

ORIGINAL

745 M/1 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ G. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		4/2		F
దస్తావేజు విలువ	3735000		18/2		
స్థాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	621/16		Val 46688		
రిజిస్ట్రేషన్ రుసుము	18675				
లోటు స్థాంపు(D.S.D.)				7741	
GHMC (T.D.)	149300				
యూజర్ ఛార్జీలు	100		46688		
అదనపు షీట్లు			77/2		
5 x	56021				
	1				
మొత్తం	224100				

(అక్షరాల Nil)

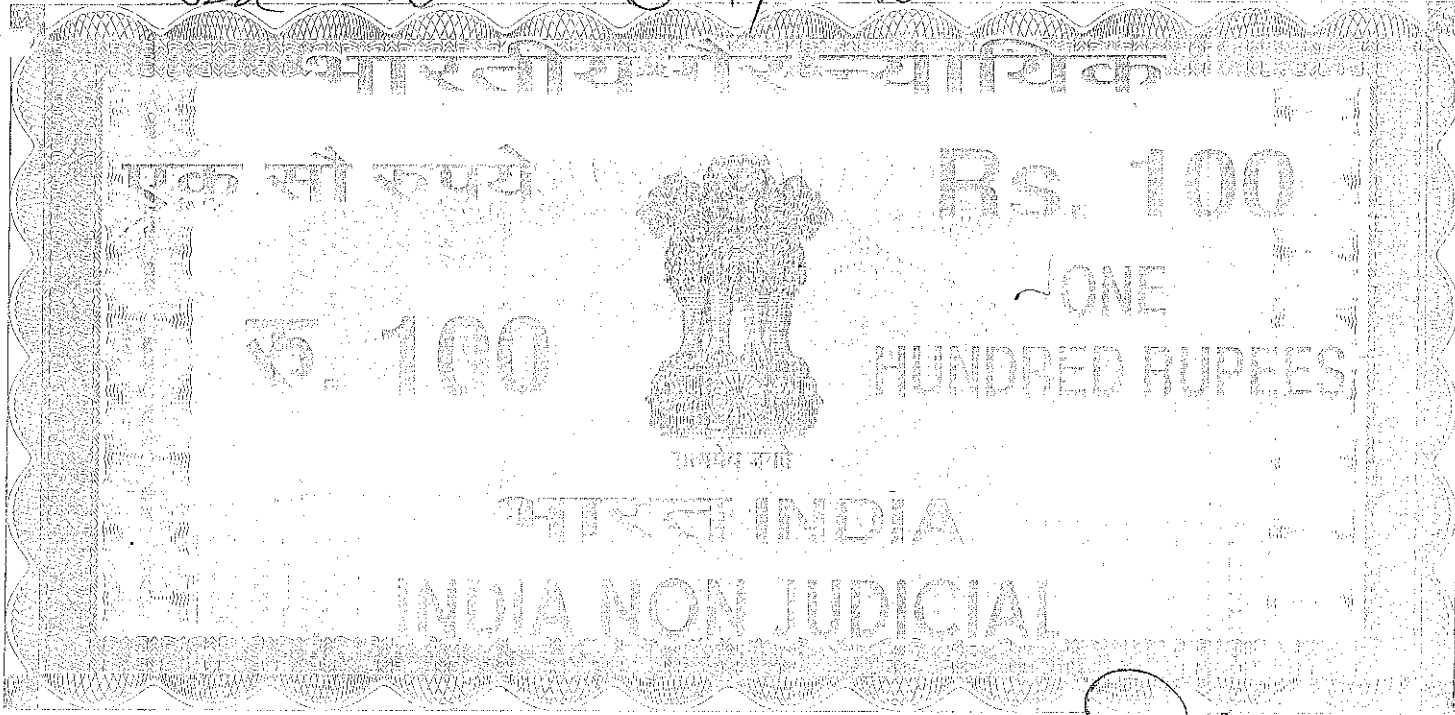
తేది 18/2 రూపాయలు మాత్రమే)

వాపసు తేది _____

సబ్ రిజిస్ట్రారు

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.

632 W. No. 621/2016



తెలంగాణ తెలంగాణ TELANGANA

S.No. 797 Date: 04-02-2016

Sold to: D. PAVAN KUMAR

S/o.: D. ANJANEYULU

For Whom: B&C ESTATES


K.SATISH KUMAR

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

903540

SALE DEED

This Sale Deed is made and executed on this 18th 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

1. Mohd. Afsar Ahmed, Son of Mr. Mohd. Ibrahim, aged about 42 years and
2. Mrs. Seema Sultana, wife of Mr. Mohd. Afsar Ahmed, aged about 39 years both residing at Flat No.006, C-Block, Keerthi Harmony Apartments, TC Palaya Main Road, Rammurthy Nagar, Bangalore - 560 016, hereinafter referred to as the 'Vendee'.

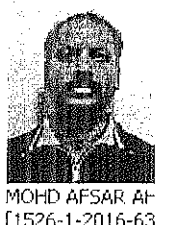
The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For B & C ESTATES

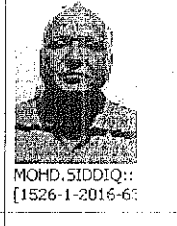
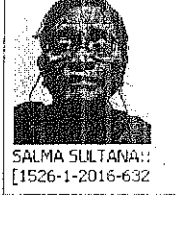
For B & C ESTATES

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. 18675/- paid between the hours of 12 and 1 on the 18th day of FEB, 2016 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 SEEMA SULTANA::18 [1526-1-2016-632]	SEEMA SULTANA W/O. MOHD AFSAR AHMED FLATNO.006 C BLOCK, KEETHI HARMONY APTS RAMMURTHY NAGAR BANGALORE	<i>Seema Sultana</i>
2	CL		 MOHD AFSAR AH [1526-1-2016-632]	MOHD AFSAR AHMED S/O. MOHD IBRAHIM FLATNO.006 C BLOCK, KEETHI HARMONY APTS RAMMURTHY NAGAR BANGALORE	<i>Mohd Afsar</i>
3	EX		 REP BY GPA PRESEN [1526-1-2016-632]	REP BY GPA PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 SOHAM MANSION, M.G.ROAD SECBAD	<i>Prabhakar Reddy</i>

Identified by Witness:

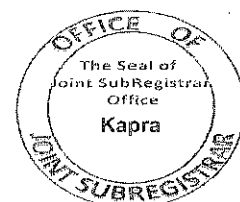
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHD.SIDDIQ: [1526-1-2016-632]	MOHD.SIDDIQ R/O.FL.NO.501,MAYFLOWE R HEIGHTS,MALLAPUR,HYD.	<i>md. Siddiq</i>
2		 SALMA SULTANA: [1526-1-2016-632]	SALMA SULTANA R/O.FL.NO.501,MAYFLOWE R HEIGHTS,MALLAPUR,HYD.	<i>Salma Sultana</i>

18th day of February, 2016

Signature of Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



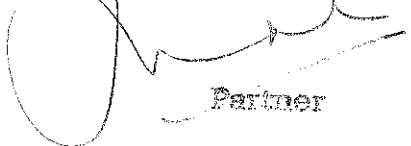
Bk-1, CS No 632/2016 & Doct No 624/2016 Sheet 1 of 12 Joint SubRegistrar Kapra

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
2	M. Venkat Ramana Rao	27	51095	170930	Ac. 0-14 Gts.,	184
					Ac. 1-02 Gts.,	2/1/1
3	M. Suneetha	28	51096	171931	Ac. 0-07 Gts.,	191
					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	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	205325	0	0	0	205425
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	18675	0	0	0	18675
User Charges	NA	100	0	0	0	100
Total	100	224100	0	0	0	224200

Rs. 205325/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18675/- towards Registration Fees on the chargeable value of Rs. 3735000/- was paid by the party through Challan/BC/Pay Order No ,486458 dated ,17-FEB-16.

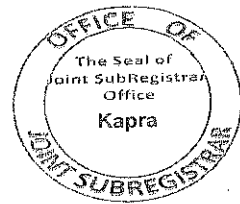
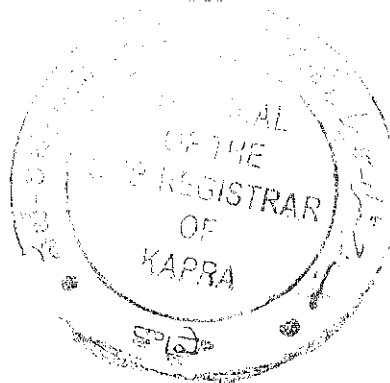
Date
18th day of February, 2016

Signature of Registering Officer
Kapra

Bk - 1, CS No 632/2016 & Doct No
621/2016 Sheet 2 of 12
Joint SubRegistrar
Kapra

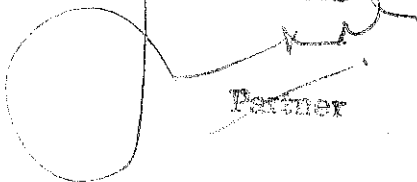
15 ఫిబ్రవరి 2016 సం. / చ.స. 1899
621/2016 నంబరుగా రిజిస్ట్రేషన్ చేయబడి
శ్రీ.వి.వి. విమలకుమార్, వారిరు 1526
2 621/2016 నంబరు
18/2/2016 తేదీ

Handwritten signature and text.



- 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 deluxe apartment bearing flat no.807 on the eighth floor, in block no. 'A' admeasuring 1150 sft. of super built-up area together with proportionate undivided share of land to the extent of 35.60 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. 37,35,000/- (Rupees Thirty Seven Lakhs Thirty Five Thousand Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B & C ESTATES


Partner

For B & C ESTATES

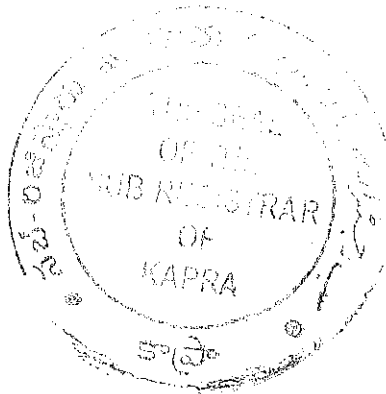

Partner

BK-1, CS No 632/2016 & Doct No

621/12016. Sheet 3 of 12

Joint SubRegistrar

Kapra



Generated On: 18/02/2016 12:22:18 PM



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Mayflower Grande, on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs.37,35,000/- (Rupees Thirty Seven Lakhs Thirty Five Thousand Only) loan availed from Axis Bank Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

Details of Flat:

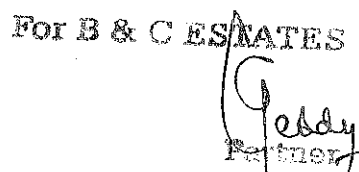
- a) Deluxe Flat No.807 on the eighth floor, in block no. 'A' admeasuring 1150 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 35.60 Sq. yds.
 - c) A reserved parking space for single car on the basement floor admeasuring about 100 sft.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendor shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.

For B & C ESTATES



Partner

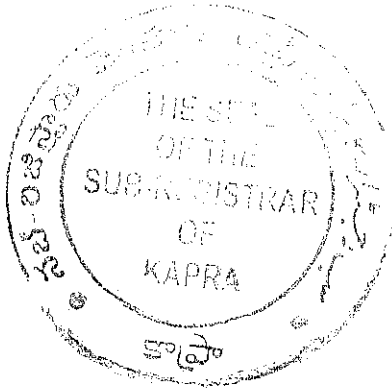
For B & C ESTATES



Partner

Bk-1, CS No 632/2016 & Doct No
621/2016 Sheet 4 of 12

Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



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.

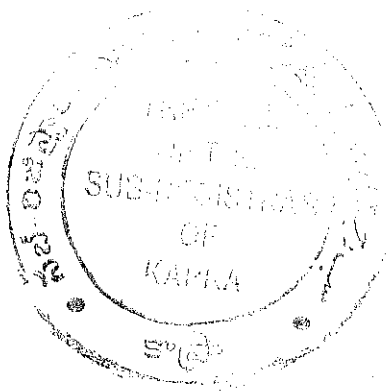
For B & C ESTATES

Partner

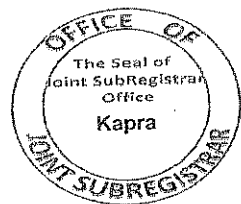
For B & C ESTATES

Partner

Bk - 1, CS No 632/2016 & Doct No
624 12016 Sheet 5 of 12 Joint SubRegistrar
Kapra

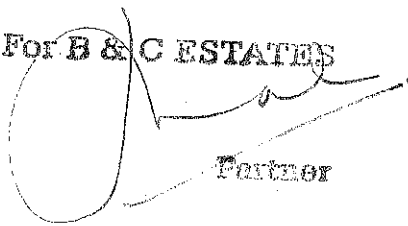


Generated On: 18/02/2016 12:22:18 PM

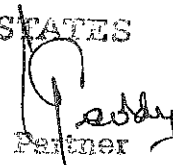


- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the 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

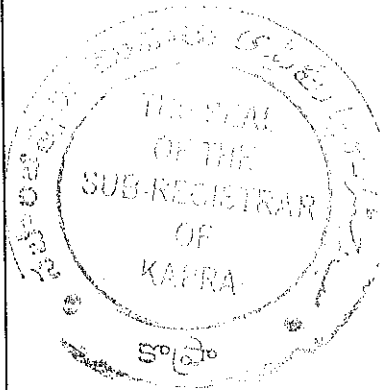
For B & C ESTATES


Partner

Bk-1, CS No 632/2016 & Doct No

621/2016. Sheet 6 of 12

Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



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

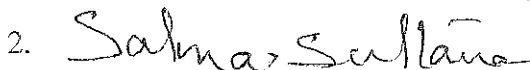
All that portion forming a deluxe apartment bearing flat no.807 on the eighth floor, in block no. 'A' admeasuring 1150 sft. of super built-up area (i.e., 897 sft. of built-up area & 253 sft. of common area) together with proportionate undivided share of land to the extent of 35.60 sq. yds, and a reserved 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	Open to Sky
West By	6'-6" wide corridor

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. 

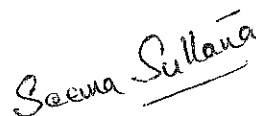
For B & C ESTATES

Partner

For B & C ESTATES

Partner

VENDOR

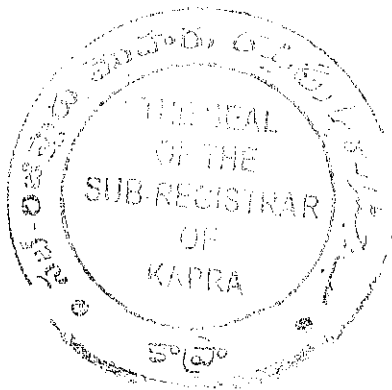

Seema Sullana

VENDEE

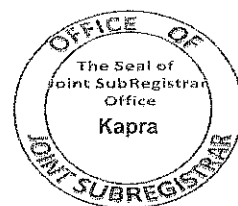
Bk - 1, CS No 632/2016 & Doct No

629 2016 Sheet 7 of 12

Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.807 on the eighth 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 : 35.60 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 Eighth Floor : 1150 sft.
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 37,35,000/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants

Date: 18.02.2016

C E R T I F I C A T E

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

For B & C ESTATES

Partner

For B & C ESTATES

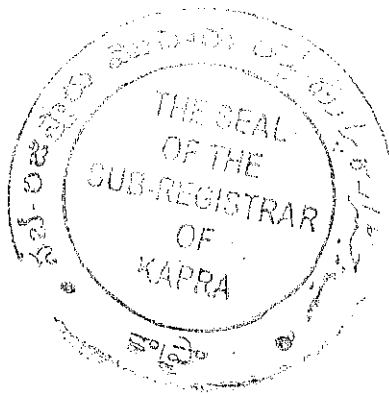
Partner

Signature of the Executants

Date: 18.02.2016

Seema Sullana

Bk-1, CS No 632/2016 & Doct No
624/2016 Sheet 8 of 12 Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



REGISTRATION PLAN SHOWING

FLAT NO. 807 IN BLOCK NO. 'A' ON EIGHTH 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

VENDEE:

1. MOHD. AFSAR AHMED, SON OF MR. MOHD. IBRAHIM
2. MRS. SEEMA SULTANA, WIFE OF MR. MOHD. AFSAR AHMED

REFERENCE:**AREA:**

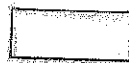
35.60

SCALE:

SQ. YDS. OR

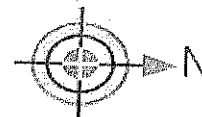
INCL:

SQ. MTRS.

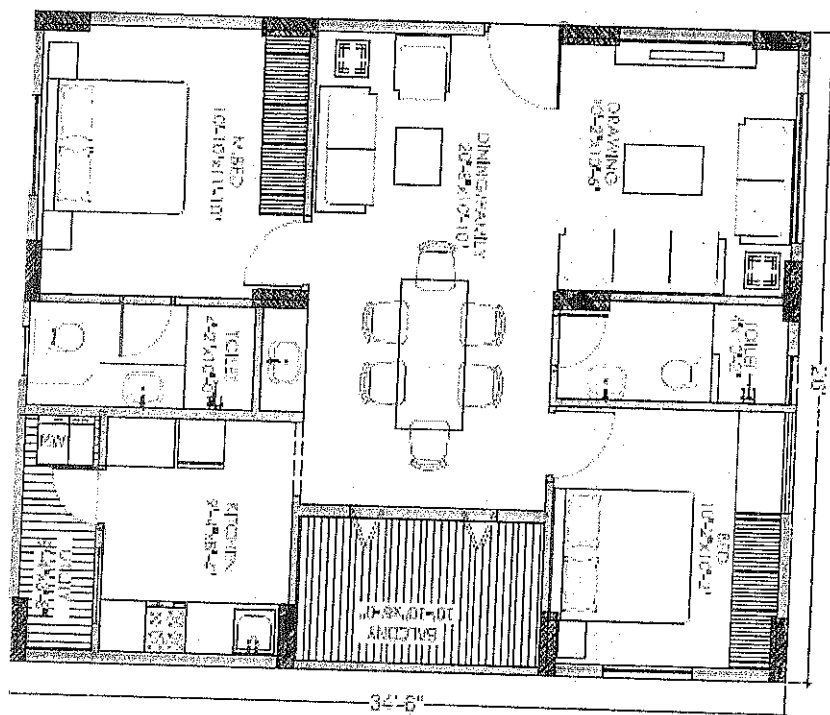
**EXCL:**

Total Built-up Area = 1150 sft.
Out of U/S of Land = Ac. 3-29 Gts.

6'-6" wide corridor



Open to Sky



Open to Sky

Open to Sky

For B & C ESTATES

Partner

For B & C ESTATES

Partner

WITNESSES:

- 1.
- 2.

Seema Sultana

SIGNATURE OF THE VENDOR

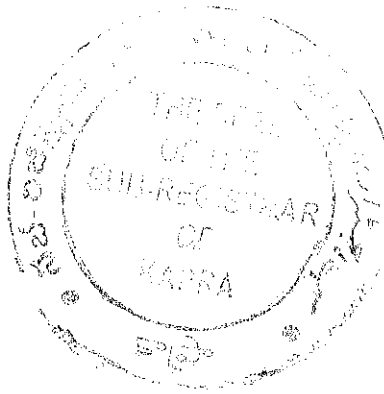
SIGNATURE OF THE VENDEE

Bk-1, CS No 632/2016 & Doct No

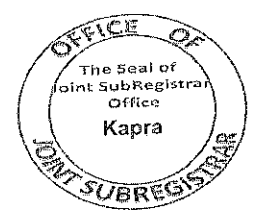
624 / 2016 Sheet 9 of 12

Joint Sub Registrar

Kapra



Generated On: 18/02/2016 12:22:18 PM

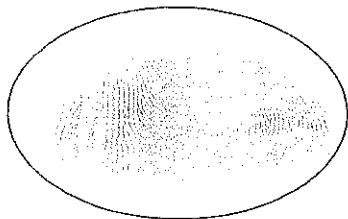


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. B & C ESTATES, A REGISTERED
PARTNERSHIP FIRM HAVING ITS OFFICE AT
5-4-187/3 & 4, 2ND 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
2ND 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

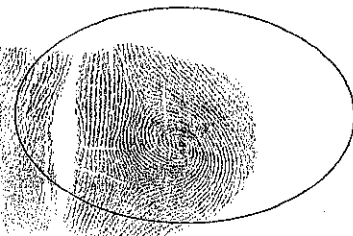
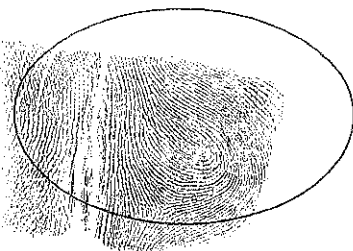
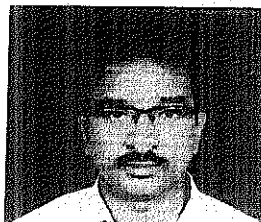
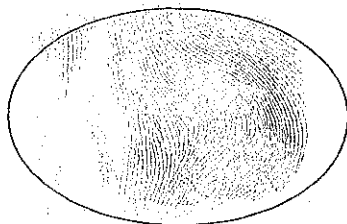
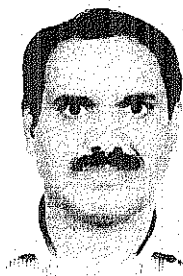
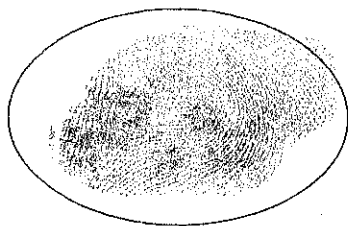
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 134/BK-IV/2015, DT:18.12.2015.

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. MOHD. AFSAR AHMED
S/O. MR. MOHD. IBRAHIM
R/O. FLAT NO.006, C-BLOCK
KEERTHI HARMONY APARTMENTS
TC PALAYA MAIN ROAD
RAMMURTHY NAGAR
BANGALORE - 560 016

2. MRS. SEEMA SULTANA
W/O. MR. MOHD. AFSAR AHMED
R/O. FLAT NO.006, C-BLOCK
KEERTHI HARMONY APARTMENTS
TC PALAYA MAIN ROAD
RAMMURTHY NAGAR
BANGALORE - 560 016.



SIGNATURE OF WITNESSES:

1. *mf. Pooja*
2. *Seema Sultana*

C ESTATES

Partner

For B & C ESTATES

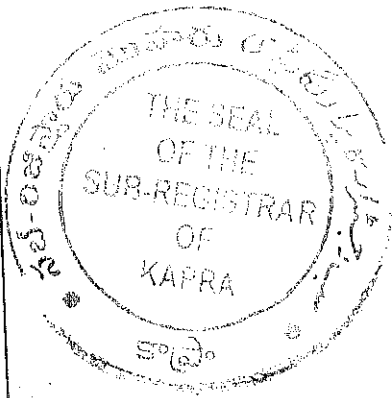
Seema Sultana
Partner

SIGNATURE OF EXECUTANTS

Seema Sultana

afsa

Bk-1, CS No 632/2016 & Doct No
624 2016. Sheet 10 of 12
Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
B & C ESTATES

भारत सरकार
GOVT OF INDIA

21/08/2006
Permanent Account Number
AAHFB7046A

2002/150

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPMG725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

For B & C ESTATES
Modi
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEZPK4734Q

नाम / NAME
VENKATASUBBA REDDY KALICHETI

पिता का नाम / FATHER'S NAME
CHANDRASEKAR REDDY KALICHETI

जन्म तिथि / DATE OF BIRTH
16-05-1970

हस्ताक्षर / SIGNATURE
V. Kalicheti

मुख्य आयकर अधिकारी, बॉम्बे
Chief Commissioner of Income-tax, Bombay

For B & C ESTATES
Kalicheti
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

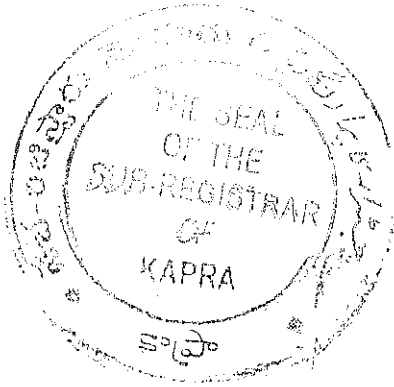
15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE
Prabakaran

मुख्य आयकर अधिकारी, बॉम्बे
Chief Commissioner of Income-tax, Bombay

Prabakaran

BK-1, CS No 632/2016 & Doct No
624 2016. Sheet 11 of 12
Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



आयकर विभाग
INCOME TAX DEPARTMENT
MOHD AFSAR AHMED
IBRAHIM MOHD
08/12/1972
Permanent Account Number
AKNPM4044M
Signature

भारत सरकार
GOVT. OF INDIA

16112004

आयकर विभाग
INCOME TAX DEPARTMENT
SEEMA SULTANA
MOHD SIDDIQ
23/04/1975
Permanent Account Number
DYQPS2940C
Signature

भारत सरकार
GOVT. OF INDIA

16022012



भारत सरकार



भारत सरकार

భారత ప్రభుత్వం

Government of India

సమోదు క్రమసంఖ్య/Enrolment No.: 1027/00076/01347

To: Salma Sultana
(సల్మా సుల్తానా)
C/O Mohammed Siddiq
Flat 306 12-14-197
Janapriya Villa
Lalapel
Secunderabad
Hyderabad
Andhra Pradesh - 500017

Date: 16/11/2010

Salma Sultana

EY 03241815 5 IN Ref. No: 16112010-00572

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

9289 3550 0306

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సల్మా సుల్తానా
Salma Sultana

పుట్టిన సంవత్సరం / Year of Birth : 1949
స్త్రీ / Female

9289 3550 0306



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం



భారత ప్రభుత్వం

భారత ప్రభుత్వం

Government of India

సమోదు క్రమసంఖ్య/Enrolment No.: 1027/00076/01346

To: Mohammed Siddiq
(మొహమ్మద్ సిద్దిక్)
C/O Mohammad Ibrahim
Flat 306 12-14-197
Janapriya Villa
Lalapel
Secunderabad
Hyderabad
Andhra Pradesh - 500017

Date: 16/11/2010

Mohammed Siddiq

EY 00272762 1 IN Ref. No: 16112010-00097

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2743 3230 3395

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మొహమ్మద్ సిద్దిక్
Mohammed Siddiq

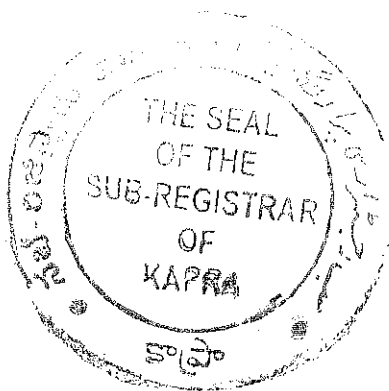
పుట్టిన సంవత్సరం / Year of Birth : 1948
పురుషుడు / Male

2743 3230 3395

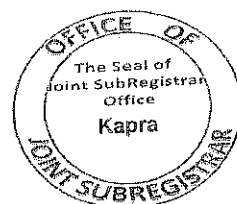


ఆధార్ - సామాన్యుని హక్కు

Bk-1, CS No 632/2016 & Doct No
64/1206. Sheet 12 of 12 Joint SubRegistrar
Kapra



Generated On: 18/02/2016 12:22:18 PM



Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :23-02-2016 15:24:08

App No :282301

Statement No :14564374

Sri/Smt.:**K.P.REDDY** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MALLAPUR OR MALLAPUR, Ward - Block:3 - 4, House No: , ,
Apartment:MAYFLOWER GRANDE BLOCK NO.A , Flat No:807 , SURVEY NO:
,2/1/1,183,184,190,191, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY ,
EAST :OPEN TO SKY , WEST :6-6 WIDE CORRIDOR

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **9** from **01-10-2007 to 22-02-2016** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

1/1	VILL/COL: MALLAPUR/MALLAPUR W-B: 3-4 SURVEY: 2/1/1 183 184 190 191 APARTMENT: MAYFLOWER GRANDE BLOCK NO.A FLAT: 807 EXTENT: 35.6SQ.Yds BUILT: 1250SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR Link Doct:17638/2006 of SRO 1507 Link Doct:18995/2006 of SRO 1507 Link Doct:16096/2006 of SRO 1507	(R) 18- 02-2016 (E) 18- 02-2016 (P) 18- 02-2016	0101 Sale Deed Mkt.Value:Rs. 3735000 Cons.Value:Rs. 3735000	1.(EX)M/S.B & C ESTATES REP BY PARTNER M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY MD SOHAM MODI 2.(EX)REP BY GPA PRESENTING DOCUMENTS K.PRABHAKAR REDDY 3.(EX)M/S.B & C ESTATES REP BY PARTNER K.V.SUBBA REDDY 4.(CL)MOHD AFSAR AHMED 5.(CL)SEEMA SULTANA	0/0 621/2016 [1] of SRO KAPRA(1526)

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid

Received Rs. 200+20 towards EC-Fee

acts and encumbrances no other act and
encumbrances affecting the said
property have been found

against Cash Receipt No.

3. Search made and certificate prepared by / Umakanth

4. Search verified and certificate examined by /

5. Result : '1 out of 5 are included in the
statement.'

OFFICE SEAL & DATE

Signature of Register Officer

Print

back

Sub-Registrar Office
KAPRA

