

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

15 B/C Estates Regy

శ్రీమతి / శ్రీ K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal	28/1		4
దస్తావేజు విలువ	4239000			71/100
స్థాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	614/16	val-53483		
రిజిస్ట్రేషన్ రుసుము	21395			
లోటు స్థాంపు(D.S.D.)		6000007580		
GHMC (T.D.)	121060	RETURNED		31
యూజర్ ఛార్జీలు	100	85322		
అదనపు షీట్లు	6418	3/1		
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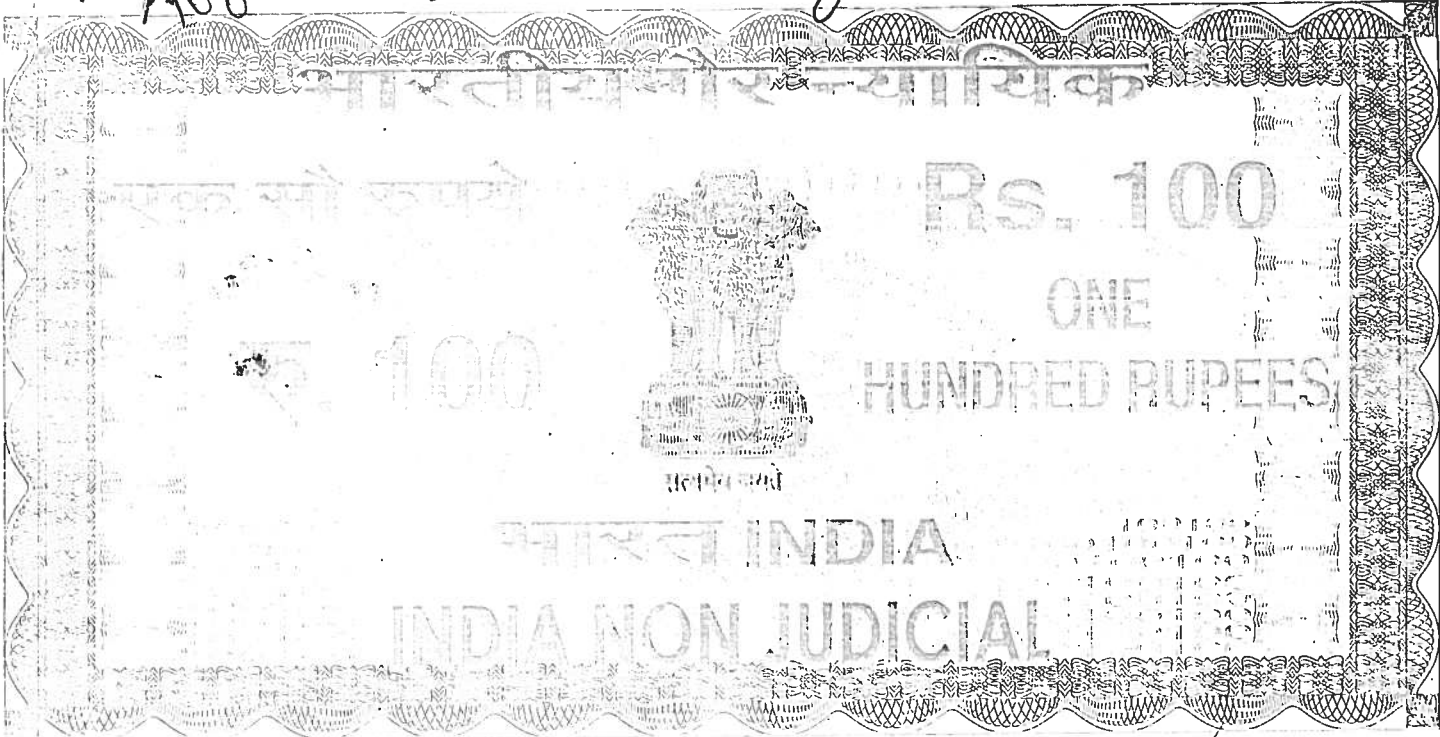
వాపసు తేది

రూపాయలు మాత్రమే)

సెల్-రిజిస్ట్రారు
నల్ల రిజిస్ట్రారు
జూనియర్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

 D 749713

S.No. 2122 Date: 28-01-2016

Sold to: MAHENDAR

S/o. MALLESH

For Whom: B&C ESTATES

T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 4th day of February 2016 at SRO, Kapra, Ranga Reddy 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, 2nd floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Sri Satish Modi, aged about 46 years, Occupation: Business {Pan No.ABMPM6725H} 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.

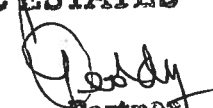
IN FAVOUR OF

Ms. K. Deepa, Daughter of Late K. Rajeshwar Rao, aged about 32 years, residing at Flat No. G-02, Sri Sai Residency, Plot No.76, Road No.14, Alkapuri Colony, Saroornagar, Hyderabad, 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



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 21393/- paid between the hours of 3 and 4 on the 04th day of FEB, 2016 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
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1 CL



K. DEEPA
D/O. LATE. K. RAJESHWAR RAO
PLOT NO. 76 FLAT NO. G-02
SRI SAI RESIDENCY
SAROOR NAGAR HYD

K. Deepa

2 EX



REP BY GPA PRESENTING
DOCUMENTS K. PRABHAKAR
REDDY
S/O. K. PADMA REDDY
5-4-187 3&4 SOHAM
MANSION M.G. ROAD
SECBAD

Prabhakar Reddy

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
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1



K. SWAROOPA RANI

R/O 11-13-413/G2, SRI SAI
RESIDENCY RD NO-
14 AL KAPURI COLONY
HYD

Rani

2



K. NAGARANI

R/O P. NO 38A, HNO 1-1-
306 38A, SRI RAMNAGAR
COLONY ROAD NO-
2 KAPRA ECIL POST HYD

K. Nagarani

04th day of February, 2016

Signature of Joint SubRegistrar8
Kapra

[Signature]



Kapra

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 27th August, 1992 and by her will dated 9th 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

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

Description of Fee/Duty	Stamp Papers	In the Form of				Total
		Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	235223	0	0	0	235323
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	21393	0	0	0	21393
User Charges	NA	100	0	0	0	100
Total	100	256716	0	0	0	256816

Rs. 235223/- towards Stamp Duty including T.D. under Section 41 of I.S. Act, 1899 and Rs. 21393/- towards Registration Fees on the chargeable value of Rs. 4278600/- was paid by the party through Challan/BC/Pay Order No. 853122 dated 03-FEB-16.

Date

04th day of February, 2016

Signature of Registering Officer
Kapra

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Joint Sub Registrar
Kapra

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Kapra

- 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 deluxe apartment bearing flat no.404 on the fourth 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.42,78,500/- (Rupees Forty Two Lakhs Seventy Eight Thousand Six Hundred 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



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Joint 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 the deluxe apartment bearing flat no.404 on the fourth floor, in block no.'A', having a super built-up area of 1400 sft.,(i.e., ~~1098~~ sft. of built-up area & 302 sft. of common area) in building known as 'Mayflower Grande' together with:

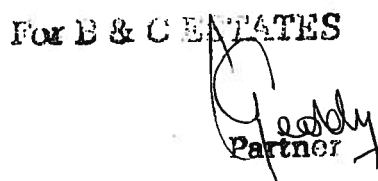
- a) An undivided share in the Schedule Land to the extent of 43.34 sq. yds.
- b) A reserved parking space for single car on the basement floor, admeasuring about 100 sft.

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. 42,78,600/- (Rupees Forty Two Lakhs Seventy Eight Thousand Six Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 26,82,880/-(Rupees Twenty Six Lakhs Eighty Two Thousand Eight Hundred and Eighty Only) paid by way of D. D. No.495707, dated 02.04.2015 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
 - ii. Rs. 5,00,000/-(Rupees Five Lakhs Only) paid by way of D. D. No.846279, dated 27.01.2016 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
 - iii. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid by way of cheque no. 000034, dated 30.01.2016 drawn on HDFC Bank Ltd.,
 - iv. Rs.4,25,000/-(Rupees Four Lakhs Twenty Five Thousand Only) paid by way of cheque no.036518, dated 26.03.2015 drawn on ICICI Bank Ltd.,
 - v. Rs.2,00,720/-(Rupees Two Lakhs Seven Hundred and Twenty Only) paid by way of cheque no.000018, dated 26.03.2015 drawn on HDFC Bank Ltd.
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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

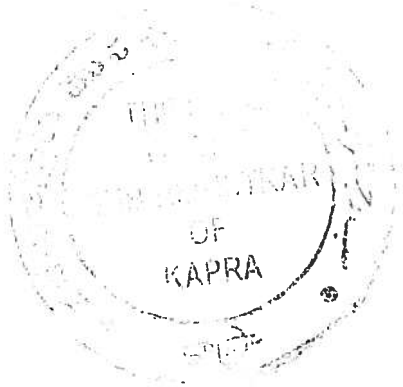


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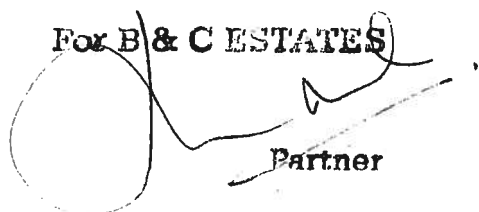
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Joint SubRegistrar

Kapra



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.
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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner



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Johannes Sub Registrar
Kapra



- 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.
- 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

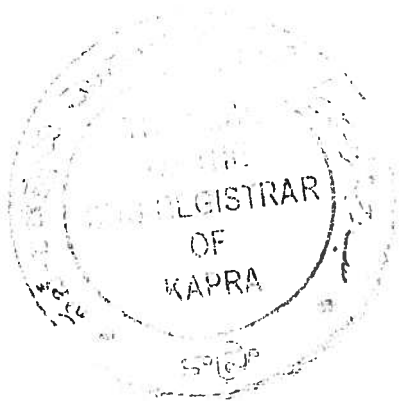


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Joint Sub Registrar

Kapra



SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 3-29 Gts., in survey nos. 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

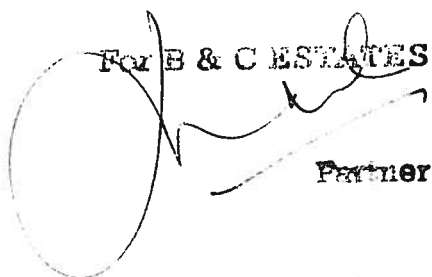
All that portion forming a deluxe apartment bearing flat no.404 on the fourth floor, in block no. 'A' admeasuring 1400 sft. of super built-up area (i.e., 1098 sft. of built-up area & 302 sft. of common area) together with proportionate undivided share of land to the extent of 43.34 sq. yds, and a reserved 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 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. 
2. K. Nagarani


For B & C ESTATES
Partner

For B & C ESTATES

Partner
VENDOR


VENDEE



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John SubRegistrar
Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.404 on the fourth 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.
- (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 Fourth Floor : 1400 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 42,78,600/-

For B & C ESTATES
Partner
For B & C ESTATES
Geddy
Partner

Date: 04.02.2016

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
Geddy
Partner

Date: 04.02.2016

Signature of the Executants

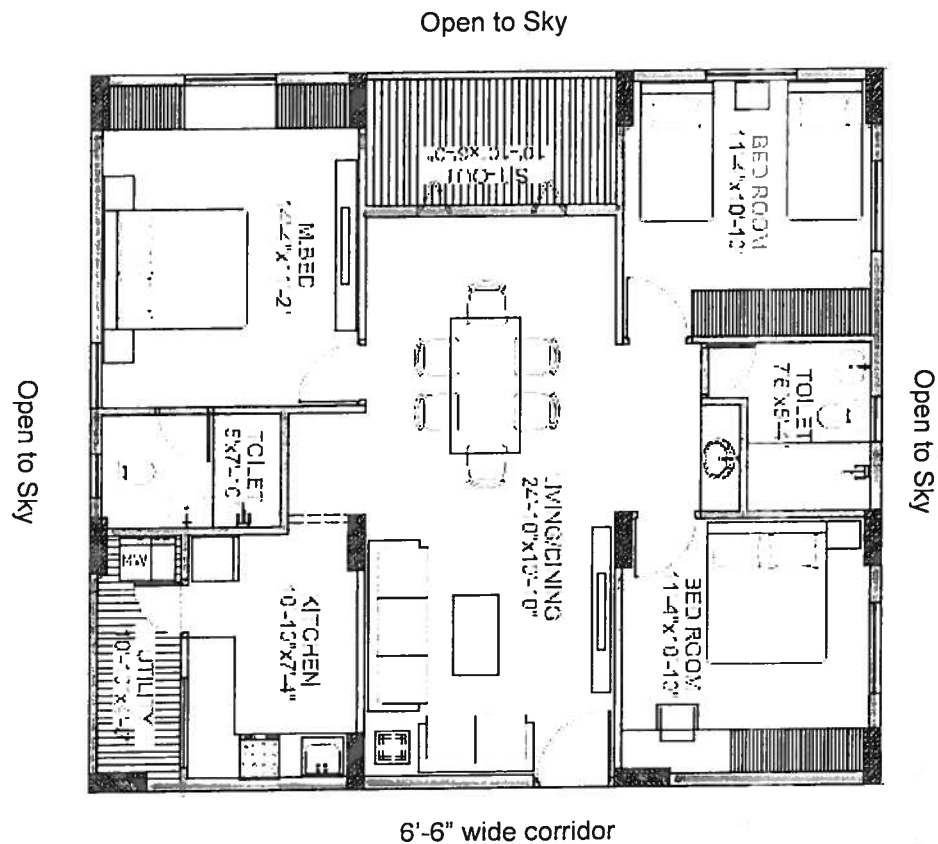
K. Deepa

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Joint Sub Registrar
KAPRA



REGISTRATION PLAN SHOWING		FLAT NO. 404 IN BLOCK NO. 'A' ON FOURTH FLOOR	
IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"			
IN SURVEY NOS.		SITUATED AT	
2/1/1, 183, 184, 190 & 191		MANDAL, R.R. DIST.	
MALLAPUR VILLAGE,		UPPAL	
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 SRI SATISH MODI			
2. MR. K. V. SUBBA REDDY, SON OF SHRI. K. CHANDRA SEKHAR REDDY			
VENDEE: MS. K. DEEPA, DAUGHTER OF LATE K. RAJESHWAR RAO			
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:

1. *[Signature]*
2. K. Nagarani

For B & C ESTATES
[Signature]
Partner

For B & C ESTATES

SIGNATURE OF THE VENDOR

K. Deepa
SIGNATURE OF THE VENDEE



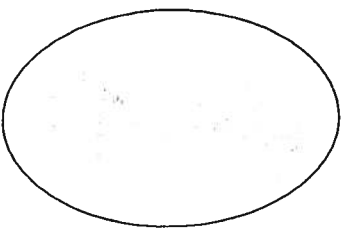
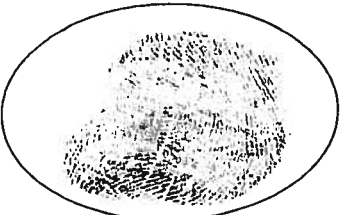
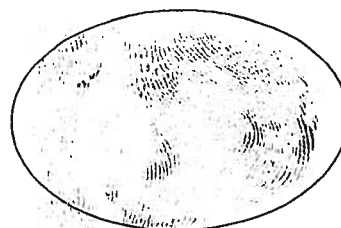
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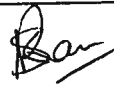
Kapra



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR:</u> M/S. B & C ESTATES , A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND 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 ND FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI 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
			
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 134/BK-IV/2015, DT.18.12.2015.</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABA
			<u>VENDEE:</u> MS. K. DEEPA D/O. LATE K. RAJESHWAR RAO R/O. FLAT NO. G-02 SRI SAI RESIDENCY PLOT NO.76, ROAD NO.14 ALKAPURI COLONY, SAROORNAGAR HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF EXECUTANTS



SIGNATURE OF THE BUYER



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Kapra



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B & C ESTATES

21/08/2006

Permanent Account Number

AAHFB7046A

08/02/08

For B & C ESTATES

Partner

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABMPMC725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

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

Chief Commissioner of Income-tax, Andhra Pradesh

For B & C ESTATES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

Signature



10062008



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Kapra





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

नामांकन क्रम / Enrollment No.: 1190/10835/02374

To
Kodipaka Nagarani
Kodipaka Nagarani
W/O K. Venkata Narayana
1-1-306/38A Sri Ram Nagar Colony
Road NO-2 Kapra ECIL post Ranga Reddy
Hyderabad
Andhra Pradesh 500062
9849061283
34212775
UG342127751IN



आपका आधार क्रमांक / Your Aadhaar No.:
7727 8051 9499
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA
Kodipaka Nagarani
Kodipaka Nagarani
जन्म वर्ष / Year of Birth : 1975
महिला / Female

7727 8051 9499



భారత ప్రభుత్వం
భారత విశిష్ట పరిచయ ప్రాధికార సంస్థ
Unique Identification Authority of India
Government of India

సమాచిత సంఖ్య / Enrollment No.: 1190/10948/00596

To
Kaparthi Swaroopa Rani
కపర్తి సురూప రాణి
W/O Late Rajeshwar Rao
11-13-413 G-2 sri sai residency road no 14
alakapuri colony
Saroomagar
Rangareddi
Andhra Pradesh - 500035



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:
4994 2098 3702
ఆధార్ - సామాన్యుని హక్కు



కపర్తి సురూప రాణి
Kaparthi Swaroopa Rani

కపర్తి సురూప రాణి
కపర్తి సురూప రాణి
జన్మ సంవత్సరం / Year of Birth : 1958
స్త్రీ / Female

4994 2098 3702



INDIAN UNION OF PRADESH
ANDHRA PRADESH
DRIVING LICENCE



KAPARTHI DEEPA
RAJESHWAR RAO
11-13-413/2 P.M.U. 76
AL KAPUR
RR DIST

10.10.2005

12/05/11

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Kapra



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TS00AA 01217000

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

App No : 963042

MeeSeva App No : ECM021602955268

Date : 06-Feb-16

Statement No : 14272979

Sri/Smt.: D DEEPA : 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: 404 ,Apartment: MAYFLOWER GRANDE BLOCK NO.A ,Ward : 3-Block : 4 VILLAGE: MALLAPUR ,Survey No : ,2/1/1,183,184,190,191, East: 6-6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 9 years from 01-10-2007 To 05-02-2016 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	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol. No Doct. No [ScheduleNo]	CD No [Year]
1	VILL/COL: MALLAPUR/MALLAPUR W-B: 3-4 SURVEY: 2/1/1 183 184 190 191 APARTMENT: MAYFLOWER GRANDE BLOCK NO.A FLAT: 404 EXTENT: 43.34SQ.Yds BUILT: 1500SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY	(R) 04-02-2016 (E) 04-02-2016 (P) 04-02-2016		0101 (Sale Deed) Mkt.Value:Rs. 50000 Cons.Value:Rs. 4278600	1 .1.(EX)M/S.B & C ESTATES REP BY PARTNER K.V.SUBBA REDDY 2.(EX)M/S.B & C ESTATES REP BY PARTNER M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY MD SOHAM MODI 3.(EX)REP BY GPA PRESENTING DOCUMENTS K.PRABHAKAR REDDY 4.(CL)K.DEEPA	0/0 414/ 2016 [1] of SROKAPRA	
1	This document Link Doct,Link Doct,Link Doct 1526, 17638/2006 of SRO 1507;18995/2006 of SRO 1507;16096/2006 of SRO 1507;/ 2006						

Certified By

Name: CH ASHOK KUMAR
Designation: SUB
REGISTRAR
SRO: KAPRA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అనలైన్ సమాచారానికి పరిష్కార పత్రము అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of the original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన వద్దతిలో సేకరింపబడినది.

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 సిస్టమ్స్ లో క్రమమైన వద్దతిలో 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 పరిగ్గా పనిచేయుచున్నవి మరియు పదే పదే కంప్యూటర్ సిస్టమ్స్ లో 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.

సంతకము
Signature

ముద్ర
Seal