

ORIGINAL

నెం. 8437 M/s BRC Estates Repy
శ్రీమతి / శ్రీ K. Prabhalea Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుముల పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Val	4/2	5
దస్తావేజు విలువ	4630000	26/2	9.100
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	812/16		
రిజిస్ట్రేషన్ రుసుము	23150	Val - 57825	
లోటు స్టాంపు (D.S.D.)	185100	8192	
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	69418	185510	
అదనపు షీట్లు	1	25/2	
5 x			
మొత్తం	277800		

(అక్షరాలా) 25/1

తేది 27/2
వాపసు తేది

రూపాయలు
సెబ్-రిజిస్ట్రారు
సబ్ రిజిస్ట్రారు
కాన్స్టేబుల్

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.

840

D. 30. 812 of 2016



తెలంగాణ తెలంగాణ TELANGANA

S.No. 807

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

D 903550

SALE DEED

This Sale Deed is made and executed on this 26th 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. Mrs. Trishna Roy Choudhury, Wife of Mr. Bijoy Roy Choudhury, aged about 49 years and
2. Mr. Bijoy Roy Choudhury, Son Mr. Anil Roy Choudhury, aged about 53 years, Occupation: Service, both are residing at Plot No. 11, Progressive Colony, Manovikas Nagar, Bowenpally, Secunderabad {Pan No. ACLPR3556M}, 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

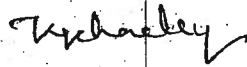
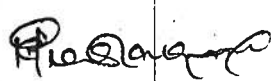
For B & C ESTATES

Page 1

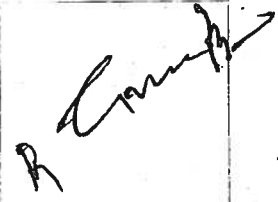
Presentation Endorsement:

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. 23150/- paid between the hours of 12 and 1 on the 27th day of FEB, 2016 by Sri Soham Modi

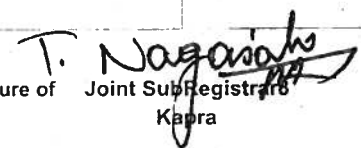
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BIJOY ROY CHOUDHURY [1526-1-2016-840]	BIJOY ROY CHOUDHURY S/O. ANIL ROY CHOUDHURY PLOTNO.11 PROGRESSIVE CLY, MANOVIKAS NAGAR BOWENPALLY SEC BAD	 
2	CL		 TRISHNA ROY CHOUDHURY [1526-1-2016-840]	TRISHNA ROY CHOUDHURY W/O. BIJOY ROY CHOUDHURY PLOTNO.11 PROGRESSIVE CLY, MANOVIKAS NAGAR BOWENPALLY SEC BAD	
3	EX		 REP BY GPA PRESENTING DOCUMENTS K.PRABHAKAR REDDY [1526-1-2016-840]	REP BY GPA PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 SOHAM MANSION, M.G.ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 R.GNANESWAR :2 [1526-1-2016-840]	R.GNANESWAR R/O.FL.NO.304,MUDDASAN I CLASSIC,TILAK NAGAR X ROAD,HYD.	
2		 K.HANUMANTHA RAO [1526-1-2016-840]	K.HANUMANTHA RAO R/O.3-11-100/2,HCL NAGAR,MALLAPUR,HYD.	

27th day of February, 2016

Signature of  Joint Sub Registrar
Kapra



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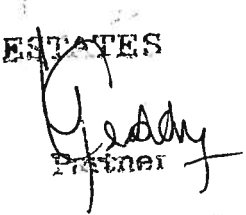
WHEREAS:

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

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

FOOT & C ESTATES

Partner

FOOT & 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	0	0	0	254550	254650
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	23150	23150
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	277800	277900

Rs. 254550/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 23150/- towards Registration Fees on the chargeable value of Rs. 4630000/- was paid by the party through DD No ,185510 dated ,25-FEB-16 of ,HDFC BANK/SEC-BAD.

Date

27th day of February, 2016

Signature of Registering Officer

Kapra

BK - 1, CS No 840/2016 & Doct No

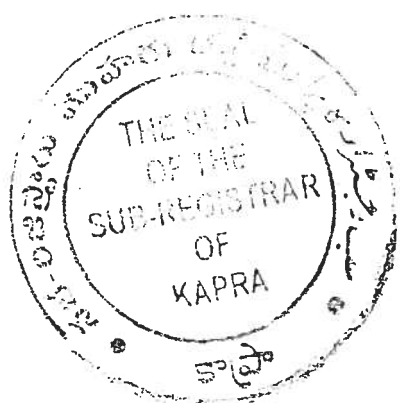
840/2016 - Sheet 2 of 12

Joint Sub Registrar

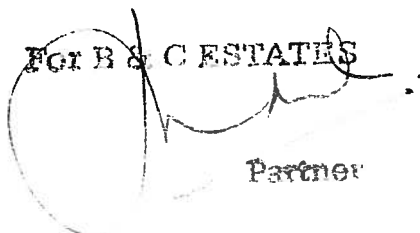
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1వ పుస్తకము 2016 సం./ చా. 1839
 పుస్తకము 812 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు డ్యూటీ నిమిత్తం రిజిస్టరు నెంబరు 1526
 812 2016 నా యంత్రాధిపతి
 2016 ఫిబ్రవరి 27 వ తేది

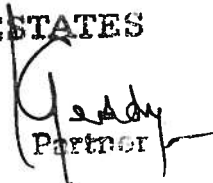
T. Nagaraju
 సబ్-రిజిస్ట్రార్



- 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. 901 on the Ninth 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. 46,30,000/- (Rupees Forty Six Lakhs Thirty 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

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Joint Sub Registrar

Kapra



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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 deluxe apartment bearing flat no. 901 on the Ninth floor, in block no. 'A', having a super built-up area of 1400 sft., (i.e., 1120 sft. of built-up area & 280 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. 46,30,000/- (Rupees Forty Six Lakhs Thirty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.27,72,000/- (Rupees Twenty Seven Lakhs Seventy Two Thousand Only) paid by way of Banker cheque no.533412, dated 20.02.2016, issued by State Bank of India, RACPC-III, Hyderabad.
- ii. Rs.6,00,000/- (Rupees Six Lakhs Only) paid by way of cheque no.547345, dated 11.01.2016, drawn on State Bank of India, Patny Branch, Secunderabad.
- iii. Rs.4,98,000/- (Rupees Four Lakhs Ninety Eight Thousand Only) paid by way of cheque no.731867, dated 26.02.2016 drawn on State Bank of India, Patny Branch, Secunderabad.
- iv. Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of cheque no.080451, dated 15.02.2016, drawn on Central Bank of India, Chandmari, Guwahati Branch, Assam.
- v. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.547344, dated 08.12.2015, drawn on State Bank of India, Patny Branch, Secunderabad.
- vi. Rs.1,00,000/- (Rupees One Lakhs Only) paid by way of cheque no.100098, dated 11.01.2016, drawn on drawn on ICICI Bank, Fancy Bazar Branch, Guwahati, Assam.
- vii. Rs.60,000/- (Rupees Sixty Thousand Only) paid by way of cheque no.100099, dated 24.02.2016, drawn on drawn on ICICI Bank, Fancy Bazar Branch, Guwahati, Assam..
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.

For B & C ESTATES

Partner

For B & C ESTATES

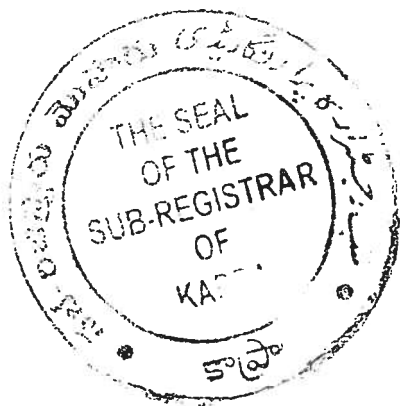
Partner

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Joint Sub Registrar

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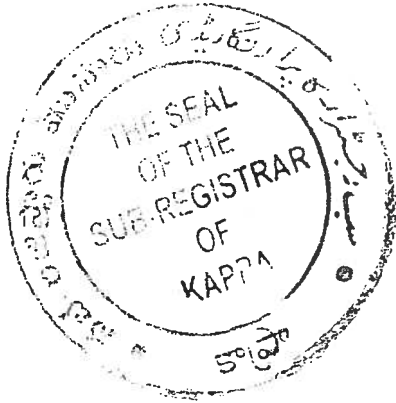
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming 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 scheduled 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

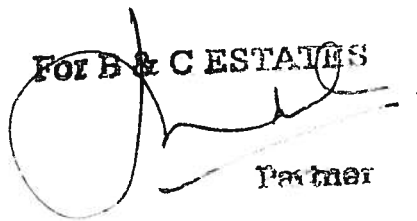
For B & C ESTATES

Partner

BK-1, CS No 840/2016 & Doct No
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Kapra



- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the residential flats shall always be called MAYFLOWER GRANDE and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Mayflower Grande. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Mayflower Grande (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

FOR B & C ESTATES

Partner

FOR B & C ESTATES

Partner

BK-1, CS No 840/2016 & Doct No
6162016. Sheet 6 of 12

Joint SubRegistrar

Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF FLAT

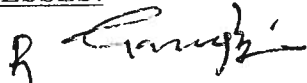
All that portion forming a deluxe apartment bearing flat no.901 on the Ninth floor, in block no. 'A' admeasuring 1400 sft. of super built-up area (i.e., 1120 sft. of built-up area & 280 sft. of common area) together with proportionate undivided share of land to the extent of 43.34 sq. yds, and a reserved 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

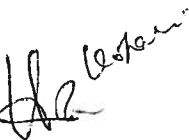
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

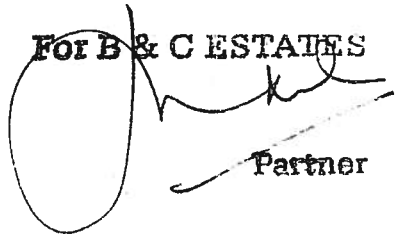
1.



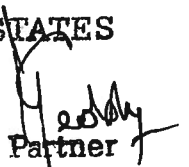
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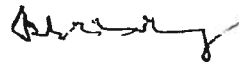
For B & C ESTATES


Partner

For B & C ESTATES


Partner

VENDOR



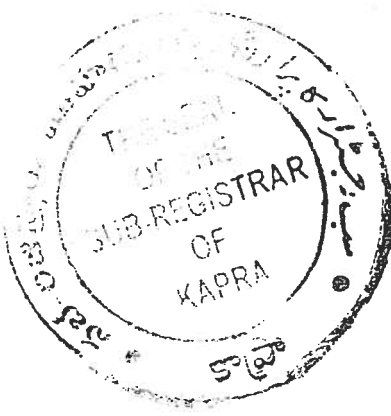


VENDEE

Bk-1, CS No 840/2016 & Doct No

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Joint SubRegistrar
Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 901 on the Ninth 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 Ninth Floor : 1400 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 46,30,000/-

For B & C ESTATES
Partner
For B & C ESTATES
Partner
Signature of the Executants

Date: 26.02.2016

C E R T I F I C A T E

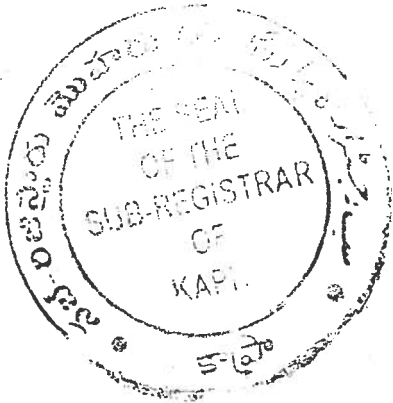
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For B & C ESTATES
Partner
For B & C ESTATES
Partner
Signature of the Executants

Date: 26.02.2016

Signature of the Executants
Teychally
Bishetty

BK-1, CS No 840/2016 & Doct No
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REGISTRATION PLAN SHOWING

FLAT NO. 901 IN BLOCK NO. 'A' ON NINTH 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. MRS. TRISHNA ROY CHOUDHURY, WIFE OF MR. BIJOY ROY CHOUDHURY
2. MR. BIJOY ROY CHOUDHURY, SON MR. ANIL ROY CHOUDHURY

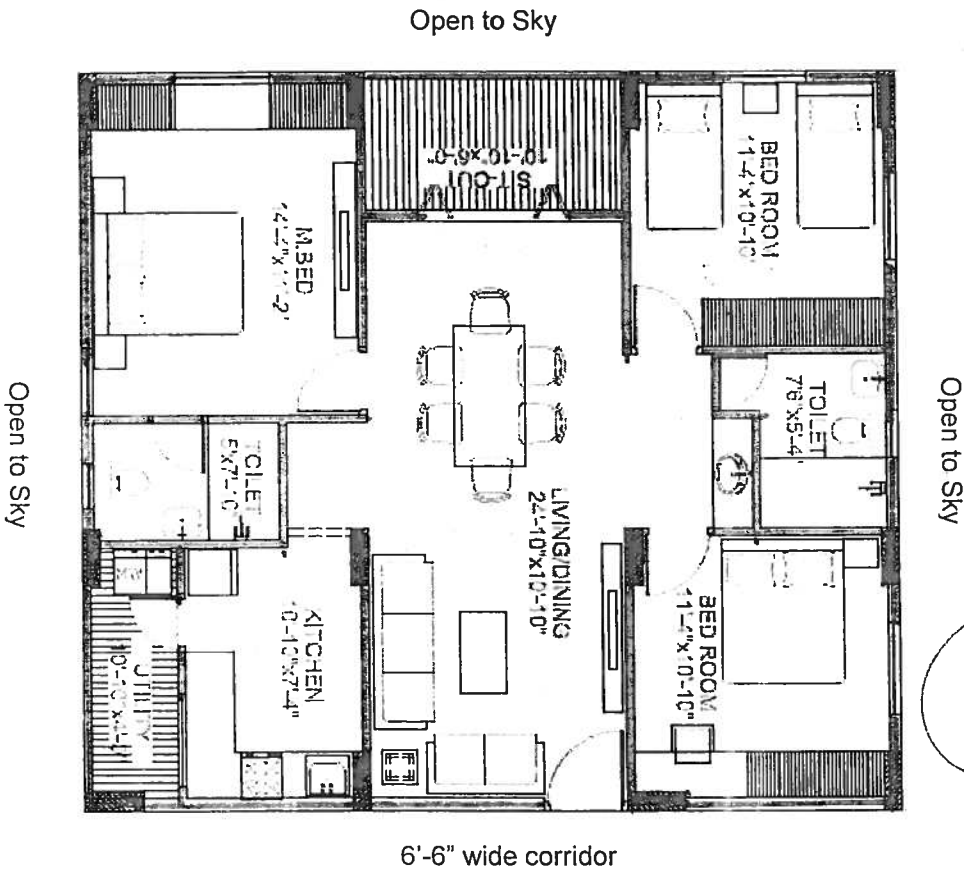
REFERENCE: AREA: 43.34

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

EXCL:

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



For B & C ESTATES
Partner

For B & C ESTATES
Partner

WITNESSES:

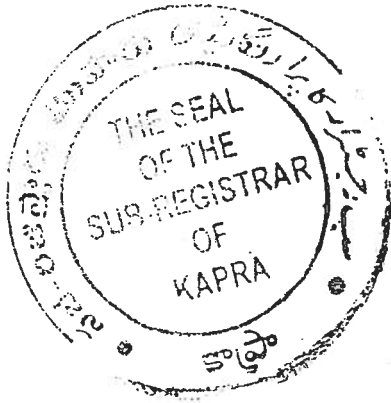
1.
2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk: 1 CS No 840/2016 & Doct No
812 2016. Sheet 9 of 12

Joint SubRegistrar
Kapra

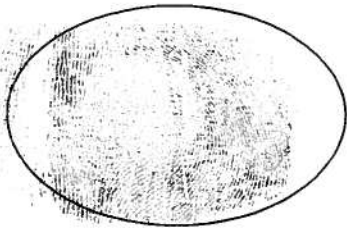
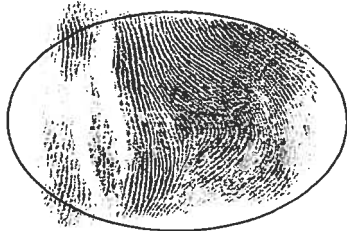
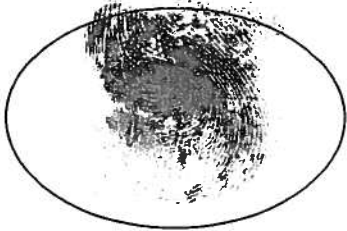


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
I ACT, 1908.**

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. R/O. MRS. TRISHNA ROY CHOUDHURY
W/O. MR. BIJOY ROY CHOUDHURY
R/O. PLOT NO.11, PROGRESSIVE COLONY
MANOVIKAS NAGAR
BOWENPALLY
SECUNDERABAD
2. MR. BIJOY ROY CHOUDHURY
S/O. MR. ANIL ROY CHOUDHURY
R/O. PLOT NO.11, PROGRESSIVE COLONY
MANOVIKAS NAGAR
BOWENPALLY
SECUNDERABAD.

SIGNATURE OF WITNESSES

1.

R. G. Prasad

2.

Ala Gopali

B & C ESTATES

[Signature]
Partner

For B & C ESTATES

[Signature]
Partner

SIGNATURE OF EXECUTANTSS

[Signature]

[Signature]

SIGNATURE OF THE VENDEE



Part 1, CS No 840/2016 & Doct No
8/2 / 00/6. Sheet 10 of 12

Joint Sub Registrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B & C ESTATES

21/08/2006
Permanent Account Number
AAHFB7046A

05/08/2006

For B & C ESTATES

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
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

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, आंध्र प्रदेश
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

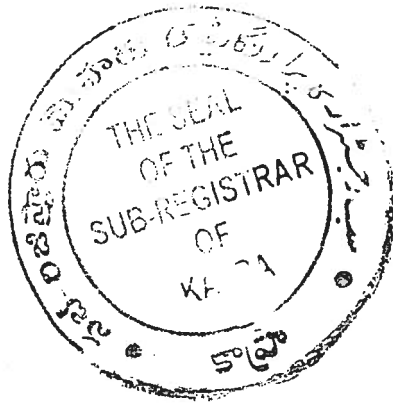
15/01/1974
Permanent Account Number
AWSPP8104E

Signature
Prabha

10/06/2008

Prabha

BA 11, CS No 840/2016 & Doct No
840/2016 Sheet 11 of 12 Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
B & C ESTATES
21/08/2006
Permanent Account Number
AAHFB7046A

भारत सरकार
GOVT OF INDIA

08/02/2006

For B & C ESTATES

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
Soham Modi
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEZPI4734Q
नाम / NAME
VENKATASUBBA REDDY KALICHETI
पिता का नाम / FATHER'S NAME
CHANDRASEKAR REDDY KALICHETI
जन्म तिथि / DATE OF BIRTH
16-05-1970
हस्ताक्षर / SIGNATURE
Venkatasubba Reddy Kalicheti
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For B & C ESTATES

Partner

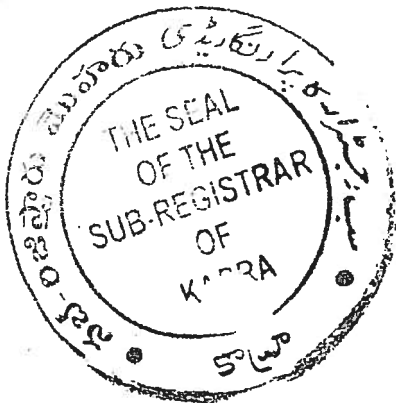
आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
Signature
Prabha Reddy Kandi

भारत सरकार
GOVT OF INDIA

10/03/2008

Prabha Reddy Kandi

Ex-1, CS No 840/2016 & Doct No
2016. Sheet 12 of 12 Joint Sub Registrar
Kapra



Registration and Stamps Department

1983/16

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :29-02-2016 12:02:25

App No :403582

Statement No :14675132

Sri/Smt.:**BIJOY ROY CHOWDHURY** 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:901 , SURVEY NO:

,2/1/1,183,184,190,191, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :6-6 WIDE CORRIDOR , WEST :OPEN TO SKY

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 28-02-2016** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

		Registration Date	Document No.	Kind of Document (Nature of Transaction)	Value of Property Encumbered
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: 901 EXTENT: 43.34SQ.Yds BUILT: 1500SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:17638/2006 of SRO 1507 Link Doct:18995/2006 of SRO 1507 Link Doct:16096/2006 of SRO 1507	(R) 27- 02-2016 (E) 26- 02-2016 (P) 27- 02-2016	0101 Sale Deed Mkt.Value:Rs. 4630000 Cons.Value:Rs. 4630000	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)TRISHNA ROY CHOUDHURY 5.(CL)BIJOY ROY CHOUDHURY	0/0 812/2016 [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 deselection 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 46 are included in the
statement.'

OFFICE SEAL & DATE

Signature of Register Officer

Print

back

Sub-Registrar Office
KAPRA

