



# Registration And Stamps Department 26010

Cash Receipt - Citizen Copy - Generated on 09/12/2015, 04:17 PM

SRO Name: 1512 Malkajgiri

Receipt No: 5216

Receipt Date: 09/12/2015

Name: K.PRABHAKAR REDDY

CS No/Doct No: 4456 / 2015

Transaction: Sale Deed

Challan No:

Chargeable Value: 4068600

DD No: 184252

DD Dt: 05/12/2015

Challan Dt:

Bank Name: HDFC BANK

Bank Branch: SEC'BAD

| Account Description | Amount Paid By |         |          |
|---------------------|----------------|---------|----------|
|                     | Cash           | Challan | DD       |
| Registration Fee    |                |         | 20,350   |
| Transfer Duty /TPT  |                |         | 61,030   |
| Deficit Stamp Duty  |                |         | 1,62,660 |
| User Charges        |                |         | 100      |
| Total:              |                |         | 2,44,140 |

In Words: RUPEES TWO LAKH FORTY FOUR THOUSAND ONE HUNDRED FORTY ONLY

Prepared By: RAZIUDDIN

Signature by SR  
(S. MOHAN)

26010-11

RETURNED

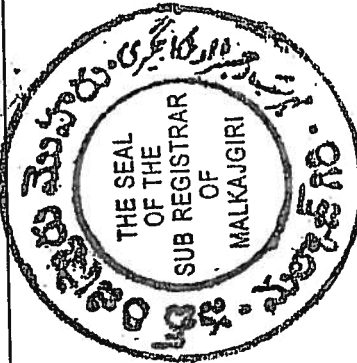
503  
1591  
Santosh Kumar  
Sareddy

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Malkajigiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20350/- paid between the hours of 4 and 5 on the 09th day of DEC, 2015 by Sri K.Prabhakar Reddy

| Execution admitted by (Details of all Executants/Claimants under Sec 32A): |      |                                                                                     |                                                                                                                                   |                                                                                                                                                               | Signature/Ink                                                                         |
|----------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Sl No                                                                      | Code | Thumb Impression                                                                    | Photo                                                                                                                             | Address                                                                                                                                                       | Thumb Impression                                                                      |
| 1                                                                          | CL   |   | <br>SANTOSH KUMAR SA<br>[1512-1-2015-4456]       | SANTOSH KUMAR SARAF<br>S/O. LATE BHUBANESH SARAF<br>H.NO.5-62/6, ANDHRA BANK<br>BUILDING, HABSIGUDA,<br>HYD'BAD                                               |    |
| 2                                                                          | EX   |  | <br>2015 [R] M/S B & C E<br>[1512-1-2015-4456] | K.PRABHAKAR REDDY, GPA<br>VIDE D.NO.87/IV/2015, DT 07-10-<br>2015[R]M/S B & C ESTATES REP<br>BY K.V.SUBBA REDDY<br>[PARTNER]<br>S/O K.CHANDRA SEKHAR<br>REDDY |  |

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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

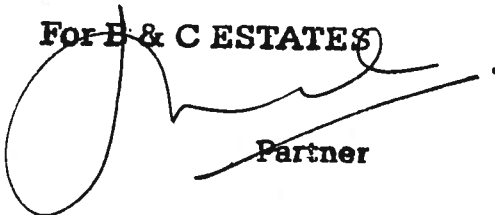
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|   |    |                                                                                    |                                                                                    |                                                                                                                                                                          |  |
|---|----|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|   |    |                                                                                    |                                                                                    | R/O 5-4-187/3 & 4, SOHAM MANSION, M.G.ROAD, SEC'BAD                                                                                                                      |  |
| 3 | EX |  |  | K.PRABHAKAR REDDY, GPA VIDE D.NO.87/IV/2015, DT 7-10-2015[R]M/S B & C ESTATES REP BY M/S MODI PROPERTIES & INVESTMENTS PVT LTD REP BY SOHAM MODI [M.D] . S/O SATISH MODI |  |
|   |    | 2015 [R] M/5 B & C E [1512-1-2015-4456]                                            |                                                                                    |                                                                                      |  |



- 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. 503 on the fifth 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.40,68,600/- (Rupees Forty Lakhs Sixty 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**

|  |  |                                                     |
|--|--|-----------------------------------------------------|
|  |  | C/O 5-4-187/3 & 4, SOHAM MANSION, M.G.ROAD, SEC'BAD |
|--|--|-----------------------------------------------------|

Identified by Witness:

| SI No | Thumb Impression                                                                    | Photo                                                                                                                           | Name & Address                                                     | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>DATTATREYA KULKARNI<br>[1512-1-2015-4456] | DATTATREYA KULKARNI<br>R/O,ST.NO.10,KARTHIKEYA NAGAR,NACHARAM,HYD. |   |
| 2     |  | <br>JAGDISH SHINE::09/<br>[1512-1-2015-4456] | JAGDISH SHINE<br>R/O.F.NO.107,MELLAPUR,S RI TRIMULA RESIDENCY,HYD. |  |

09th day of December,2015

Signature of Joint SubRegistrar1 Malkajgiri

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

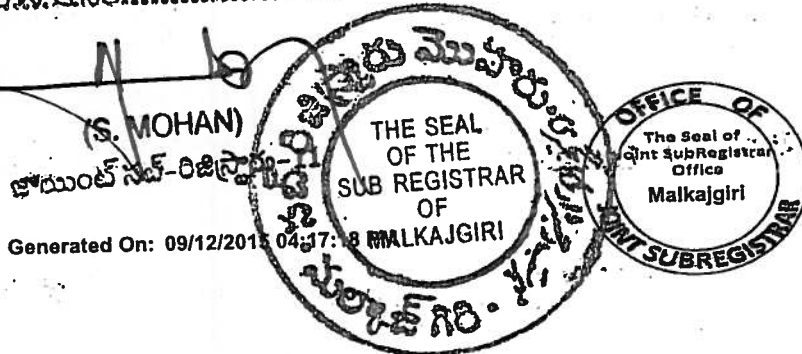
| Description of Fee/Duty | In the Form of |                          |          |                             |                  |  | Total         |
|-------------------------|----------------|--------------------------|----------|-----------------------------|------------------|--|---------------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | Cash     | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |  |               |
| Stamp Duty              | 100            | 0                        | 0        | 0                           | 162660           |  | 162760        |
| Transfer Duty           | NA             | 0                        | 0        | 0                           | 61030            |  | 61030         |
| Reg. Fee                | NA             | 0                        | 0        | 0                           | 20350            |  | 20350         |
| User Charges            | NA             | 0                        | 0        | 0                           | 100              |  | 100           |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>0</b> | <b>0</b>                    | <b>244140</b>    |  | <b>244240</b> |

Rs. 223690/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20350/- towards Registration Fees on the chargeable value of Rs. 4068600/- was paid by the party through DD No ,184252 dated ,05-DEC-15 of ,HDFC BANK/SEC'BAD

Date 1937 మార్చి 18 వ తేది  
09th day of December,2015

Signature of Registering Officer Malkajgiri

1వ పుస్తకము 2015 సం./కా.స. 1937 వ  
భా. 4366.....నెంబరుగా రిజిస్టరు చేయబడినది.  
స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 152 - 1  
.....4366...../2015 గా యివ్వబడినది.  
2015 వ సం.డి.సెం.బి.డి.నెంబరు.....09.....వ తేది



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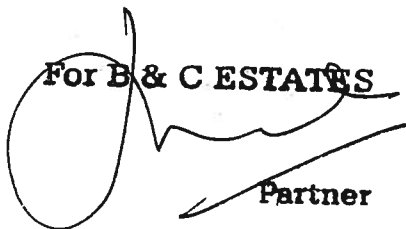
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.503 on the fifth 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. 40,68,600/- (Rupees Forty Lakhs Sixty Eight Thousand Six Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.23,61,280/-(Rupees Twenty Three Lakhs Sixty One Thousand Two Hundred and Eighty Only) paid by way of cheque no.263745, dated 03.07.2015 drawn on State Bank of India, Basheerbagh Branch, Himayathnagar, Hyderabad issued by SBI, RACPC-3, Hyderabad.
- i. Rs.3,39,000/-(Rupees Three Lakhs Thirty Nine Thousand Only) paid by way of cheque no.265393, dated 23.11.2015 drawn on State Bank of India, Basheerbagh Branch, Himayathnagar, Hyderabad issued by SBI, RACPC-3, Hyderabad.
- ii. Rs.2,89,720/-(Rupees Two Lakhs Eighty Nine Thousand Seven Hundred and Twenty Only) paid by way of cheque no.265583, dated 07.12.2015 drawn on State Bank of India, Basheerbagh Branch, Himayathnagar, Hyderabad issued by SBI, RACPC-3, Hyderabad
- iii. Rs.10,000/-(Rupees Ten Thousand Only) paid by way of cheque no.265394, dated 23.11.2015 drawn on State Bank of India, Basheerbagh Branch, Himayathnagar, Hyderabad issued by SBI, RACPC-3, Hyderabad.
- iv. Rs.7,00,000/-(Rupees Seven Lakhs Only) paid by way of cheque no.996052, dated 30.04.2015 drawn on State Bank of Hyderabad.
- v. Rs.3,68,600/-(Rupees Three Lakhs Sixty Eight Thousand and Six Hundred Only) (Part Payment) paid by way of cheque no.996068, dated 03.12.2015 drawn on State Bank of Hyderabad.
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.

**For B & C ESTATES**  
  
**Partner**

**For B & C ESTATES**

  
**Partner**



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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.
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.

**For B & C ESTATES**

**For B & C ESTATES**

Partner



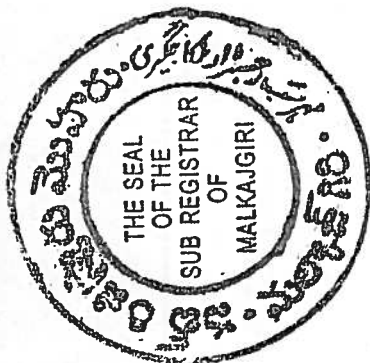
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- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Mayflower Grande, 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.
- 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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Malkajgiri



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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.503 on the fifth 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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

VENDOR

2.

Senton Kumar Saneys  
VENDEE



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Joint SubRegistrar  
Malkajgiri



## ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.503 on the fifth 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 Fifth Floor : 1400 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 40,68,600/-

Date: 09.12.2015

For B & C ESTATES  
Partner  
For B & C ESTATES  
Partner  
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.

Date: 09.12.2015

For B & C ESTATES  
Partner

For B & C ESTATES  
Partner  
Signature of the Executants

Santosh Kumar Sanyal

Bk -1, CS No 4456/2015 & Doct No  
4366/2015

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Malkajgiri



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# REGISTRATION PLAN SHOWING

FLAT NO. 503 IN BLOCK NO. 'A' ON FIFTH 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.

## 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

## BUYER:

DR. SANTOSH KUMAR SARAF, SON OF LATE DR. BHUBANESHWAR SARAF

## REFERENCE:

AREA:

43.34

## SCALE:

SQ. YDS. OR

## INCL:

SQ. MTRS.



EXCL:

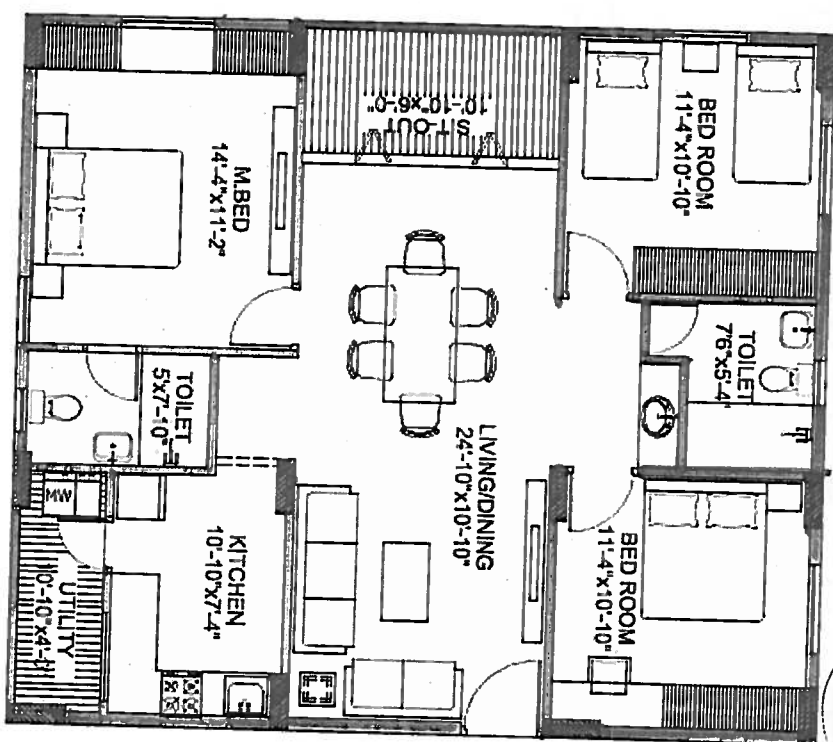


Total Built-up Area = 1400 sft.

Out of U/S of Land = Ac. 3-29 Gts.



Open to Sky



6'-6" wide corridor

For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE VENDOR

*Santosh Kumar Saraf*

SIGNATURE OF THE BUYER

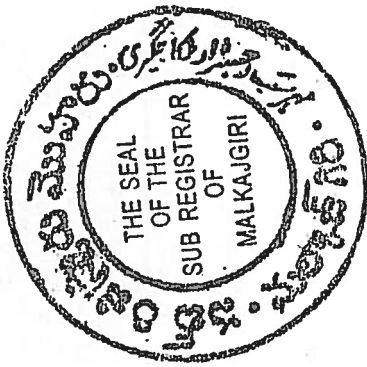
## WITNESSES:

1. *[Signature]*

2. *[Signature]*

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4366/2015 Sheet 9 of 12

Joint SubRegistrar  
Malkajgiri

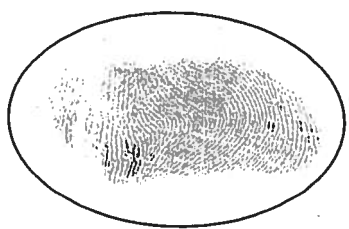


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# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|-----------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|-----------------------------|----------------------------------------------------------------------|

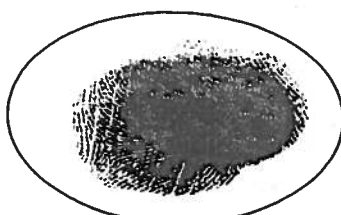


**VENDOR:**

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

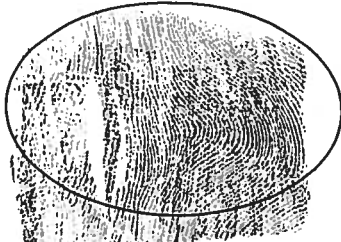
1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2<sup>ND</sup> FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI SATISH MODI

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



**GPA FOR PRESENTING DOCUMENTS**  
**VIDE GPA NO. 87 /BK-IV/2015, Dt:07.10.2015**

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.



**BUYER:**

DR. SANTOSH KUMAR SARAF S/O. LATE DR. BHUBANESHWAR SARAF R/O. H. NO. 5-62/6, STREET NO. 8 ANDHRA BANK BUILDING 3<sup>RD</sup> FLOOR, HABSIGUDA HYDERABAD



**SIGNATURE OF WITNESSES:**

1.

2.

**For B & C ESTATES**

**Partner**

**For B & C ESTATES**

**Partner**

**SIGNATURE OF EXECUTANTS**

**SIGNATURE OF THE BUYER**

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4366-12015 Sheet 10 of 12  
Joint Sub Registrar  
Malkajgiri



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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

B & C ESTATES

21/06/2008

Permanent Account Number

AAHFB7046A

05/07/08

For B & C ESTATES

Partner

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

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

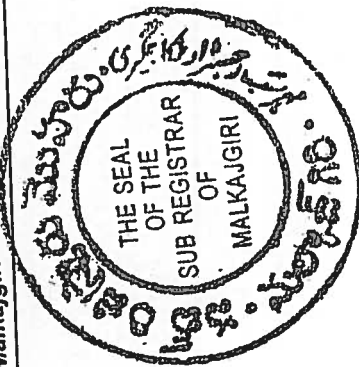
100632008

Partner



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4366/2015. Sheet 11 of 12

Joint SubRegistrar11  
Malkajgiri



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BuNER

|                                                                                   |                                                                                   |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER                                     | ACYPS6861P                                                                        |
| नाम / NAME                                                                        | SANTOSH KUMAR SARAF                                                               |
| पिता का नाम / FATHER'S NAME                                                       | BHUBANESWAR SARAF                                                                 |
| जन्म तिथि / DATE OF BIRTH                                                         | 04-02-1971                                                                        |
| हस्ताक्षर / SIGNATURE                                                             |  |
|  | आयकर आबुक्त, भुवनेश्वर<br>COMMISSIONER OF INCOME-TAX, BHUBANESWAR                 |

*Santosh Kumar Saraf*

WITNESS

|                                                      |                              |
|------------------------------------------------------|------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT                  | भारत सरकार<br>GOVT. OF INDIA |
| JAGDISH SINDHE<br>VENKOBA RAO SINDHE                 |                              |
| 22/03/1968<br>Permanent Account Number<br>ANVPS7052A |                              |
| Signature                                            |                              |

*J Smol*

|                                                      |                                                                                      |
|------------------------------------------------------|--------------------------------------------------------------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT                  | भारत सरकार<br>GOVT. OF INDIA                                                         |
| DATTATREYA KULKARNI<br>VASANT KULKARNI               |  |
| 25/07/1964<br>Permanent Account Number<br>ALAPK7345M |  |
| Signature                                            |                                                                                      |

*Dattatreya Kulkarni*



Bk: 1 CS No 4456/2015 & Doct No

4366/2015 Sheet 12 of 12

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Malkajgiri

# MANAGER'S CHEQUE

VALID FOR 3 MONTHS ONLY

A/C PAYEE ONLY  
NOT NEGOTIABLE



\*\*\*SUB-REGISTRAR, MALKAJGIRI\*\*\*

Pay

अदा करे

Rupees

रुपये

TWO LAKH FORTY FOUR THOUSAND ONE HUNDRED FORTY

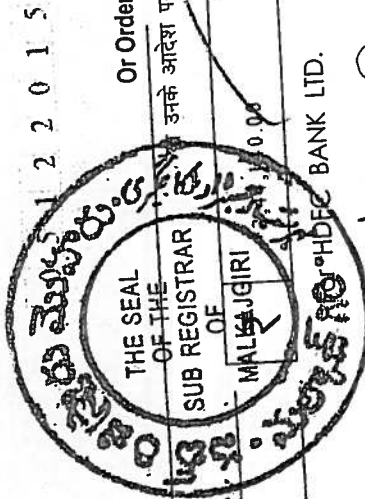
ONLY

FC HDFC BANK LTD.

SECUNDERABAD

SECUNDERABAD - 500 003

REF.NO. 004212096545



Or Order

अथवा आदेश पर

0.00

HDFC BANK LTD.

*[Handwritten signature]*  
AUTHORISED SIGNATORIES  
Please sign above

184252 5002400031 999989 12





00VV 18079535

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

App No : 875958

MeeSeva App No : ECM021502660081

Date : 14-Dec-15

Statement No : 13230523

Sri/Smt.: SANTHOSH KUMAR SARAF : 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: 503, Apartment: MAYFLOWER GRANDE BLOCK A, Ward : 3-Block : 2  
VILLAGE: MALLAPUR, Survey No : 2/171, 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 8 years from 01-10-2007 To 13-12-2015 for acts and encumbrances affecting the said property and the on such search the following acts and encumbrances appear

| S.No | Description of property                                                                                                                                                                                                                                                                                                                                                                                                    | Reg.Date<br>Exe.Date<br>Pres.Date                  | Nature & Mkt Value<br>Con. Value                  | Name of Parties Executant(EX) & Claimants(CL)                                                                                                                                                            | Vol/Pg No CD No Doct<br>No/Year [Schedule/No] |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 1    | VILL/COL: MALLAPUR/MALLAPUR<br>OLD VILLAGE W-B: 3/2 SURVEY<br>2/171 183 184 190 191 APARTMENT<br>MAYFLOWER GRANDE BLOCK A<br>FLAT: 503 EXTENT: 43.34SQ.Yds<br>BUILT: 1500SQ. FT Boundaries:<br>OPEN TO SKY [S] OPEN TO SKY [E]:<br>6" 6" WIDE CORRIDOR [W]. OPEN<br>TO SKY<br>This document Link Doct Link<br>Doct Link Doct 1512,<br>17638/2006 of SRO<br>1507:18995/2006 of SRO<br>1507:16096/2006 of SRO 1507:/<br>2006 | (R) 09-12-2015<br>(E) 09-12-2015<br>(P) 09-12-2015 | 0<br>(Sal D )<br>1114000<br>Con. alue:<br>0686600 | 1.1.(EX)M/S B & C ESTATES, REP BY<br>M/S MODI PROPERTIES &<br>INVESTMENTS PVT LTD REP BY<br>SOHAM MODI [M.D]<br>2.(EX)M/S B & C ESTATES REP BY<br>K.V.SUBBA REDDY [PARTNER]<br>3.(CL)SANTOSH KUMAR SARAF | 0/0<br>4866/2015<br>SRO: ALKAJGIRI            |

Certified By

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

