

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు
నెం. m/s BSC Estates Regy
శ్రీమతి / శ్రీ K. Anabhaalar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	16/4	L
దస్తావేజు విలువ	4139000		17.11
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1827/6	NA-51.138	
రిజిస్ట్రేషన్ రుసుము	26691	8161	
లోటు స్టాంపు(D.S.D.)			
GHMC (T.D.)	165460		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు	62041	778509	2904/6
5 x		30/4	
మొత్తం	298340		

(అక్షరాల Nil)

తేది 20/4

వాపసు తేది _____

రూపాయలు మాత్రమే)

W50/11/11
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.

1896

D: 30: 1827 of 2016

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 4544 Date: 16-04-2016

Sold to: MAHENDAR

S/o. MAHESH

For Whom: B&C ESTATES.

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

R.No. 15-31-027/2016

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 29th day of April 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.ABMPM16725H} 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.

AND

Mr. Thota Ravi Kumar, Son of Mr. Chalapathi Rao, aged about 31 years, residing at Door no. 3, Plot No. 22B, Vasavi Nagar, Kakaguda, Kharkana, Secunderabad - 500 015, hereinafter referred to as the "Consenting party"

IN FAVOUR OF

Mr. K. Unnikrishnan Potti, Son of Mr. Kocheswaran Potti, aged about 38 years, residing at Keerthi Matrix, Door No. 202, Nageendranagar, Habsiguda, Hyderabad - 500 007, hereinafter called the "Buyer"

for B&C ESTATES

for B&C ESTATES

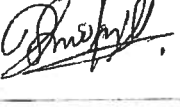
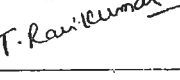
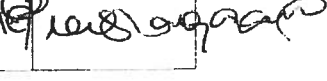
Partner

Partner

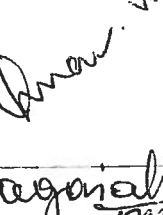
Presentation Endorsement:

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. 20695/- paid between the hours of 1 and 2 on the 30th day of APR, 2016 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL		 K. UNNIKRIISHNAN [1526-1-2016-189]	K. UNNIKRIISHNAN POTTI S/O. KOCHESWARAN POTTI KEERTHI MATRIX DNO.202 NAGENDRANAGAR, HABSIGUDA HYD	
2	EX		 CONSENTING PARTY THOTA RAVI KUMAR [1526-1-2016-1896]	CONSENTING PARTY THOTA RAVI KUMAR S/O. CHALAPATHI RAO PLOTNO.22B VASAVI NAGAR, KHARKANA SEC BAD	
3	EX		 REP BY FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY [1526-1-2016-1896]	REP BY FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION M.G. ROAD, SEC BAD	

Identified by Witness:

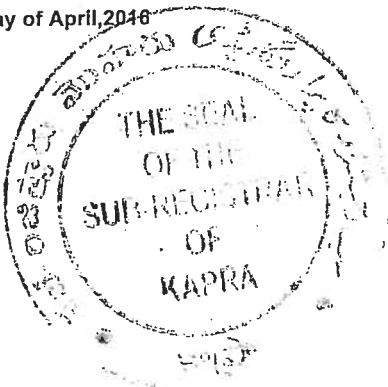
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 H. KIRAN::30/04/2 [1526-1-2016-189]	H. KIRAN R/O. 402, VINEYARD OLIVE, DEFENCE COLONY, SAINIK PURI, SEC -BAD.	
2		 MASA SUMAN::30/ [1526-1-2016-189]	MASA SUMAN R/O. B 202, VISTA HOMES, KUSHAIGUDA, HYD	

30th day of April, 2016

Signature of

Joint SubRegistrar

Kapra



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The expression Vendor, consenting party and Buyer shall mean and include his/her/their heirs, successors, legal representatives, executors, nominees, assignees etc.

WHEREAS:

- A. The Vendor are 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

OF B&C ESTATES OF B&C ESTATES

Partner

Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	165460	0	0	0	165560
Transfer Duty	NA	0	62085	0	0	0	62085
Reg. Fee	NA	0	20695	0	0	0	20695
User Charges	NA	0	100	0	0	0	100
Total	100	0	248340	0	0	0	248440

Rs. 227545/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20695/- towards Registration Fees on the chargeable value of Rs. 4139000/- was paid by the party through E-Challan/BC/Pay Order No ,7785QP290416 dated ,30-APR-16 of ,SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :
(1). AMOUNT PAID: Rs. 248340/-, DATE: 30-APR-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 000847903,REMITTER NAME: K PRABHAKAR REDDY,EXECUTANT NAME: B AND C ESTATES,CLAIMANT NAME: K UNNIKISHNAN POTTI).

Date:
30th day of April,2016

T. Nagarajiah

Signature of Registering Officer

Kapra

182712016

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Joint Sub Registrar Kapra

182712016

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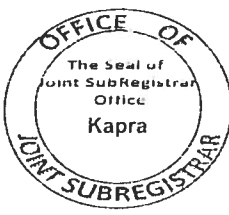
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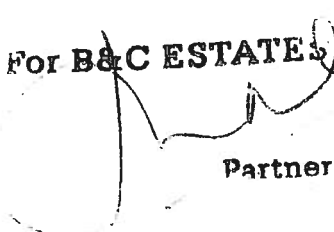
T. Nagarajiah

Signature of Registering Officer

Kapra

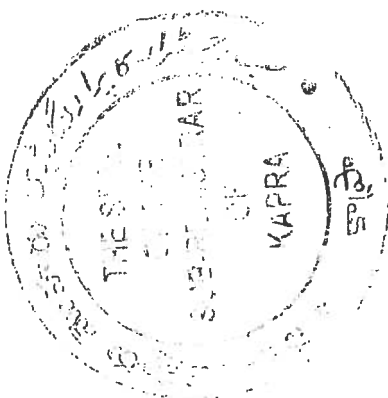


- G. Vide proceedings of the Tehsildar Uppal Mandal bearing no. B/4587/2008 and B/4588/2008 dated 25.07.2008 land admeasuring Ac. 3- 29 Gts., forming part of survey no.2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District was mutated in favour of the Vendor herein.
- H. The 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 Buyer 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 Buyer is desirous of purchasing deluxe apartment bearing flat no. 204 on the second floor, in block no. 'A' admeasuring 1400 sq. ft. 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 sq. ft., in the proposed group housing scheme known as 'Mayflower Grande' and has approached the Vendor.
- M. Whereas the Consenting Party has agreed to purchase the Scheduled Flat from the Vendor and has paid part of the sale consideration to the Vendor for the Scheduled Flat. The Vendor has refunded the amount paid by the Consenting Party to the Vendor. The Vendor and the Consenting Party hereby confirm that the Buyer shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Flat. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Buyer.
- N. The Buyer 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 Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- O. 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. 41,39,000/- (Rupees Forty One Lakhs Thirty Nine Thousand Only) and the Buyer has agreed to purchase the same.

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



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Kapra



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P. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell and the Buyer 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 Buyer for a total sale consideration of Rs. 41,39,000/- (Rupees Forty One Lakhs Thirty Nine Thousand). The Vendor hereby admits and acknowledges the receipt of the said consideration.

Details of Flat:

- a) Deluxe flat no. 204 on the second floor in block no. 'A' admeasuring 1400 sft. of super built up area.
 - b) An undivided share in the Scheduled Land to the extent of 43.34 sq. yds.
 - c) A reserved parking space for single car in the basement floor admeasuring about 100 sft.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belong 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer 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 Buyer in the concerned departments.
 7. The Vendor hereby covenants that the Vendor have 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.

For B&C ESTATES

Partner

For B&C ESTATES

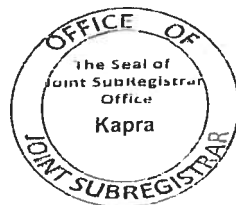
Partner



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8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the Flats under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Grande as follows:-
- i. The Buyer 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 Buyer has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer 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 Buyer 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 Buyer 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.
 - v. The Buyer 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 Buyer.
 - 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 Buyer 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 Buyer.

For B&C ESTATES

Partner

For B&C ESTATES

Partner

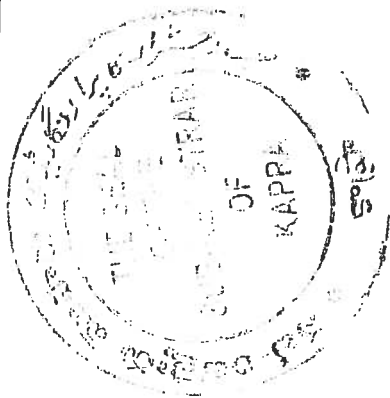


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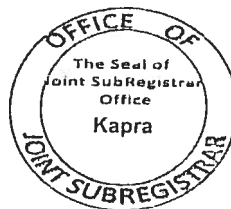
1896/2016

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Kapra



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- 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 Buyer 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 Buyer.
- viii. That the residential flats shall always be called MAYFLOWER GRANDE and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Vendor and through them to the Buyer(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 Buyer 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 Buyer 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 Buyer, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Mayflower Grande (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For B&C ESTATES

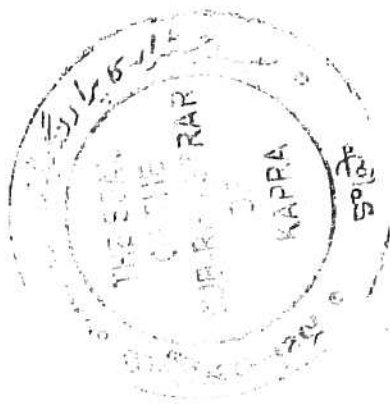
Partner

For B&C ESTATES

Partner



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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 flat bearing no. 204 on the second 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 admeasuring about 100 sft. in the residential complex named as Mayflower Grande, forming part of Sy. No. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

1.

2.

For B&C ESTATES

Partner

For B&C ESTATES

Partner

VENDOR

7. Ravi Kumar
CONSENTING PARTY

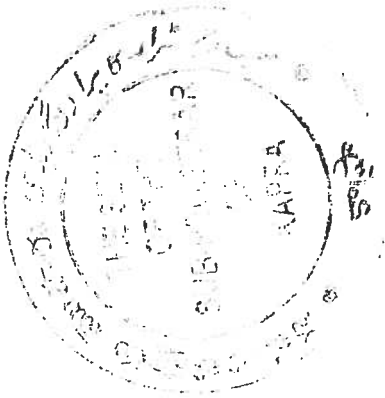
BUYER



Bk 1, CS No 1896/2016 & Doct No

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Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 204 on the second 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 floors) : 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 Second Floor : 1400 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 41,39,000/-

FOR B&C ESTATES
Partner
FOR B&C ESTATES
Partner

Signature of the Executants

Date: 29.04.2016

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.

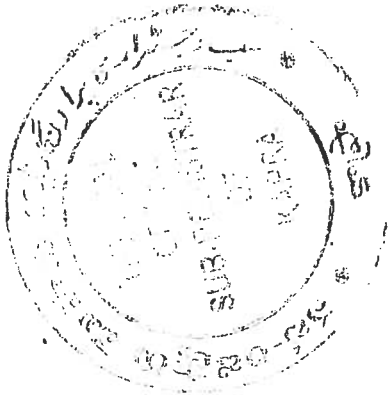
FOR B&C ESTATES
Partner

Date: 29.04.2016

FOR B&C ESTATES
Partner
Signature of the Executants



Bk - 1, CS No, 1896/2016 & Doct No
1227-12016 Sheet 8 of 12 Joint SubRegistrar
Kapra

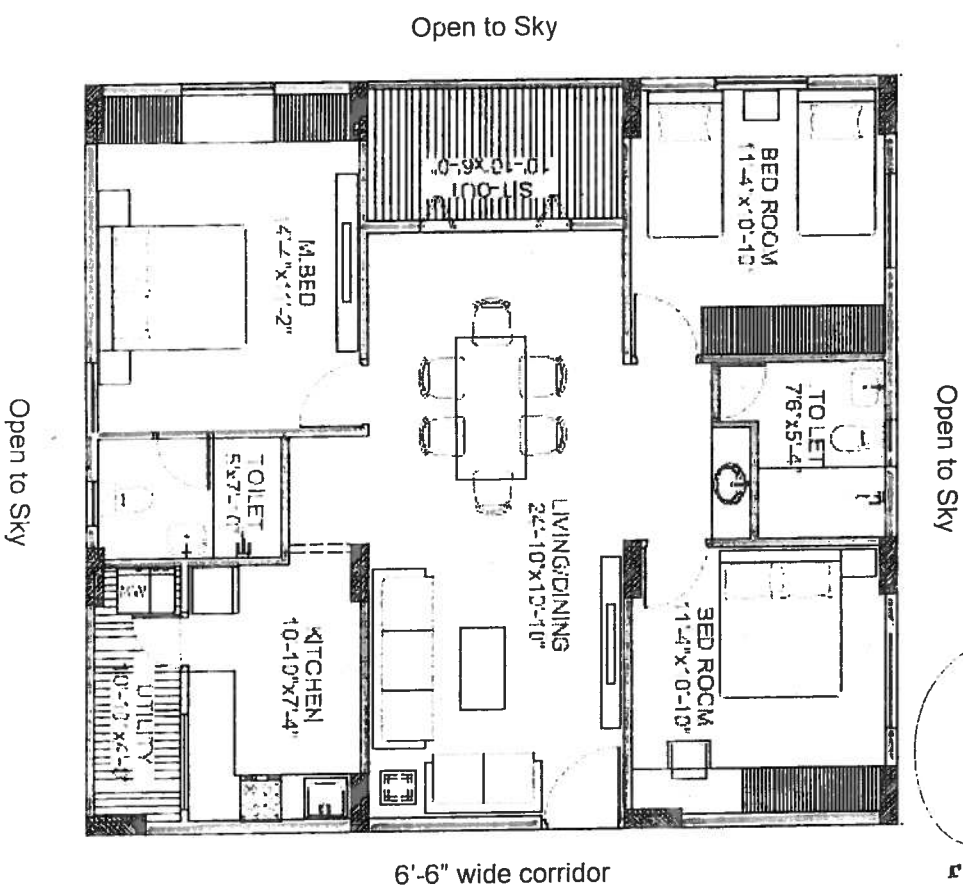


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REGISTRATION PLAN SHOWING			FLAT NO. 204 IN BLOCK NO. 'A' ON SECOND FLOOR		
IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"					
IN SURVEY NOS.		2/1/1, 183, 184, 190 & 191		SITUATED AT	
MALLAPUR VILLAGE,		UPPAL		MANDAL, R.R. DIST.	
VENDOR:		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			
CONSENTING PARTY:		MR. THOTA RAVI KUMAR, SON OF MR. CHALAPATHI RAO			
VENDEE:		MR. K. UNNIKRISHNAN POTTI, SON OF MR. KOCHESWARAN POTTI			
REFERENCE:	SCALE:	INCL:		EXCL:	
AREA: 43.34	SQ. YDS. OR	SQ. MTRS.			

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



WITNESSES:

1.

2.

FOR B&C ESTATES
Partner

FOR B&C ESTATES
Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENTING PARTY

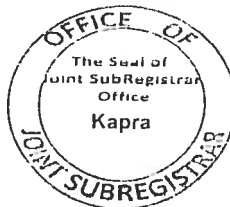
SIGNATURE OF THE VENDEE



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Kapra

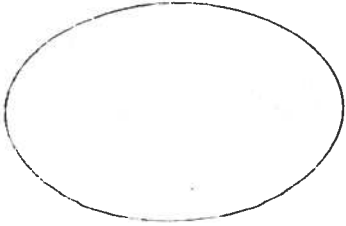


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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

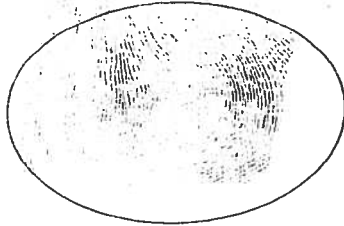


GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 134/BK-IV/2015, DT:18.12.2015.

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
SECUNDERABA

CONSENTING PARTY:

MR. THOTA RAVI KUMAR
S/O. MR. CHALAPATHI RAO
R/O. DOOR NO. 3, PLOT NO. 22B
VASAVI NAGAR, KAKAGUDA
KHARKANA
SECUNDERABAD - 500 015



VENDEE:

MR. K. UNNIKRISHNAN POTTI
S/O. MR. KOCHESWARAN POTTI
R/O. KEERTHI MATRIX, DOOR NO. 202
NAGENDRANAGAR
HABSIGUDA
HYDERABAD - 500 007



SIGNATURE OF WITNESSES:

1

2

B & C ESTATES

Partner

For B&C ESTATES

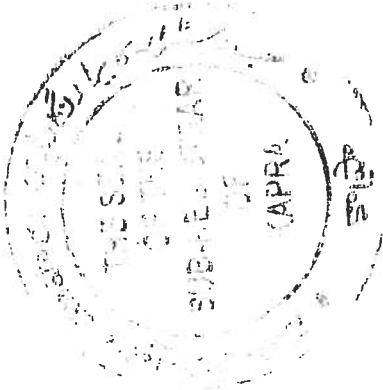
Partner

SIGNATURE OF EXECUTANTS



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Joint SubRegistrar
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

AAHFB704BA

08108008

For B&C ESTATES

Partner

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

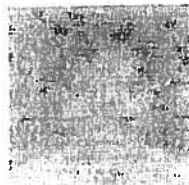
हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEZPK4734Q



नाम /NAME

VENKATASUBBA REDDY KALICHETI

पिता का नाम /FATHER'S NAME

CHANDRASEKAR REDDY KALICHETI

जन्म तिथि /DATE OF BIRTH

16-05-1970

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For B&C ESTATES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

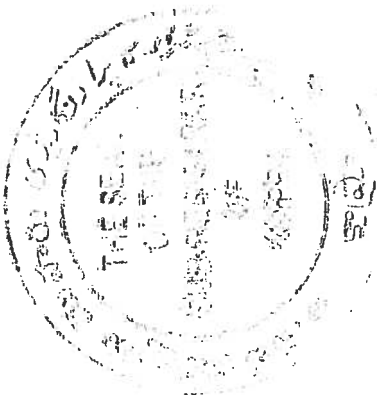
Signature



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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT

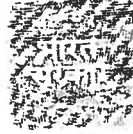


भारत सरकार
GOVT. OF INDIA

THOTA RAVI KUMAR
CHALAPATHI RAO THOTA

24/06/1980
Permanent Account Number
AHLPT9589K

T Ravi Kumar
Signature



03072008

T. Ravikumar

आयकर विभाग
INCOME TAX DEPARTMENT

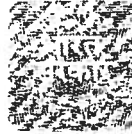


भारत सरकार
GOVT. OF INDIA

UNNIKRISHNAN POTTI KOCHESWARAN
POTTI KOCHESWARAN

08/05/1978
Permanent Account Number
AUZPK7877J

Signature



11112010

Unnikrishnan Potti Kocheswaran

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRAN H
HARIHARA KRISHNAN IYER

07/04/1975
Permanent Account Number
AMZPK1294M

Signature



20102004

Kiran H. Harihara Krishnan Iyer



भारत सरकार
GOVERNMENT OF INDIA

मास रामुलु
Masa Suman



जन्म तिथि : 1982
पता : Nalgonda

5807 0902 2108



पता - Nalgonda



भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O. Masa Ramulu, 3-5-15,
omshanthi veedhi, kolha
gudem hazar, Suryapet,
Nalgonda, Suryapet, Andhra
Pradesh, 508213

Address: S/O. Masa Ramulu,
3-5-15, omshanthi veedhi, kolha
gudem hazar, Suryapet,
Nalgonda, Suryapet, Andhra
Pradesh, 508213

Unnikrishnan Potti Kocheswaran

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

2010 2010 2010



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