

7760 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. 7760 B & C Estates Reply
 శ్రీమతి / శ్రీ Reply: K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైతే

దస్తావేజు స్వభావము	Sale		28/7	F
దస్తావేజు విలువ	3965000			M.P.M.
స్థాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	3509/16		Val - 49563/-	
రిజిస్ట్రేషన్ రుసుము	1982		49563/-	28/7
లోటు స్థాంపు (D.S.D.)				
GHMC (T.D.)	58500			
యూజర్ ఛార్జీలు	100		103 R 57250716	
అదనపు షీట్లు	59435		27/7	
5 x	/		39651 -	Game
			569148	
మొత్తం	237900		28/7	

(అక్షరాల) Nil

తేది 30/7

వాససు తేది

హాపాయలు మాత్రమే
 సబ్ రిజిస్ట్రారు
 హైదరాబాద్

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.

3670 W.No. 3509/2016

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 7704 Date: 14-06-2016

Sold to: M. MAHENDAR

S/o. MALGESH

For Whom: M/s. B & C ESTATES

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

SALE DEED

This Sale Deed is made and executed on this 28th day of July 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 Late Satish Modi, aged about 46 years, Occupation: Business {Pan No. ABMPM6725H} and Mr. K. V. Subba Reddy, Son of Shri. K. Chandra Sekhar Reddy aged about 46 years, Occupation: Business, resident of Flat No.502, Vasavi Homes, Street No.1, Uma Nagar, Kundanbagh, Hyderabad {Pan No. AEZPK4734Q}, hereinafter referred to as the Vendor.

IN FAVOUR OF

1. Mr. Priyom Roy, Son of Mr. Pranab Roy, aged about 31 years, Occupation: Service and
2. Mrs. Ankita Biswas, Wife of Mr. Priyom Roy, aged about 31 years both residing at Flat No. 209, F Block, Shanthi Nagar Gardens, 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

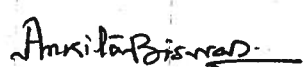
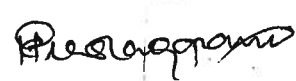
For B&C ESTATES

Partner

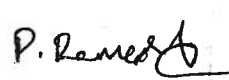
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19825/- paid between the hours of 12 and 1 on the 30th day of JUL, 2016 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			ANKITA BISWAS W/O. PRIYOM ROY FLATNO.209 F BLOCK, SHANTHI NAGAR GARDENS NACHARAM HYD	
2	CL			PRIYOM ROY S/O. PRANAB ROY FLATNO.209 F BLOCK, SHANTHI NAGAR GARDENS NACHARAM HYD	
3	EX			REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

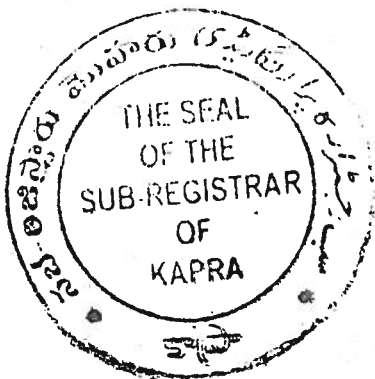
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			P.RAMESH R/O.2-9,TALLABURIDI,VIJAYA NAGAR,A.P.	
2			TARIK MITRAN R/O.A1/2 RAJU COLONY,BALANAGAR,HYD.	

30th day of July, 2016

Signature of

Joint SubRegistrar8
Kapra



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Kapra

WHEREAS:

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

S. No.	Name of Pattedar	Patta No.	Passbook No.	Title book No.	Extent of land	Sy. No
1	M. Venkata Narsimha Rao	26	51094	171929	Ac. 0-30 Gts.,	183
					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

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	158500	0	0	0	158600
Transfer Duty	NA	0	59475	0	0	0	59475
Reg. Fee	NA	0	19825	0	0	0	19825
User Charges	NA	0	100	0	0	0	100
Total	100	0	237900	0	0	0	238000

Rs. 217975/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19825/- towards Registration Fees on the chargeable value of Rs. 3965000/- was paid by the party through E-Challan/BC/Pay Order No. 103R57270716 dated 28-JUL-16 of SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 237900/-, DATE: 28-JUL-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 000760568, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: B AND C ESTATES, CLAIMANT NAME: MR. PRIYOM ROY AND ANKITA BISWAS).

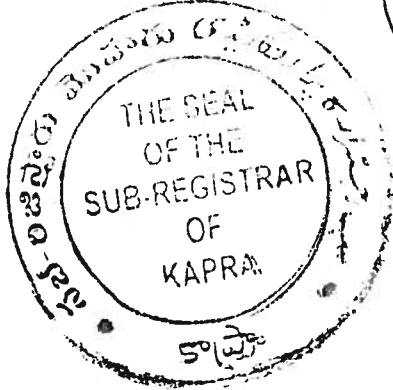
Date:
30th day of July, 2016

Signature of Registering Officer
Kapra

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1వ పుస్తకము 16 రూ. / కా.క. 198
పు. 3509
క్యానిన్ నిమిత్తం 1526
3509
16 జూలై 2016 30వ తేది

Signature of Sub-Registrar



- 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.907 on the ninth floor, in block no. 'A' admeasuring 1150 sft. of super built-up area together with proportionate undivided share of land to the extent of 35.60 sq. yds, and a reserved parking space for single car in the basement floor, admeasuring about 100 sft., in the proposed group housing scheme known as 'Mayflower Grande' and has approached the Vendor.
- M. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Grande. The Vendee upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 39,65,000/- (Rupees Thirty Nine Lakhs Sixty Five Thousand Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B&C ESTATES

Partner

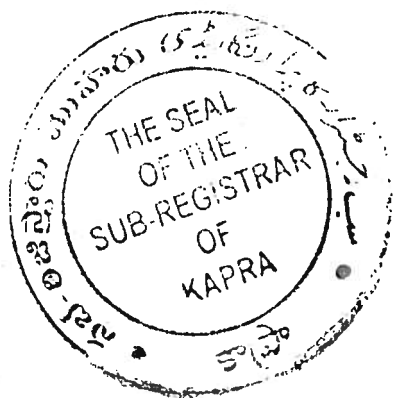
For B&C ESTATES

Partner

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Joint Sub Registrar
Kapra



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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

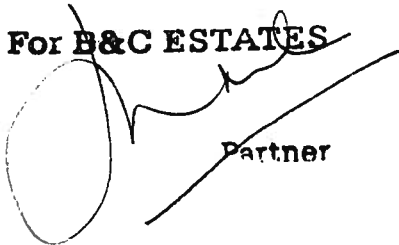
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 907 on the ninth floor, in block no. 'A', having a super built-up area of 1150 sft, (i.e., 897 sft. of built-up area & 253 sft. of common area) in building known as 'Mayflower Grande' together with:

- a) An undivided share in the Schedule Land to the extent of 35.60 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 Vendee for a total consideration of Rs. 39,65,000/- (Rupees Thirty Nine Lakhs Sixty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only) paid by way of cheque no. 608037, dated 23.07.2016 issued by HDFC Ltd.,
ii. Rs.5,68,000/- (Rupees Five Lakhs Sixty Eight Thousand Only) paid by way of cheque no. 513805, dated 30.04.2016 drawn on State Bank of India.
iii. Rs.47,000/- (Rupees Forty Seven Thousand Only) (Part Payment) paid by way of cheque no. 513804, dated 18.04.2016 drawn on State Bank of India.
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.

For B&C ESTATES



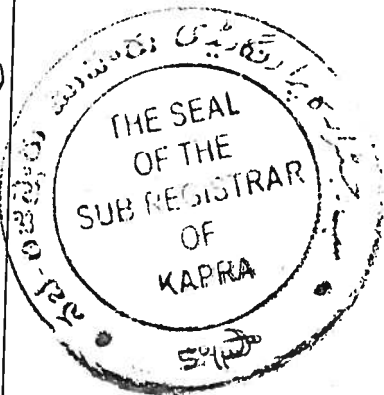
Partner

For B&C ESTATES

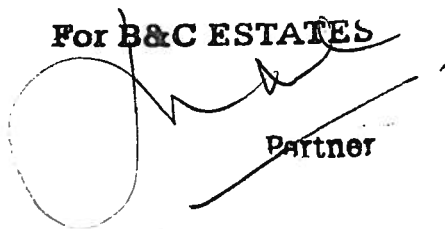


Partner

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Kapra



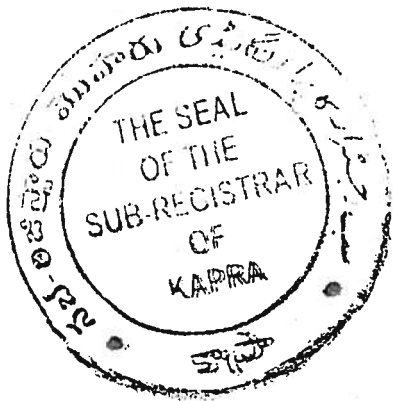
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, 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.
 - 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

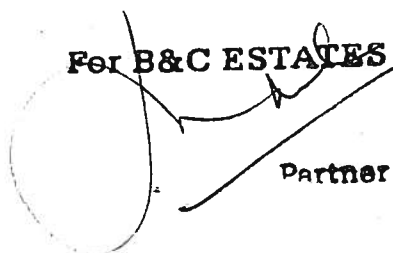
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Kapra



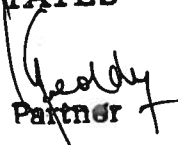
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- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the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

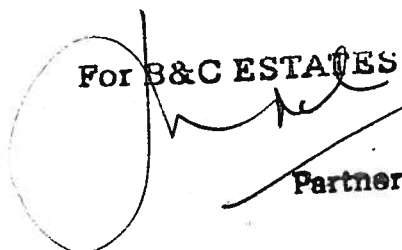
All that portion forming a deluxe apartment bearing flat no.907 on the ninth floor, in block no. 'A' admeasuring 1150 sft. of super built-up area (i.e., 897 sft. of built-up area & 253 sft. of common area) together with proportionate undivided share of land to the extent of 35.60 sq. yds, and a reserved 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. P. Ramesh
2. Tarik Mitran

For B&C ESTATES

Partner

For B&C ESTATES

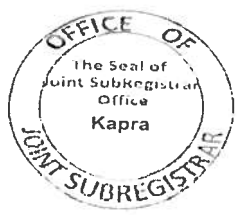

Partner

VENDOR

Buyam Ray
Ankita Bismar

VENDEE

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Kapra



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.907 on the ninth floor, in block no. 'A' of "Mayflower Grande", residential Localities, forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + Ground Floor + 9 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 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 Ninth Floor : 1150 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 39,65,000/-

For B&C ESTATES

Partner

For B&C ESTATES

Partner

Signature of the Executants

Date: 28.07.2016

C E R T I F I C A T E

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

For B&C ESTATES

Partner

For B&C ESTATES

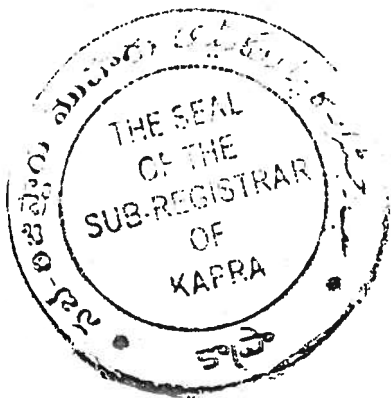
Partner

Signature of the Executants

Date: 28.07.2016

Pouyan Ray
Ankita Biswas.

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 907 IN BLOCK NO. 'A' ON NINTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"

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

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

VENDOR: M/S. B & C ESTATES, REPRESENTED BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD REP. BY ITS
MANAGING DIRECTOR SRI SOHAM MODI, SON OF SRI SATISH MODI

2. MR. K. V. SUBBA REDDY, SON OF SHRI. K. CHANDRA SEKHAR REDDY

VENDEE: 1. MR. PRIYOM ROY, SON OF MR. PRANAB ROY

2. MRS. ANKITA BISWAS, WIFE OF MR. PRIYOM ROY

REFERENCE:
AREA: 35.60

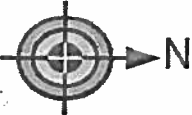
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

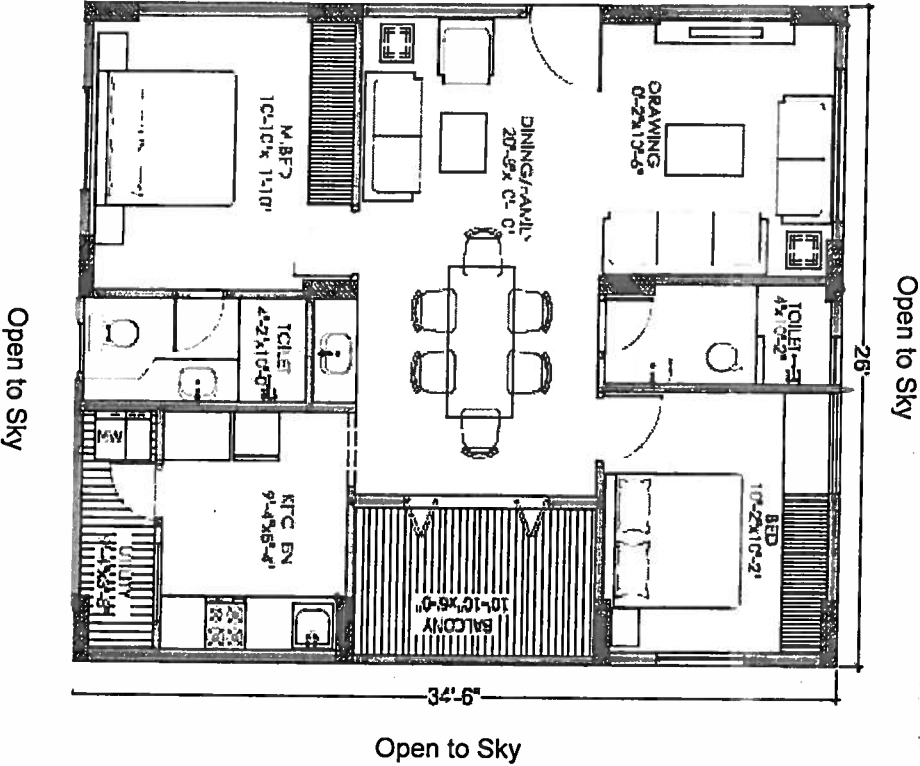


EXCL:

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



6'-6" wide corridor



For B&C ESTATES

Partner

For B&C ESTATES

Partner

WITNESSES:

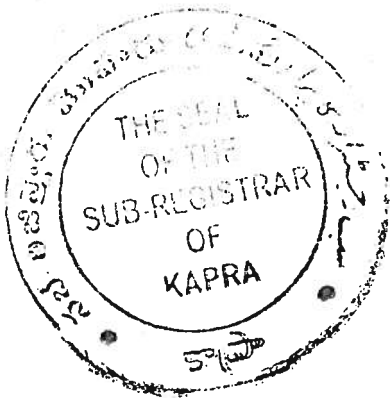
1. P. Ramadoss
2. Tarik Mitran

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

BK-1, CS No 3670/2016 & Doct No
3509 / 2016 Sheet 9 of 12

Joint Sub Registrar
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)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. B & C ESTATES, A REGISTERED
PARTNERSHIP FIRM HAVING ITS OFFICE AT
5-4-187/3 & 4, 2nd FLOOR, SOHAM MANSION,
M. G. ROAD, SECUNDERABAD - 500 003,
REP.BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., HAVING ITS REGISTERED
OFFICE AT 5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, REP.BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. SRI SATISH MODI

2. MR. K. V. SUBBA REDDY
S/O. SHRI. K. CHANDRA SEKHAR REDDY
R/O. FLAT NO.502, VASAVI HOMES
STREET NO.1, UMA NAGAR
KUNDANBAGH, HYDERABAD

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

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.

VENDEE:

1. MR. PRIYOM ROY
S/O. MR. PRANAB ROY
R/O. FLAT NO. 209, F BLOCK
SHANTHI NAGAR GARDENS
NACHARAM, HYDERABAD

2. MRS. ANKITA BISWAS
W/O. MR. PRIYOM ROY
R/O. FLAT NO. 209, F BLOCK
SHANTHI NAGAR GARDENS
NACHARAM, HYDERABAD.

SIGNATURE OF WITNESSES:

1. P. Ramiah
2. Tarik Mitran

B&C ESTATES

Partner

For B&C ESTATES

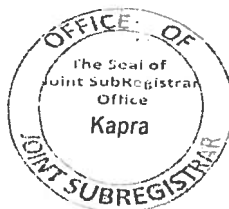
SIGNATURE OF EXECUTANTS

Priyom Roy **ANKITA BISWAS**
SIGNATURE(S) OF VENDEE

Bk-1, CS No 3670/2016 & Doct No
3509 / 2016 Sheet 10 of 12 Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
B & C ESTATES
21/08/2008
Permanent Account Number
AAHFB7046A
भारत सरकार
GOVT. OF INDIA
05/02/2008

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
Chief Commissioner of Income-tax, Andhra Pradesh

For B&C ESTATE

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
Chief Commissioner of Income-tax, Andhra Pradesh

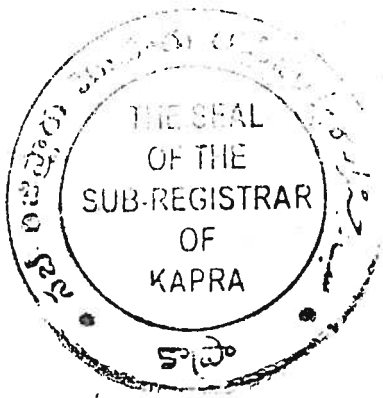
For B&C ESTATE

Reddy
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
भारत सरकार
GOVT. OF INDIA
Signature
10053008

Prabhangane

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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT
PRIYOM ROY
PRANAB KUMAR ROY
14/07/1985
Permanent Account Number
ATCPR3428C
Signature
भारत सरकार
GOVT. OF INDIA
12112009

Priyam Roy

आयकर विभाग
INCOME TAX DEPARTMENT
ANKITA BISWAS
TAPAN KUMAR BISWAS
01/11/1984
Permanent Account Number
AXJPB1173B
Signature
भारत सरकार
GOVT. OF INDIA
05052010

Ankita Biswas

आयकर विभाग
INCOME TAX DEPARTMENT
TARIK MITRAN
MONIRUZZAMAN
20/01/1986
Permanent Account Number
BXZPM99620
Signature
भारत सरकार
GOVT. OF INDIA
05/02/2012

Tarik Mitran

आयकर विभाग
INCOME TAX DEPARTMENT
RAMESH PUDI
SIMHACHALAM PUDI
01/06/1990
Permanent Account Number
BSIPP4638L
Signature
भारत सरकार
GOVT. OF INDIA
23/02/2011

P. Ramesh

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें
आयकर पैन सेवा इकाई, एन एस डी एस
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8980, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें
आयकर पैन सेवा इकाई, एन एस डी एस
तीसरी मंजिल, सफायर चेंबर,
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आयकर पैन सेवा इकाई, एन एस डी एस
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
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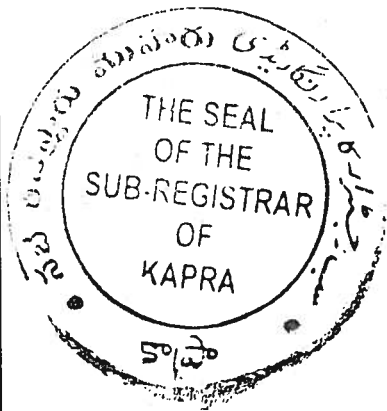
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e-mail: tininfo@nsdl.co.in

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e-mail: tininfo@nsdl.co.in

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Kapra



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gbrambabu@modiproperties.com

From: "Priyom Roy" <roy.priyom@gmail.com>
Date: 02 July 2016 20:24
To: <gbrambabu@modiproperties.com>
Subject: SBI Home Loan Discrepancy : A-907 Mayflower Grande

Dear Mr. Rambabu.

As per the telephonic conversation with you regarding the SBI Home Loan on A-907 Mayflower Grande. Please note the details of the **pending discrepancy despite re-evaluation** of the Property as intimated by me representative from **SBI home Loan (mob no. 9502343460)**:

Price as per agreement of sale : Rs. 39, 65,000 (all inclusive)
Home loan requirement (as per eligibility) : ~ Rs. 32,00,000/- (~80%)

Price as per SBI (after re-evaluation): Rs 35, 20,000 (@2800 per sq ft. plus amenities)
Maximum permissible home loan: Rs. 28,16,000/-

DISCREPANCY : (Rs. 32L - Rs. 28.16 = ~ Rs. 4 L)

As we have already paid Rs. 7.93 L (booking and two installments) from our side, its impossible for us to pay this 4 Lakhs, if we dont get the requisite 32 L. Home loan. Further, this discrepancy is unfortunately delaying Our registration and occupancy process, which we want to do as soon as possible.

Therefore, kindly look into the matter and help us with a solution.

Regards,

Priyom Roy.

--

Priyom Roy | Scientist
Geodynamics and Geohazards
Geosciences Group
ISRO, National Remote Sensing Center,
Hyderabad - 37 | Tel: 040-2388-4604

24-08-2016

B & C Estates (16-17)
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

A-907 Priyom Roy & Amkita Biswas
Ledger Account

1-Apr-2016 to 22-Aug-2016

								Page 1	
Date	Particulars	Cheque No	Vch Type	Vch No./Excise Inv.No.	Narration	Debit	Credit		
13-4-2016	By Hdfc Escrow A/c 50200006211923	513803	Bank Receipt	BR-2	Ch. No. :513803 Being cheque received from the customer towards payment for the flat agst Rno.1813		25,000.00		
18-4-2016	By Hdfc Escrow A/c 50200006211923	513804	Bank Receipt	BR-9	Ch. No. :513804 Being cheque received from Customer for the Flat against Receipt No. 1955		2,00,000.00		
2-5-2016	By Hdfc Escrow A/c 50200006211923	513805	Bank Receipt	BR-3	Ch. No. :513805 being cheque recived from the customer towards payment for the falt no.A-907 against receipt no.1988		5,68,000.00		
26-7-2016	To HDFC Bank Ltd.	008459	Bank Payment	BP-1	Ch. No.008459 :being chq issued towards Mutation exp for flat no. A-907	3,965.00			
	By Hdfc Escrow A/c 50200006211923	513806	Bank Receipt	BR-3	Ch. No. :513806 Being chq received from customer towards flat no A907 vide receipt no:2271		70,000.00		
	To Vat Payable	008458	Journal Voucher	JV-2	Being amont debited towards VAT Payment for flat no. A-907	49,563.00			
4-8-2016	By Hdfc Escrow A/c 50200006211923	608037	Bank Receipt	BR-1	Ch. No. :608037 being cheque recived from customer towards payment for the flat no.A-907 against receipt no.2304		33,50,000.00		
	To Prabhakar Reddy on A/c		Journal Voucher	JV-1	Being amount paid towards Registration Expenses for Flat no:A907	2,37,900.00			
5-8-2016	To Cash A/c		Cash Payment	CP-15	being amount paid towards registration misc, doc and E. C. exp for flat no. A-907	4,300.00			
11-8-2016	To Legal Expenses		Journal Voucher	JV-5	being amount debited towards stamp papers	780.00			
	To Service Tax - Customers		Journal Voucher	JV-6	Being amount debited towards service tax on miscelanious charges	229.00			
	To Installments Receivable 16-17		Journal Voucher	JV-9	Being installment receivable for 16-17	39,65,000.00			
22-8-2016	By Vat Payable		Journal Voucher	JV-5	Being Vat free offer to customer A-907		49,563.00		
	To Closing Balance							42,61,737.00	42,62,563.00
								826.00	
								42,62,563.00	42,62,563.00

Referable

A. Sandeep
23/8/16

