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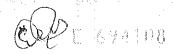
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S.No. 7669 Date:14-06-2016

Sold to: M. MAHENDAR

S/o.MALLESH

For Whom: M/s.B & C ESTATES



K.SATISH KUWAR

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 21st day of June 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

- 1. Mrs. Rokkala Geetha Bhavani, Wife of Mr. Janipati Prem Kumar, aged about 41 years and
- 2. Mr. Janipati Prem Kumar, Son of Mr. J. Jojappa, aged about 46 years both are residing at 92/6, Railway Quarters, Allugaddabavi, Near A. P. Rice Stores, Secunderabad 500 017, hereinafter referred to as the 'Vendee'.

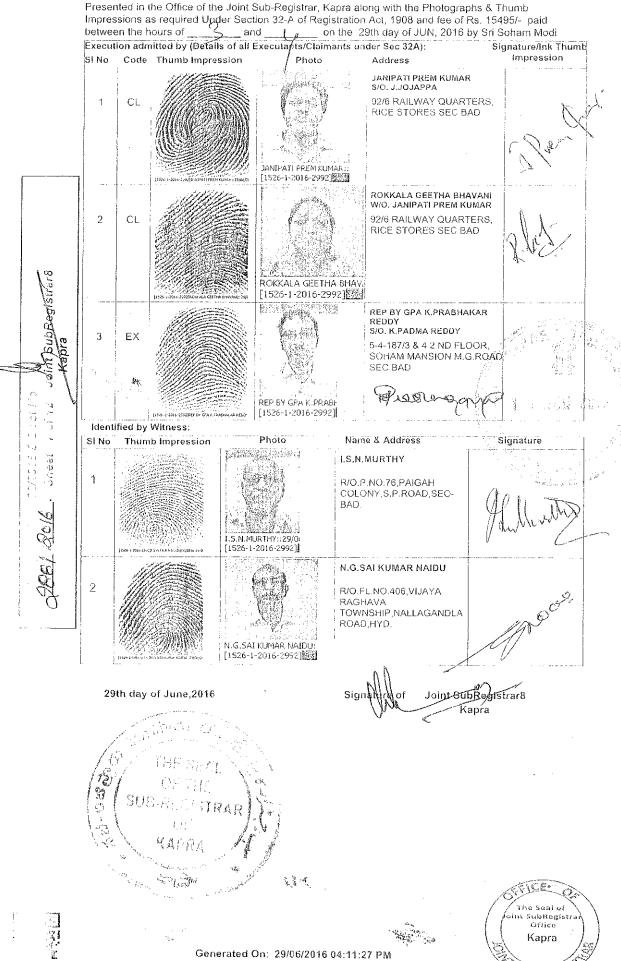
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FOR B & C ESTATES

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Page 1

Presentation Endorsement:



STAILED,

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	f	Ac. 0-30 Gts.,	183
2	M. Venkat Ramana Rao	27	51095	170930	Ac. 0-14 Gts., Ac. 1-02 Gts.,	184 2/1/1
3	M. Suneetha	28	51006		Ac. 0-07 Gts.,	191
	Danocha	28	51096	17.1931	Ac. 1-26 Gts.,	190

FOR B & C ESTATUS

Partiror

Por B & C ESTATES

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. in the Form of Description of Stamp Duty u/S 16 of IS act DD/BC/ Challan Stamp Total Cash Fee/Duty E-Challan Pay Örder u/S 41of IS Act Papers 0 123960 0 0 0 Stamp Duty 100 123860 46485 0 0 0 0 Transfer Duty NA 46485 0 15495 0 0 Reg. Fee NA 15495 0 0 100 0 0 0 **User Charges** NΑ 100 186040 0 Total 100 0 185940 0 0

Rs. 170345/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15495/- towards Registration Fees on the chargeable value of Rs. 3099000/- was paid by the party through E-Challar/BC/Pay Order No ,678IZ2200616 dated 29-JUN-16 of SBH/RP ROAD SECUNDERABAD

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 185940/-, DATE: 29-JUN-16, BANK NAME: SBH, BRANCH NAME: RP ROAD SECUNDERABAD, BANK REFERENCE NO: 001001410,REMITTER NAME. PRABHAKAR REDDY K,EXECUTANT NAME: B AND C ESTATES,CLAIMANT NAME: JANIPATI PREM KUMAR AND OTHERS).

Date:

29th day of June,2016

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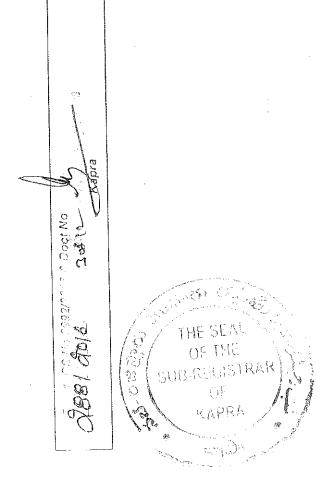
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- G. Vide proceedings of the Tehsildar Uppal Mandal bearing no. B/4587/2008 and B/4588/2008 dated 25.07.2008 land admeasuring Ac.3-29 Gts, forming part of survey nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District was 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.506 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. 30,99,000/- (Rupees Thirty 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.

Partner

FOR B & CESTATES





NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 506 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. 30,99,000/- (Rupees Thirty Lakhs Ninety Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.12,00,000/-(Rupees Twelve Lakhs Only) paid by way of D. D / cheque. No.809026, dated 10.04.2015, issued by Vijaya Bank, Tandoor Branch.
- ii. Rs.9,74,000/-(Rupees Nine Lakhs Seventy Four Thousand Only) paid by way of wire transfer
- iii. Rs.7,00,000/-(Rupees Seven Lakhs Only) paid by way of cheque no.591528, dated 17.03.2015 drawn on Syndicate Branch.
- iv. Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) (Part Payment) paid by way of cheque no. 591542, dated 17.06.2016 drawn on Syndicate Bank.
- 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.

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For B & C ESTATES

artner

Page 4

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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.506 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	•	ş.		
South By	Open to Sky				
East By	6'-6" wide corridor				
West By	Open to Sky			<u></u>	

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:

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2. 199⁹⁵

For A & C ESTATES

Partner

VENDOR

For B & C ESTATES

VENDEE

2881 2016 P. 412 Kapra



P.



ANNEXURE-1-A

1. Description of the Building

: SEMI-DELUXE apartment bearing flat no. 506 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. 30,99,000/-

FOX B & C ESTA

FOR B & C ESTATES

Partner

Date: 21.06.2016

Signature of the Executants

CERTIFICATE

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

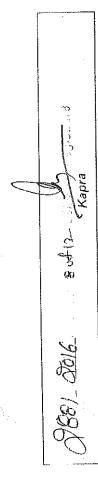
& C ESTATES

Partner

For B & G ESTATES

Date: 21.06.2016

Signature of the Executants





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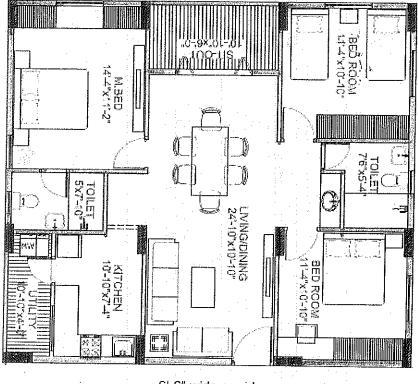
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REGISTRATION	PLAN SHOWING FLAT NO. 506 IN	BLOCK NO. 'A ON FIFT	H FLOOR
	IN THE RESIDENTIAL COMPLEX	NAMED AS "MAYFLOWE	R GRANDE"
in survey nos	2/1/1, 183, 184, 190 & 191		SITUATED AT
	MALLAPUR VILLAGE,	UPPAL	MANDAL, R.R. DIST.
VENDOR:	M/S. B & C ESTATES, REPRESEN	ITED BY ITS PARTNERS	
	1. M/S. MODI PROPERTIES & INV SRI SOHAM MODI, SON OF SR	ESTMENTS PVT. LTD RE	EP. BY ITS MANAGING DIRECTOR
	2. MR. K. V. SUBBA REDDY, SON	OF SHRI. K. CHANDRA S	SEKHAR REDDY
VENDEE:	1. MRS: ROKKALA GEETHA BHAV	ANI, WIFE OF MR. JANIP	ATI PREM KUMAR
	2. MR. JANIPATI PREM KUMAR, S	ON OF MR. J. JOJAPPA	
REFERENCE: AREA: 4:	SCALE: 3.34 SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up Are Out of U/S of Land			⊕ N
	"C-9ׄOL-,OI		

Open to Sky



6'-6" wide corridor

Partner

Open to Sky

For B & C EAR

SIGNATURE OF THE VENDEE

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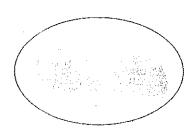


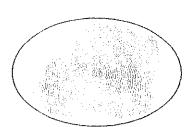


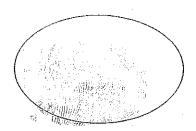
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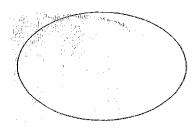
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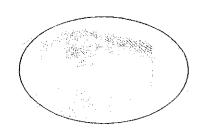
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SIGNATURE OF WITNESSES:

1. Hulling 2.











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, 2nd FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP.BY ITS PARTNERS

- 1. M/S. MODI PROPERTIES & INVESTMENTS
 PVT. LTD., HAVING ITS OFFICE AT
 5-4-187/3 & 4, SOHAM MANSION
 2ND FLOOR, M. G. ROAD, REP.BY
 ITS MANAGING DIRECTOR
 SRI SOHAM MODI
 S/O. SRI SATISH MODI
- 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-IV/2015, Dt:18.12.2015

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

VENDEE:

- 1. MRS. ROKKALA GEETHA BHAVANI. W/O. MR. JANIPATI PREM KUMAR R/O. 92/6, RAILWAY QUARTERS ALLUGADDABAVI NEAR A. P. RICE STORES SECUNDERABAD - 500 017
- 2. MR. JANIPATI PREM KUMAR S/O. MR. J. JOJAPPA R/O. 92/6, RAILWAY QUARTERS ALLUGADDABAVI NEAR A. P. RICE STORES SECUNDERABAD - 500 017

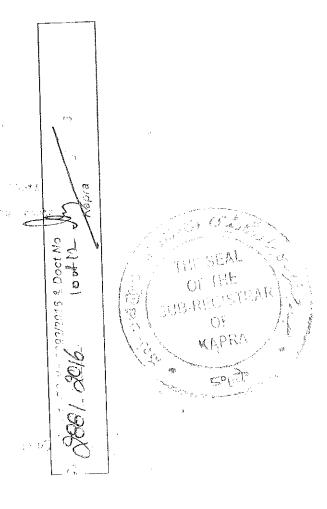
ESTATE.

Partner

FOR B & C INSTAIRS

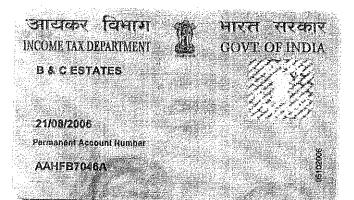
SIGNATURE OF THE VENDOR

auSIGNATURE(S) OF VENDEE



The Soal of oint Subsequence office Kapra

VENDOR:



रवार्व लेखा संख्या

PERMANENT ACCOUNT NUMBER

ABMPM6725H

空间 网络原

SOHAM SATISH MODI

विता का चान अस्तानदासङ अरक्त SATISH MANILAL MODI

লাকা নিঞ্জি এমেনের সংগ্রামনের

18-10-1969

FROM PROPERTY

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Chief Commissional of Incomparate, Adultura Prace of

Sect.

लाई तेखा राज्या /PERMANENT ACCOUNT NUMBER

AEZPK4734Q

TH NAME

VENKATASUBBA REDDY KALICHETI

विता का भाग HATHER'S NAME

CHANDRASEKAR REDDY KALICHETI

जन्म तिथि /DATE OF BIRTH

15-05-1970

CARLANTEN

ETGIET /SIGNATURE

भुष्टा आग्रकर सामुक्त, आस्य प्रदेश

Chilef Commissioner of Income-tax, Andhra Pradesh

आयकर विमाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

W.B.O.

Signature

भारत सरकार GOVT. OF INDIA



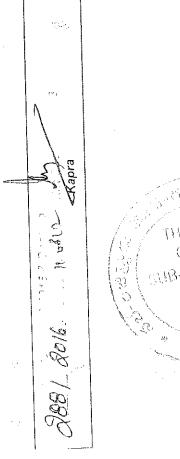


B&CESTATES

Pertner

For B & CERTATES

Presenggy





The Scal of office Kapra

PERMANENT ACCOUNT NUMBER ABMPR9023K



नान /NAME

GEETHA BHAVANI FOKKALA

विता का नाम /FATHER'S NAME MUSALAIAH ROKKALA

जन्म तिथि /bATE OF BIRTH

11-08-1975

EXCURATION /SIGNATURE

पुरुष आधक्तर जासुक्त, आक्ष १९६६

Chief Commissioner of Income-tax, Andria Pradesh

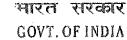
आयकर विमाग INCOME TAX DEPARTMENT

PREMKUMAR JANIPATI JOJAPPA JANIPATI

16/01/1970

Permanent Account Number

ADHPJ3527D











SPROAD

SECUNDRABAD HYDERABAD 500003



Signature

Issued On: 09/01/2014



RTA-HYDERABAD-NZ

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity

08/01/2019

Transport

DLRAP01089414

RTA-HYDERABAD-NZ

Date of Birth

22/12/1945

GOVT. OF INDIA

आयकर विभाग INCOME TAX DEPARTMENT SAI KUMAR NAIDU GOLI

NARAYANA RAO NAIDU GOLI

30/05/1956

Permanent Account Number

ADRPG7383E

Signature



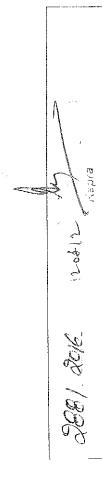
Non Transport

Date of Validity Badge No.

Reference No. Original LA.

Date of First Issue 15/09/1982

Blood Group





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Kapra