
హోటల్ దగ్గర ఉప్పల్, ఉప్పల్,  
చి.వి.రంగారెడ్డి, కె.వి.రంగారెడ్డి  
జిల్లా ప్రదేశం, 500076

Address:  
W/O: Muthyala Trinath Rao,  
flat no E/402, may flower park  
apts, mallapur, near shiva  
hotel uppal, Uppal,  
I.e.nacharam, K.V.Rangareddy  
Andhra Pradesh, 500076

అధికారి - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhar - Aam Aadmi ka Adhikar

*M Indira*



ముత్యాల ఉమా కిరణ్  
Muthyala Uma Kiran  
పుట్టిన తేదీ/DOB:29/03/1985  
స్త్రీ Female

7953 8107 2440



భారత ప్రభుత్వం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
D/O: ముత్యాల త్రినాథ్ రావు, ఫ్లోరిడ్  
నెం 402, మే ఫ్లవర్ పార్క్  
అప్స్, మల్లపూర్, శివ హోటల్  
దగ్గర ఉప్పల్, ఉప్పల్,  
చి.వి.రంగారెడ్డి, కె.వి.రంగారెడ్డి  
జిల్లా ప్రదేశం, 500076

Address:  
D/O: Muthyala Trinath, flat no  
E/402, may flower park apts,  
mallapur, near shiva hotel  
uppal, Uppal, I.e.nacharam,  
K.V.Rangareddy  
Andhra Pradesh, 500076

అధికారి - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhar - Aam Aadmi ka Adhikar

*Uma Kiran*



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For HDFC BANK LTD.

SBCUNDRABAD  
SBCUNDRABAD - 500 003  
REF. No. 004212104003

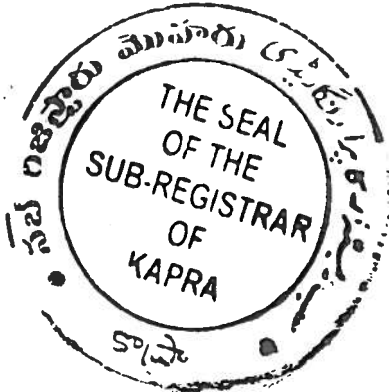
10/07/14 Min  
B4806

AUTHORISED SIGNATORIES

Please sign above

⑈190846⑈ 500240003⑈ 999989⑈ 12

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