

497/15

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

C 378447

S.No. 14790 Date:15-12-2015

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

Sold to: MAHENDAR

S/o. MALLESH

For Whom: B&C ESTATES.

SALE DEED

This Sale Deed is made and executed on this 23<sup>rd</sup> 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, 2<sup>nd</sup> 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. Nilesh Kumar, Son of Mr. Umesh Prasad Sinha, aged about 34 years, Occupation: Service, residing at Flat No. B-225, Mayflower Heights, Mallapur, 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.

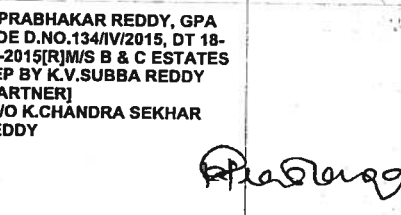
For B & C ESTATES

For B & C ESTATES  
Reddy  
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. 21745/- paid between the hours of 7 and 5 on the 23rd day of DEC, 2015 by Sri K.Prabhakar Reddy

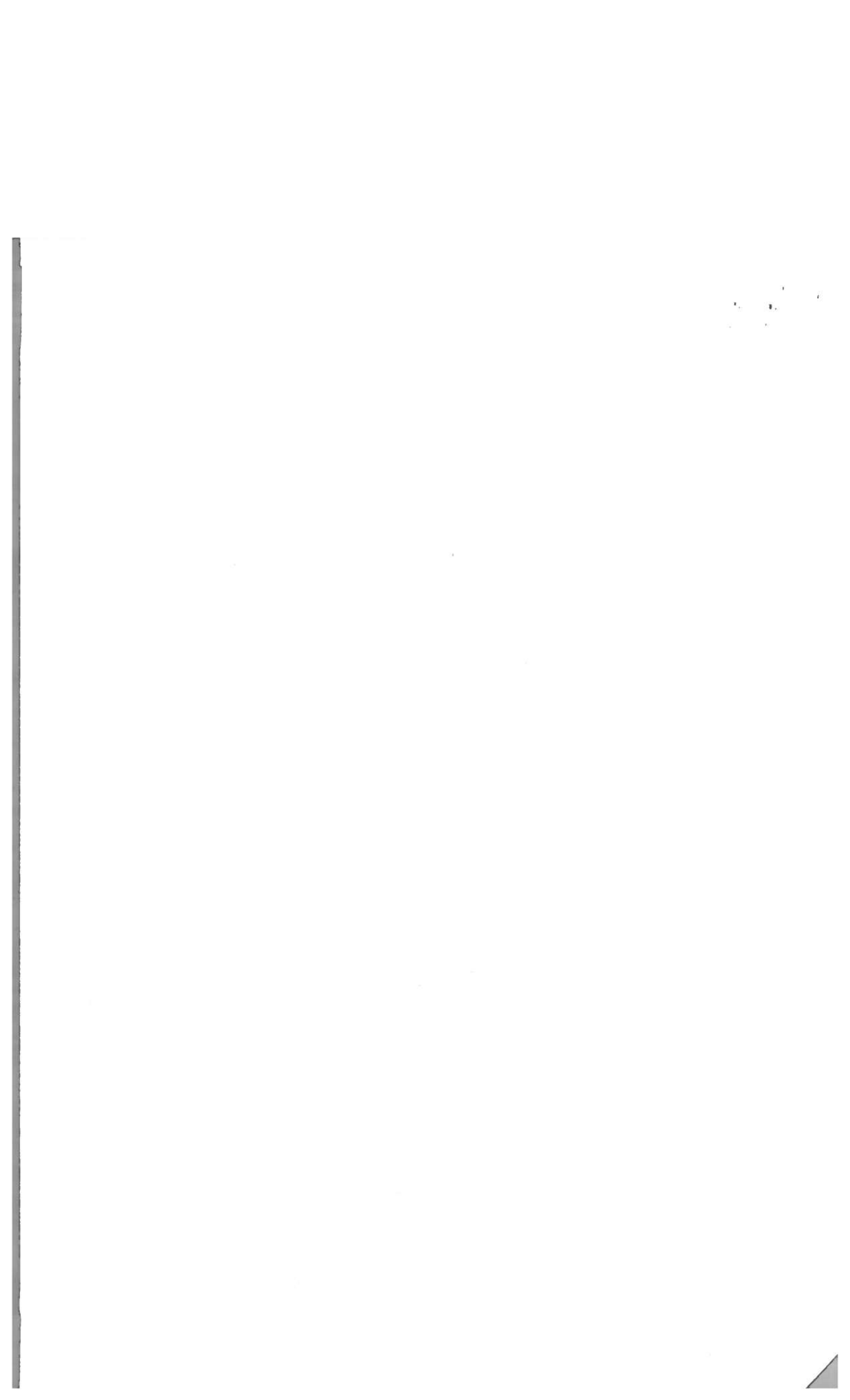
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

| Sl No | Code | Thumb Impression   | Photo   | Address   | Signature/Ink<br>Thumb Impression   |
|-------|------|--|---|---|---|
| 1     | CL   |   | <br>NILESH KUMAR::23/1<br>[1512-1-2015-4671] | NILESH KUMAR<br>S/O. UMESH PRASAD SINHA<br>F.NO.B-225, MAYFLOWER<br>HEIGHTS, MALLAPUR,<br>HYD'BAD   |   |
| 2     | EX   |  | <br>[1512-1-2015-4671]                      | K.PRABHAKAR REDDY, GPA<br>VIDE D.NO.134/IV/2015, DT 18-<br>12-2015[RJM/S B & C ESTATES<br>REP BY K.V.SUBBA REDDY<br>[PARTNER]<br>. S/O K.CHANDRA SEKHA<br>REDDY |  |

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 Malkajgiri







**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 27<sup>th</sup> August, 1992 and by her will dated 9<sup>th</sup> 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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Malkajgiri

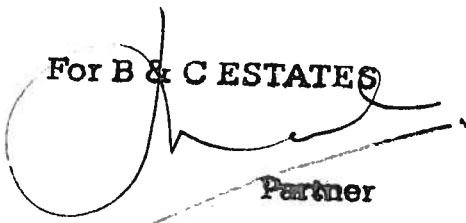
|   |    |  |   |   |
|---|----|--|---|---|
|   |    |  |   | R/O 5-4-187/3 & 4, SOHAM<br>MANSION, M.G.ROAD,<br>SEC'BAD   |
| 3 | EX |  |  | K.PRABHAKAR REDDY, GPA<br>VIDE D.NO.134/IV/2015, DT 18-<br>12-2015[R/M/S B & C ESTATES<br>REP BY M/S MODI PROPERTIES<br>& INVESTMENTS PVT LTD REP<br>BY SOHAM MODI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

[1512-1-2015-4671]

*Prabhakar Reddy*





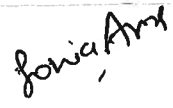


- G. Vide proceedings of the Tehsildar Uppal Mandal bearing no. B/4587/2008 and B/4588/2008 dated 25.07.2008 land admeasuring Ac.3-29 Gts, forming part of survey nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District was mutated in favour of the Vendor herein.
- H. The Vendor 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.301 on the third 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.43,48,600/- (Rupees Forty Three Lakhs Forty Eight Thousand 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

Identified by Witness:

| SI No | Thumb Impression  | Photo  | Name & Address  | Signature   |
|-------|---|--|---|---|
| 1     |   | <br>SONIA ARORA : 23/1<br>[1512-1-2015-4671]  | SONIA ARORA<br>R/O.B-519,MAY FLOWER HEIGHTS,MALLAPUR,HYD -76.             |    |
| 2     |  | <br>UMESH PRASAD SINH<br>[1512-1-2015-4671] | UMESH PRASAD SINHA<br>R/O.BHADAI NIWAS,BALUGHAT MUZAFFARPUR,BIHAR-842001. |  |

23rd 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 u/S 41of IS Act | Cash     | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |               |
| Stamp Duty              | 100            | 0                       | 0        | 0                           | 173860           | 173960        |
| Transfer Duty           | NA             | 0                       | 0        | 0                           | 65235            | 65235         |
| Reg. Fee                | NA             | 0                       | 0        | 0                           | 21745            | 21745         |
| User Charges            | NA             | 0                       | 0        | 0                           | 100              | 100           |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                | <b>0</b> | <b>0</b>                    | <b>260940</b>    | <b>261040</b> |


Rs. 239095/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21745/- towards Registration Fees on the chargeable value of Rs. 4348600/- was paid by the party through DD No ,184556 dated ,22-DEC-15 of ,HDFC BANK/SECUNDERABAD

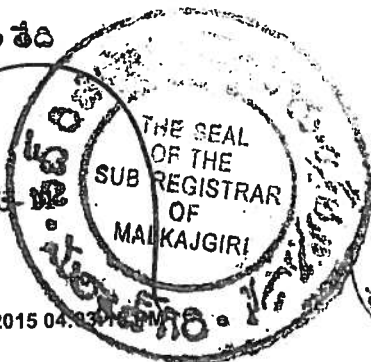
Date 13/12/2015 వ తేదీ  
23rd day of December,2015

Signature of Registering Officer Malkajgiri

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1వ పుస్తకము 2015 సం./కా.శ. 1937వ పు.4597...నెంబరుగా రిజిస్టరు చేయబడినది.  
స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 152-1  
...4597.../2015 గా యివ్వడమైనది.  
2015వ సం.డిసెంబరు 23వ తేదీ

  
(S. MOHAN)  
జూనియర్ సబ్-రిజిస్ట్రార్





**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. 301 on the third 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. 43,48,600 /-(Rupees Forty Three Lakhs Forty Eight Thousand Six Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.17,11,500/-(Rupees Seventeen Lakhs Eleven Thousand and Five Hundred Only) paid by way of cheque no.069059, dated 17.12.2014, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
- ii. Rs.8,55,750/-(Rupees Eight Lakhs Fifty Five Thousand Seven Hundred and Fifty Only) paid by way of cheque no.107722, dated 30.04.2015 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
- iii. Rs.7,00,000/-(Rupees Seven Lakhs Only) paid by way of cheque no.103098, dated 05.12.2014 drawn on ICICI Bank.
- iv. Rs.4,77,410/-(Rupees Four Lakhs Seventy Seven Thousand Four Hundred and Ten Only) paid by way of cheque no.150272, dated 17.12.2015 drawn on ICICI Bank.
- v. Rs.3,42,300/-(Rupees Three Lakhs Forty Two Thousand and Three Hundred Only) paid by way of cheque no.126726, dated 09.12.2015 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
- vi. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.103096, dated 07.11.2015 drawn on ICICI Bank.
- vii. Rs.36,640/-(Rupees Thirty Six Thousand Six Hundred and Forty Only) paid by way of cheque no. 103098, dated 21.12.2015 drawn on ICICI Bank.
- viii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.103095, dated 27.10.2015 drawn on ICICI Bank.

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

FOR B & C ESTATES  
  
Partner

FOR B & C ESTATES  
  
Partner



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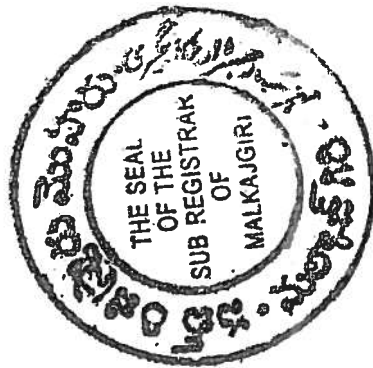
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the 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.
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.

For B & C ESTATES

For B & C ESTATES



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- 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 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

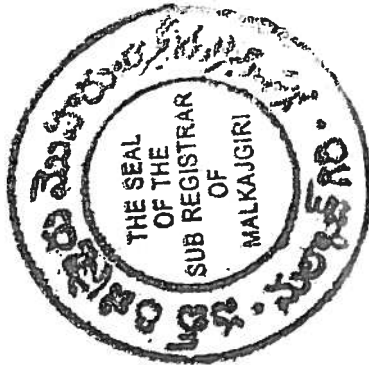
Partner

For B & C ESTATES

Partner



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Joint Sub Registrar  
Malkajiri



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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.301 on the third 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:

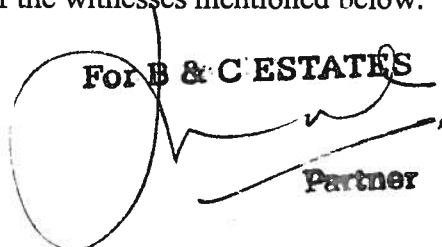
|          |                     |
|----------|---------------------|
| North By | Open to Sky         |
| South By | Open to Sky         |
| East By  | 6'-6" wide corridor |
| West By  | Open to Sky         |

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. *Sonia Arora*

2. *Umesh Kumar Singh*

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

**FOR B & C ESTATES**

  
**Partner**

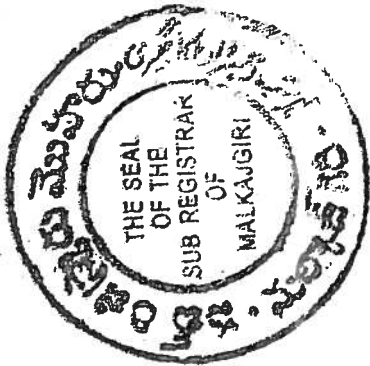
VENDOR

  
VENDEE



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Joint Sub Registrar 1  
Malkajgiri



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**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no. 301 on the third 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 Third Floor : 1400 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 43,48,600/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants

Date: 23.12.2015

**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

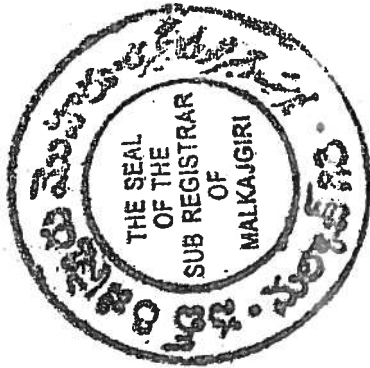
For B & C ESTATES

Partner

Signature of the Executants

Date: 23.12.2015

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4597/2015 Sheet 8 of 12  
Joint SubRegistrar  
Malkajgiri



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**REGISTRATION PLAN SHOWING**

FLAT NO. 301 IN BLOCK NO. 'A' ON THIRD FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"

**IN SURVEY NOS.** 2/1/1, 183, 184, 190 & 191**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

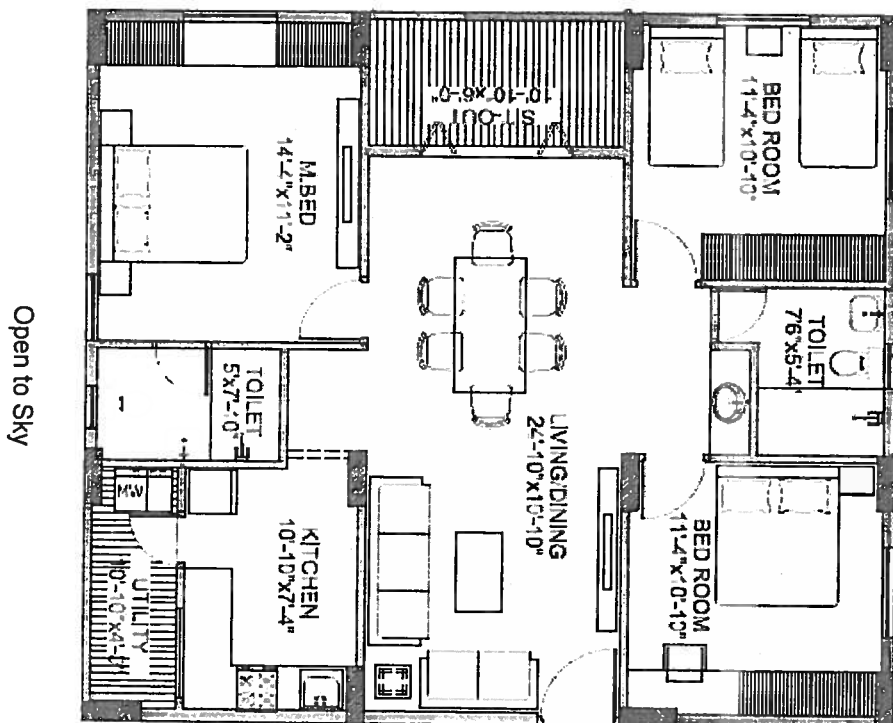
**MANDAL, R.R. DIST.****VENDOR:** M/S. B & C ESTATES, REPRESENTED BY ITS PARTNERS

1. M/S. MODI PROPERTIES &amp; 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

**BUYER:** MR. NILESH KUMAR, SON OF MR. UMESH PRASAD SINHA**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.

Open to Sky



6'-6" wide corridor

For B &amp; C ESTATES

Partner

For B &amp; C ESTATES

Partner

**WITNESSES:**

1. *Sonia Arora*
2. *Umesh Prasad Singh*

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER





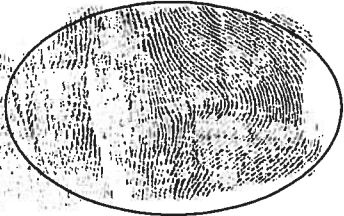

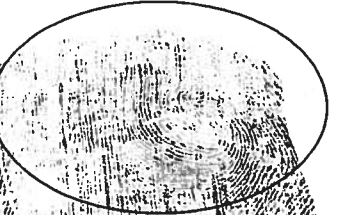

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Malkajgiri



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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH   | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER  |
|--------|---|---|---|
|        |    |    | <p><b>VENDOR:</b></p> <p><b>M/S. B &amp; C ESTATES</b>, A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4, 2<sup>ND</sup> FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP.BY ITS PARTNERS</p> <p>1. <b>M/S. MODI PROPERTIES &amp; INVESTMENTS PVT. LTD.</b>, HAVING ITS REGISTERED OFFICE AT 5-4-187/3 &amp; 4, SOHAM MANSION 2<sup>ND</sup> FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR <b>SRI SOHAM MODI</b><br/>S/O. <b>SRI SATISH MODI</b></p> <p>2. <b>MR. K. V. SUBBA REDDY</b><br/>S/O. <b>SHRI. K. CHANDRA SEKHAR REDDY</b><br/>R/O. FLAT NO.502, VASAVI HOMES STREET NO.1, UMA NAGAR KUNDANBAGH, HYDERABAD</p> <p><b>GPA FOR PRESENTING DOCUMENTS</b><br/><b>VIDE GPA NO. 134/BK-IV/2015, Dt:18.12.2015</b></p> <p><b>MR. K. PRABHAKAR REDDY</b><br/>S/O. <b>MR. K. PADMA REDDY</b><br/>R/O. AT 5-4-187/3 &amp; 4 SOHAM MANSION 2<sup>ND</sup> FLOOR, M. G. ROAD SECUNDERABAD.</p> <p><b>BUYER:</b></p> <p><b>MR. NILESH KUMAR</b><br/>S/O. <b>MR. UMESH PRASAD SINHA</b><br/>R/O. FLAT NO. B-225<br/>MAYFLOWER HEIGHTS<br/>MALLAPUR, HYDERABAD</p> |
|        |    |    |   |
|        |  |  |   |
|        |  |  |   |

SIGNATURE OF WITNESSES:

1. *Sania Anon*
2. *Umesh Prasad Sinha*

**For B & C ESTATES**  
*[Signature]*  
**Partner**

**For B & C ESTATES**

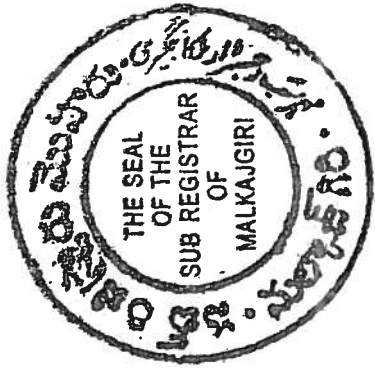
*[Signature]*  
**Partner**

SIGNATURE OF EXECUTANTS

*[Signature]*

SIGNATURE OF THE BUYER

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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
B & C ESTATES

भारत सरकार  
GOVT OF INDIA

21/08/2008  
Permanent Account Number  
AAHFB7046A

05/08/08

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

*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  
*Venkat Subba*

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

भारत सरकार  
GOVT OF INDIA

15/01/1974  
Permanent Account Number  
AWSPP8104E

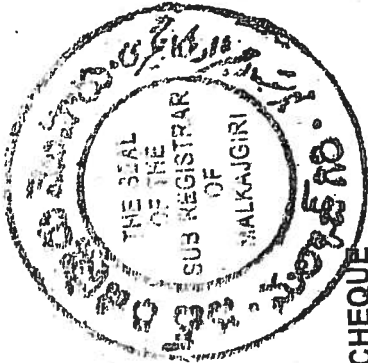
हस्ताक्षर / SIGNATURE  
*Prabha*

10/06/2008

*Prabha*



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 4591/2015 Sheet 11 of 12  
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 Malkajgiri



2 2 1 2 2 0 1 5

MANAGER'S CHEQUE  
 VALID FOR 3 MONTHS ONLY

AC PAYEE ONLY  
 NOT NEGOTIABLE



\*\*\*SUB-REGISTRAR, MALKAJGIRI\*\*\*

Or Order

SESHASAI(C) / CTS-2010

Pay  
 अदा करे  
 Rupees  
 रुपये

TWO LAKH SIXTY THOUSAND NINE HUNDRED FORTY  
 ONLY

या उनके आदेश पर

₹ \*2,60,940.00

For HDFC BANK LTD.

FC HDFC BANK LTD.  
 SECUNDERABAD  
 SECUNDERABAD - 500 003  
 004212095857

*Handwritten signature and date: 22/12/15*

AUTHORISED SIGNATORIES  
 Please sign above



18455610 5002400031: 99998910 12



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**निलेश कुमार**  
**UMESH PRASAD SINHA**

**23/11/1978**  
 Permanent Account Number  
**AQCPK0022F**

आयकर विभाग, पटना  
 Signature




**UNION OF INDIA Driving Licence** (R) (NT)  
**RJ14 20140010289**

जारी करने की तिथि / Date of Issue: **05/06/2014**  
 वैधता / Validity: **04/08/2034**

जन्म तिथि / Date of Birth: **10/08/1987**  
 Blood Group: **Unknown**

नाम / Name: **SONIA ARORA**  
 पिता/पति का नाम / Son/Daughter/Wife of: **NARENDER PAL**



*Sonia Arora*

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER: **AIUPS7448C**


नाम / NAME: **UMESH PRASAD SINHA**

पिता का नाम / FATHER'S NAME: **RAM KISHORE SINGH**

जन्म तिथि / DATE OF BIRTH: **07-07-1944**

हस्ताक्षर / SIGNATURE: *Umesh Prasad Sin P*

आयकर आयुक्त, पटना  
 COMMISSIONER OF INCOME-TAX, PATNA



*Umesh Prasad Sin P*



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TS00AA 01201740

GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 476704

MeeSeva App No : ECM021602821515

Date : 12-Jan-16

Statement No : 13816446

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

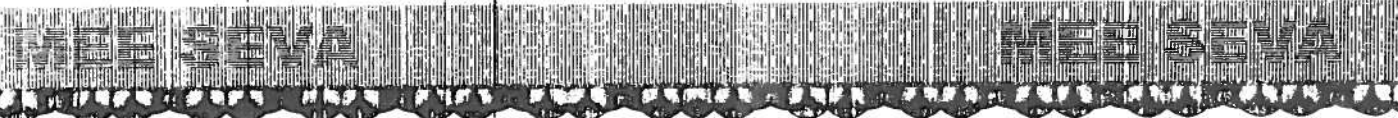
VILLAGE: MALLAPUR, House No: ., Flat No: 301 ,Apartment: MAYFLOWER GRANDE BLOCK A ,Ward : 3-Block : 2 VILLAGE: MALLAPUR ,Survey No : ,2/1/1,183,184,190,191, East: 6 6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 9 years from 01-10-2007 To 07-01-2016 for acts and encumbrance affecting the said property and that on such search the following acts and encumbrances appear

| S.No | Description of property  | Reg.Date<br>Pres.Date | Exe.Date   | Nature & Mkt.Value<br>Con. Value  | Name of Parties Executant(EX) & Claimants(CL)   | Vol/Pg No<br>No/Year [Schedule]            | CD No<br>I |
|------|--|-----------------------|--|---|---|--|------------|
| 1    | VILL/COL: MALLAPUR/MALLAPUR<br>OLD VILLAGE W-B: 3-2 SURVEY:<br>2/1/1 183 184 190 191 APARTMENT:<br>MAYFLOWER GRANDE BLOCK A<br>FLAT: 301 EXTENT: 43.34SQ.Yds<br>BUILT: 1500SQ. FT Boundires: [N]:<br>OPEN TO SKY [S] OPEN TO SKY [E]:<br>6' 6" WIDE CORRIDOR [W]: OPEN<br>TO SKY |                       | (R) 23-12-2015<br>(E) 23-12-2015<br>(P) 23-12-2015 | 0101<br>(Sale Deed )<br>Mkt.Value:Rs.<br>1114000<br>Cons.Value:Rs.<br>4348600 | 1. 1.(EX)M/S B & C ESTATES REP BY<br>M/S MODI PROPERTIES &<br>INVESTMENTS PVT LTD REP BY<br>SOHAM MODI [M.D]<br>2.(EX)M/S B & C ESTATES REP BY<br>K.V:SUBBA REDDY [PARTNER]<br>3.(CL)NILESH KUMAR | 0/0<br>4597/ 2015<br>[1] of<br>SROMALKAJGI |            |
| 1    | This document Link Doct,Link<br>Doct,Link Doct 1512,<br>17638/2006 of SRO<br>1507;16096/2006 of SRO<br>1507;18995/2006 of SRO 1507;/<br>2006   |                       |  |   |   |  |            |

Certified By

Name: CH ASHOK KUMA  
Designation: SUB  
REGISTRAR  
SRO: KAPRA



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