

Government of Telangana
Registration And Stamps Department

628/17

Cash Receipt - Citizen Copy - Generated on 30/12/2015, 12:51 PM

SRO Name: 1512 Malkajgiri

Receipt No: 5540

Receipt Date: 30/12/2015

Name: K.PRABHAKAR REDDY

CS No/Doct No: 4733 / 2015

Transaction: Sale Deed

Challan No: 1500803415

Chargeable Value: 3417600

DD No: 184674

DD Dt: 29/12/2015

Challan Dt: 28/12/2015

Bank Name: HDFC BANK

Bank Branch: SEC'BAD

Account Description	Amount Paid By		
	Cash	Challan	DD
Registration Fee			17,100
Transfer Duty /TPT			51,270
Deficit Stamp Duty			1,36,610
User Charges			100
Value Added Tax		42,720	
Total:		42,720	2,05,080

In Words: RUPEES TWO LAKH FORTY SEVEN THOUSAND EIGHT HUNDRED ONLY

RETURNED

M

4637/2015

SCANNED

Act
5108



తెలంగాణ తెలంగాణ TELANGANA

C 378456

S.No. 14799 Date: 15-12-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: B&C ESTATES.

CH. SHRAVANI

LICENSED STAMP VENDOR

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

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 30th day of December 2015 at SRO, Malkajgiri, 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.ABMPPM6725H} 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

Mr. Karthik Keshannagari, Son of Mr. K. Vasudev, aged about 32 years, Occupation: Service, residing at H. No: 9-85, Street No. 4, HMT Nagar, Nacharam, Hyderabad, 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


Partner

For B & C ESTATES


Partner

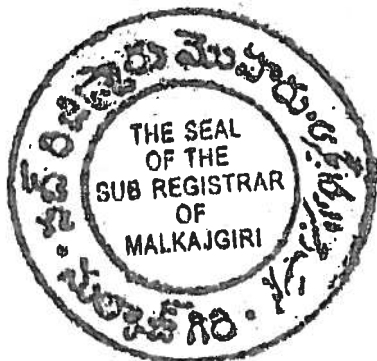
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17100/- paid between the hours of 12 and 1 on the 30th day of DEC, 2015 by Sri K.Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 2015 [R] M/S B & C E [1512-1-2015-4733]	K.PRABHAKAR REDDY, GPA VIDE D.NO.18/11/2015, DT 18- 12-2015 (R/W/S B & C ESTATES REP BY K. SUBBA REDDY [PARTNER] S/O K.CHANDRA SEKHAR REDDY	

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Malkajgiri



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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

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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Joint SubRegistrar11
Malkajgiri



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				R/O 5-4-187/3 & 4, SOHAM MANSION, M.G.ROAD, SEC'BAD
2	EX		 2015 [R] M/5 B & C E [1512-1-2015-4733]	K.PRABHAKAR REDDY, GPA VIDE D.NO.134/IV/2015, DT 18- 12-2015[R]M/S B & C ESTATES REP BY M/S MODI PROPERTIES & INVESTMENTS PVT LTD REP BY SOHAM MODI [M.D] . S/O SATISH MODI

[Handwritten signature]



- 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.207 on the second floor, in block no. 'A' admeasuring 1150 sq. ft. 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 sq. ft., 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.34,17,600/-/- (Rupees Thirty Four Lakhs Seventeen Thousand and Six Hundred Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

		C/O 5-4-187/3 & 4, SOHAM MANSION, M.G.ROAD, SEC'BAD
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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.SHOBA DEVI::30/1 [1512-1-2015-4733]	K.SHOBA DEVI R/O.H.NO.9- 85,ST.NO.4,HMT NAGAR,NACHARAM,HYD.	K Shobha
2		 K.MALLESHAM::30/1 [1512-1-2015-4733]	K.MALLESHAM R/O.TYPE NO.2,QTR.NO.14,ESI HOSPITAL,NACHARAM,HY D.	Mallesh

30th day of December,2015

Signature of Joint SubRegistrar11
Malkajgiri

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

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan w/S 41 of IS Act	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	136610	136710
Transfer Duty	NA	0	0	0	51270	51270
Reg. Fee	NA	0	0	0	17100	17100
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	205080	205180

Rs. 187880/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17100/- towards Registration Fees on the chargeable value of Rs. 3417600/- was paid by the party through Challan/BC/Pay Order No ,1500803415 dated, ,28-DEC-15 through DD No ,184674 dated, 29-DEC-15 of ,HDFC BANK/SEC'BAD

Date

30th day of December,2015

Signature of Registering Officer
Malkajgiri

1వ పుస్తకము 2015 సం./శా.క. 1937వ

పు.4637...నెంబరుగా రిజిస్టరు చేయబడినది.

స్వాసింగ్ నిమిత్తం గుర్తింపు నెంబరు 1512-1

...4637.../2015 గా యిచ్చబడినది.

2015 సం.డిసెంబరు 30వ తేది



(S. MOHAN)

జాయింట్ సబ్-రిజిస్ట్రారు--

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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. 34,17,600/- (Rupees Thirty Four Lakhs Seventeen Thousand and Six Hundred Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

Details of Flat:

- a) Deluxe Flat No.207 on the second 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



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Malkajgiri



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



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

For B & C ESTATES

Partner

For B & C ESTATES

Partner



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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.207 on the second 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. K Shobha

2. 

For B & C ESTATES

Partner

For B & C ESTATES

Partner

VENDOR



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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.207 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 : 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 Second Floor : 1150 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 34,17,600/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Date: 30.12.2015

Signature of the Executants

C E R T I F I C A T E

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

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Date: 30.12.2015

Signature of the Executants



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Malkajgiri



REGISTRATION PLAN SHOWING

FLAT NO. 207 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

VENDEE:

MR. KARTHIK KESHANNAGARI, SON OF MR. K. VASUDEVU

REFERENCE:
AREA:

35.60

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



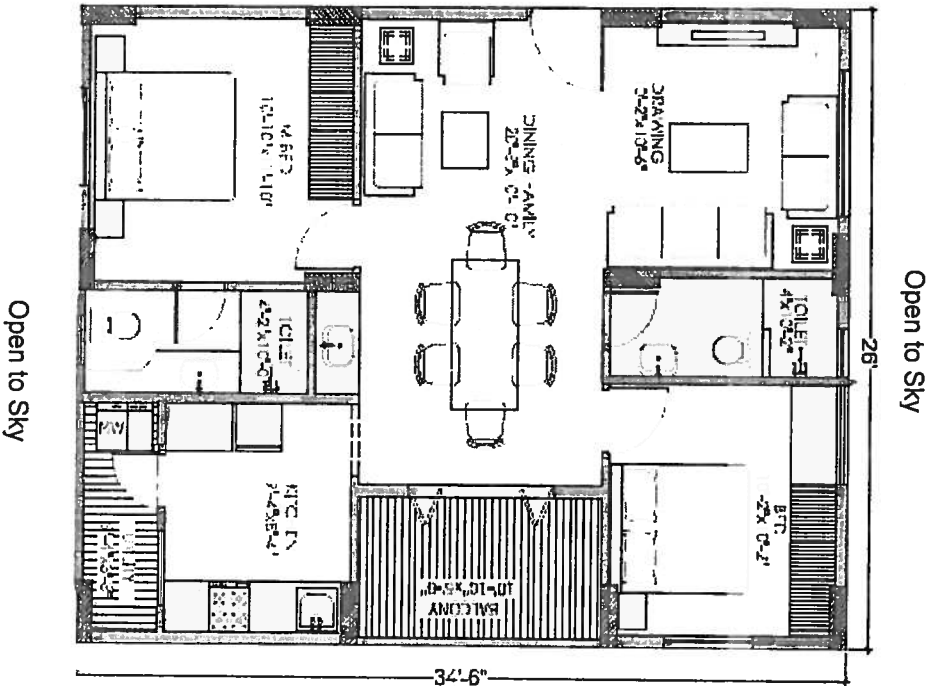
EXCL:



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



6'-6" wide corridor



FOR B & C ESTATES

FOR B & C ESTATES

WITNESSES:

1. K. Shobha
2. [Signature]

[Signature]
Partner

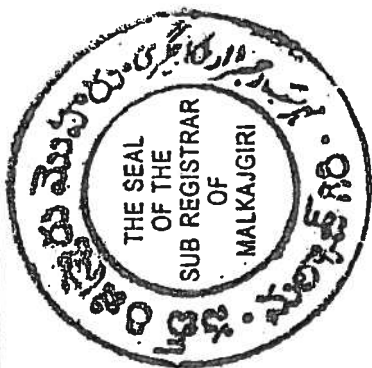
[Signature]
Partner

SIGNATURE OF THE VENDOR



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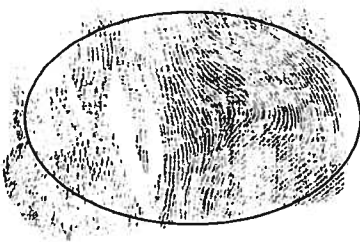
Joint SubRegistrar
Malkajgiri



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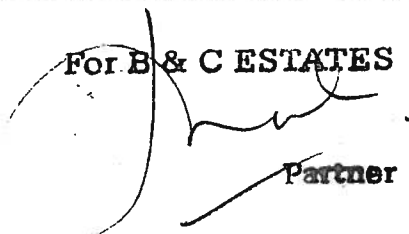


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			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. 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
			2. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI SATISH MODI
			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 2 ND FLOOR, M. G. ROAD SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. K. Shobha
2. Quessy

For B & C ESTATES

Partner

For B & C ESTATES


Partner
SIGNATURE OF THE VENDEE



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Joint SubRegistrar11

Malkajgiri



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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

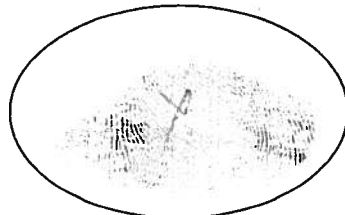
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



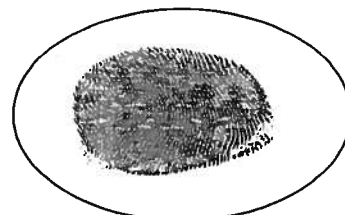
VENDOR:

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. 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



2. 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

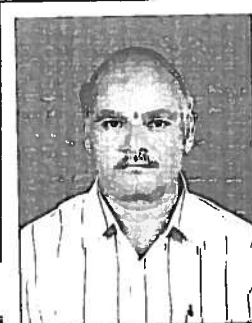


BUYER:

MR. KARTHIK KESHANNAGARI
S/O. MR. K. VASUDEVU
R/O. H.NO: 9-85, STREET NO 4,
HMT NAGAR, NACHARAM,
HYDERABAD.

REPRESENTATIVE TO BUYER

MR. K. VASUDEVU
S/O. K. BHOOMIAH SHASTRY
R/O. H.NO: 9-85, STREET NO 4,
HMT NAGAR, NACHARAM,
HYDERABAD



SIGNATURE OF WITNESSES:

1. K.Shobha
- 2.

For B & C ESTATES For B & C ESTATES

SIGNATURE OF EXECUTANTS

I stand here with my photograph and finger prints in the form prescribed, through my representative,
Mr. K. Vasudev, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

x
SIGNATURE OF THE BUYER



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4637/2015

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Joint Sub Registrar11

Malkajgiri

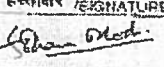


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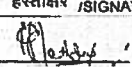
VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
B & C ESTATES		
21/08/2008		
Permanent Account Number		
AAHFB7046A		

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	18-10-1989
हस्ताक्षर / SIGNATURE	
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

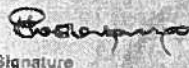
For B & C ESTATES

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	
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		
		

Prabhaakar Reddy K



AC PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE

VALID FOR 3 MONTHS ONLY

29122015

SUB REGISTRAR, MALKAJGIRI*****

Or Order

Pay

या उसके आदेश पर

अदा करें
Rupees
रुपये

TWO LAKH FIVE THOUSAND EIGHTY ONLY.

₹ 2,05,080.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD

SECUNDERABAD - 500 003

KEY NO. 004212096998

Please sign above

[Signature]
AUTHORISED SIGNATORIES



184

999989 12

Bk-1, CS No 4733/2015 & Doct No

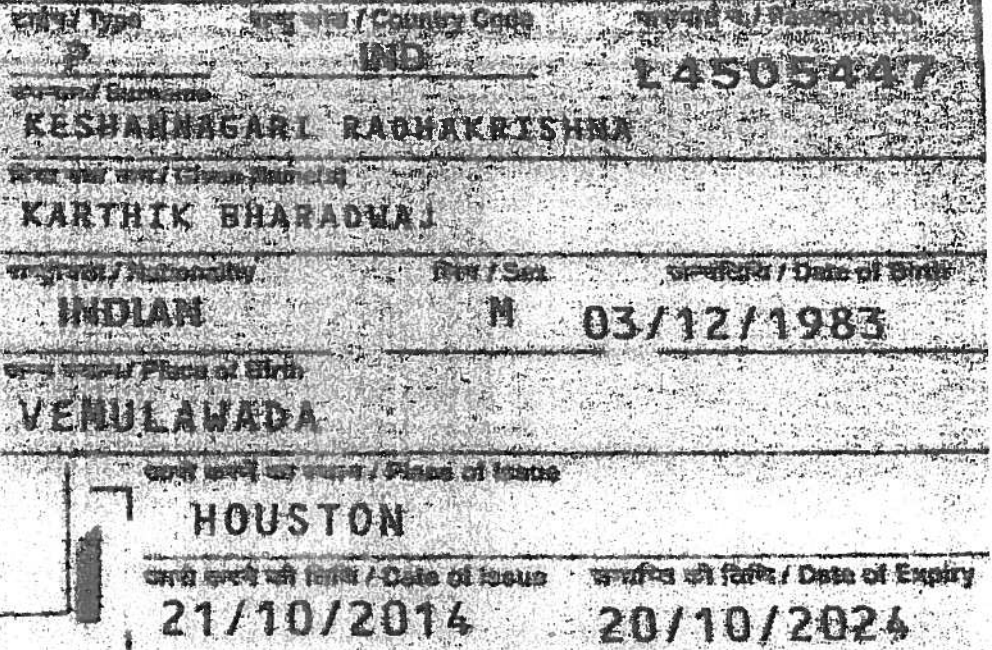
Sheet 12 of 13

Joint Sub Registrar 11

Malkajgiri



भारत गणराज्य REPUBLIC OF INDIA



P<INDKESHANNAGARI<RADHAKRISHNA<<KARTHIK<BHAR
L4505447<2IND8312033M2410203<<<<<<<<<<<<<<<<6

USAH20606914 OLD PPT CLD AND RETURNED

DATE

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4634/2015 Sheet 13 of 13
Joint SubRegistrar11
Malkajgiri



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Representative:

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DLFAP129268400
VASUDEVA KESHANNAGARI
SHOBHA SHASTRI
H NO: 9-85
STNO: 44 M T NAGAR
NACHARAM
UPPAL
RANGA REDDY - 500076

Signature: [Signature]
Issued On: 18/04/2015 RTA RANGAREDDY EAST

K. VASADANA

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KESHANNAGARI SHOBHADEVI
VOZZALA SAMBASHIVA SHARMA
08/08/1960
Permanent Account Number
CBSTK1945F

Signature: K. Shobha

10062011

K. Shobha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MALLESHAM KALLURI
CHANDRAIAH KALLURI
10/07/1987
Permanent Account Number
CQUP18617D

Signature: [Signature]

10082012

