

990/12

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date: 07-03-2017 11:21:10

App No. 997955

Statement No. 23432453

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

VILLAGE: MALLAPUR OR MALLAPUR, Ward - Block:3 - 2, House No:, 201FLAT,
Apartment:MAYFLOWER GRANDE, BLOCK-B, Flat No:201, SURVEY NO: ,2/1/1,183,184,190,191S,
Bounded by NORTH :OPEN TO SKY, SOUTH :OPEN TO SKY, EAST :66 WIDE CORRIDOR, WEST
:OPEN TO SKY

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **10** from **01-10-2007 to 06-03-2017** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

1/1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-2 SURVEY: 2/1/1 183 184 190 191PARTS HOUSE:201FLAT APARTMENT: MAYFLOWER GRANDE, BLOCK-B FLAT: 201 EXTENT: 43.34SQ.Yds BUILT: 1680SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'6 WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:17638/2006 of SRO 1507 Link Doct:18995/2006 of SRO 1507 Link Doct:16096/2006 of SRO 1507	(R) 01- 03-2017 (E) 01- 03-2017 (P) 01- 03-2017	0101 Sale Deed Mkt.Value:Rs. 2430000 Cons.Value:Rs. 4280000	1.(EX)M/S B & C ESTATES REP BY M/ s MODI PROPERTIES & INVESTMENTS PVT LTD 2.(EX)REP BY SOHAM MODI 3.(EX)M/S B & C ESTATES REP BY K.V.SUBBA REDDY 4.(EX)ALL ARE REP BY K.PRABHAKAR REDEY VIDE GPA NO.134/IV/2015 DT.18/12/2015 AT SRO SECUNDERABAD 5.(CL)SWATHI DEVADASS	0/0 653/2017 [1] of SRO VALLABHNAGAR(1508)

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Umakanth

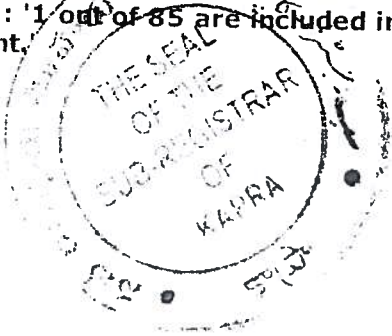
4. Search verified and certificate examined by /

5.Result : '1' out of 85 are included in the statement.

Received Rs. 200+20 towards EC-Fee against
Cash Receipt No.

OFFICE SEAL & DATE
Register Officer

Signature of
Sub-Registrar
Kapra



Sub-Registrar Office
Kapra, Medchal-Malkajgiri Dist

ORIGINAL

3999

దస్తావేజులు మరియు రుసుముల రశీదు

3/2, 1/3

నెం.

M. B+C Estates Rep by Soham modesampath

శ్రీమతి / శ్రీ

Rep by RAHMAN & Partners

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

F

దస్తావేజు స్వభావము	Sale		malappuram (v)	
దస్తావేజు విలువ	4280,000		Rep by GHMC & JRD	
స్థాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	653/17			
రిజిస్ట్రేషన్ రుసుము	21400		chro	
లోటు స్థాంపు (D.S.D)	171100		813W4f280217	
GHMC (T.D.)	64200		dt 1/3/17	
మున్సిపల్ ఛార్జీలు	110		vatm. 535m	
అదనపు షిట్లు			36170302755460	10001
5 x			mfms 4280	91186
			189858 dt 1/3/17	
మొత్తం	256810			

(అక్షరాల) Rupees Two Lakhs Fifty Six thousand Eight hundred and Twenty

తేది 01/03/17

వాసమే తేది

హామయలు మరియు నామ-రిజిస్ట్రేషన్ వల్లభనగర్ పబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 3605 Date: 03-02-2017

Sold to: MAHENDAR

S/o. MALLESH

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 1st day of March 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri, 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

Ms. Swathi Devadass, Daughter of Mr. M. Devadass, aged about 31 years, Occupation: Service residing at Flat No. 504, Sai Residency, Kondapur, Opp. Google Office, Hyderabad - 500 084 {Pan No. ANJPD1099E}, herein after 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

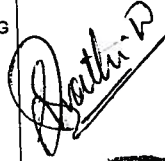
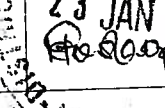
For B & C ESTATES

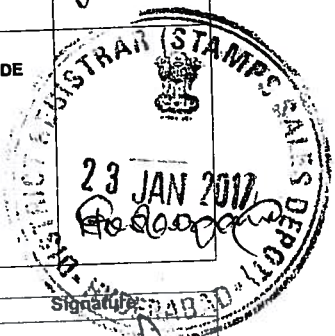
Partner

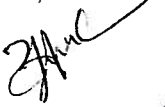
Partner

Presentation Endorsement:

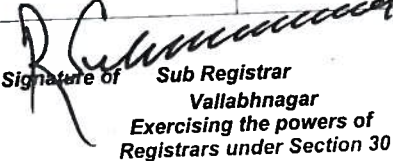
Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 21400/- paid between the hours of 3 and 4 on the 01st day of MAR, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 SWATHI DEVADASS: [1508-1-2017-691]	SWATHI DEVADASS D/O. M.DEVADASS F.NO.504,SAI RESIDENCY,KONDAPUR,OPP.G OOGLE OFFICE, HYDERABAD- 500084	
2	EX		 ALL ARE REP BY K.PF [1508-1-2017-691]	ALL ARE REP BY K.PRABHAKAR REDDY VIDE GPA NO.134/IV/2015 DT.18/12/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, M.G.ROAD, SEC-BAD	



Identified by Witness:					Signature
Sl No	Thumb Impression	Photo	Name & Address		
1		 C.S.THYAGESH::01/C [1508-1-2017-691]	C.S.THYAGESH H.NO.12-11-161,BHASKARA RESIDENCY,F.NO.205,NAMAL AGUNDU,SECBAD		
2		 Y.JANAKI KUMARI::C [1508-1-2017-691]	Y.JANAKI KUMARI H.NO.12-13- 588/F,ST.NO.14,TARNAKA,SEC -BAD		

01st day of March, 2017

Signature of  Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30

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Vallabh Nagar



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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Vallabhnagar

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 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	171100	0	0	0	171200
Transfer Duty	NA	0	64200	0	0	0	64200
Reg. Fee	NA	0	21400	0	0	0	21400
User Charges	NA	0	110	0	0	0	110
Total	100	0	256810	0	0	0	256910

Rs. 235300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21400/- towards Registration Fees on the chargeable value of Rs. 4280000/- was paid by the party through E-Challan/BC/Pay Order No ,813W4F280217 dated ,01-MAR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :
(1). AMOUNT PAID: Rs. 256810/-, DATE: 01-MAR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 002690769,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: B AND C ESTATES,CLAIMANT NAME: MS. SWATHI DEVADASS) .

Date: 01st day of March,2017

[Signature]
Signature of Registering Officer
Vallabhnagar

1వ పుస్తకము 2017 సం./ తేదీ 17 మార్చి 2017
653 నెంబరుకు రిజిస్ట్రేషన్ చేయబడింది. స్వామింగ్
నిబంధన గుర్తించు నెంబరు: 653-2017.
తేదీ- 01/03/17.
[Signature]
జి. సుబ్రహ్మణ్యం
జి. రవివర్మ
వల్లభనగర్



- 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 semi-deluxe apartment bearing flat no.201 on the second floor, in block no. 'B' 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. 42,80,000/- (Rupees Forty Two Lakhs Eighty 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 , FOR B & C ESTATES
Partner Partner

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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 semi-deluxe apartment bearing flat no.201 on the second floor, in block no.'B', 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.42,80,000/- (Rupees Forty Two Lakhs Eighty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.16,77,500/-(Rupees Sixteen Lakhs Seventy Seven Thousand and Five Hundred Only) paid by way of banker cheque no.533719, dated 19.03.2016 issued by State Bank of India, RACPC-III, Hyderabad.
- ii. Rs.10,06,500/-(Rupees Ten Lakhs Six Thousand and Five Hundred Only) paid by way of cheque no.847470, dated 06.04.2016 issued by State Bank of India, RACPC-III, Hyderabad.
- iii. Rs.7,00,000/-(Rupees Seven Lakhs Only) paid by way of cheque no.012751 dated 01.10.2016 drawn on ICICI Bank Ltd.,
- iv. Rs.5,80,000/-(Rupees Five Lakhs Eighty Thousand Only)(Part Payment) paid by way of cheque no.832586, dated 21.02.2017 drawn on ICICI Bank Ltd.,
- v. Rs.3,16,000/-(Rupees Three Lakhs Sixteen Thousand Only) paid by way of cheque no.537176, dated 22.01.2017 issued by State Bank of India, RACPC-III, Hyderabad..

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.

FOR ESTATES

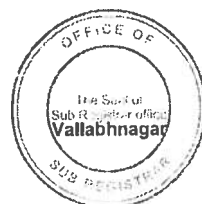
FOR ESTATES

Partner



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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.
 - 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 ENTITIES

For B & C ENTITIES

Particular

Particular

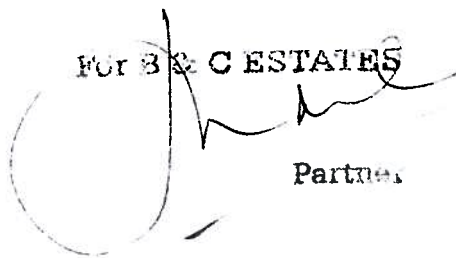


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- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the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

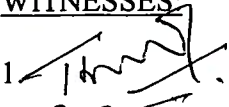
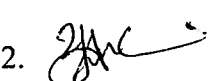
SCHEDULE OF FLAT

All that portion forming a semi-deluxe apartment bearing flat no.201 on the second floor, in block no. 'B' 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 now under Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

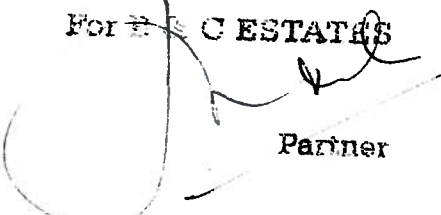
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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. 
C.S. Thyagerah.
2. 

For B & C ESTATES


Partner

For B & C ESTATES


Partner

VENDOR


VENDEE



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ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.201 on the second floor in block no. 'B' 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 now under Medchal-Malkajgiri 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 Second Floor : 1400 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 42,80,000/-

For B & C ESTATES
Partner

For B & C ESTATES
Geddy
Partner

Signature of the Executants

Date: 01.03.2017

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
Geddy
Partner

Signature of the Executants

Date: 01.03.2017

Signature of the Executants



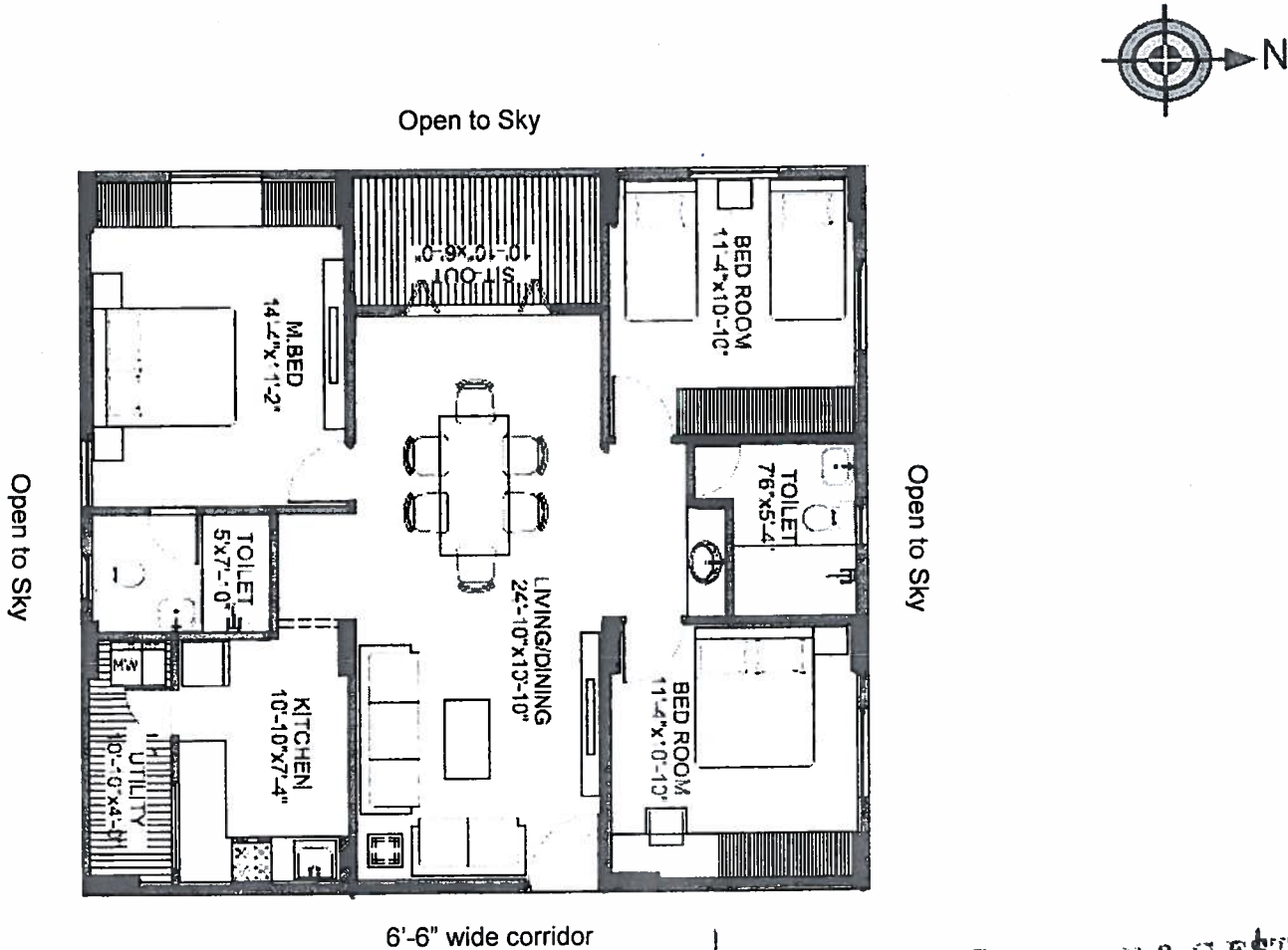
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REGISTRATION PLAN SHOWING		FLAT NO. 201 IN BLOCK NO. 'B' ON SECOND FLOOR	
IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"			
IN SURVEY NOS.		SITUATED AT	
2/1/1, 183, 184, 190 & 191		MANDAL, R.R. DIST.	
MALLAPUR VILLAGE,		UPPAL	
VENDOR: M/S. 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 LATE SATISH MODI			
2. MR. K. V. SUBBA REDDY, SON OF SHRI. K. CHANDRA SEKHAR REDDY			
VENDEE: MS. SWATHI DEVADASS, DAUGHTER OF MR. M. DEVADASS			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 43.34	SQ. YDS. OR	SQ. MTRS.	

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



WITNESSES:

1.

2.

For B & C ESTATES Partner:

For B & C ESTATES Partner:

SIGNATURE OF THE VENDOR:

SIGNATURE OF THE VENDEE:

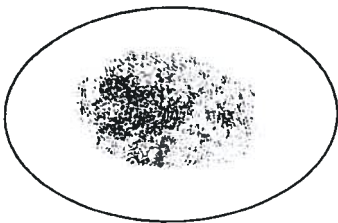
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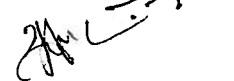
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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>
			<u>VENDOR:</u> 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 OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2ND FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. LATE SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 134 /BK-IV/2015, DT:18.12.2015</u> 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
			<u>VENDEE:</u> MS. SWATHI DEVADASS D/O. MR. M. DEVADASS R/O. FLAT NO. 504, SAI RESIDENCY KONDAPUR OPP. GOOGLE OFFICE YDERABAD - 500 084

SIGNATURE OF WITNESSES:

1. 
2. 

For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B & C ESTATES

21/08/2006

Permanent Account Number
AAHFB70466

10062006

For B & C ESTATES

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEZPK4734Q

नाम /NAME
VENKATASUBBA REDDY KALICHETI

पिता का नाम /FATHER'S NAME
CHANDRASEKAR REDDY KALICHETI

जन्म तिथि /DATE OF BIRTH
16-05-1970

हस्ताक्षर /SIGNATURE
V. Kalicheti

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

For B & C ESTATES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

Signature
Prabha Reddy

10062008

For B & C ESTATES



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Pay

COMMISSIONER GHMC *****

Or Order

या उनके आदेश पर

भवा करे
Rupees
₹

FOUR THOUSAND TWO HUNDRED EIGHTY ONLY.

₹

*4,280.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD

SECUNDERABAD - 500 003

REF. No. 004212102907

AUTHORISED SIGNATORIES

Please sign above

⑈ 189858 ⑈ 500240003⑈ 999989 ⑈ 12



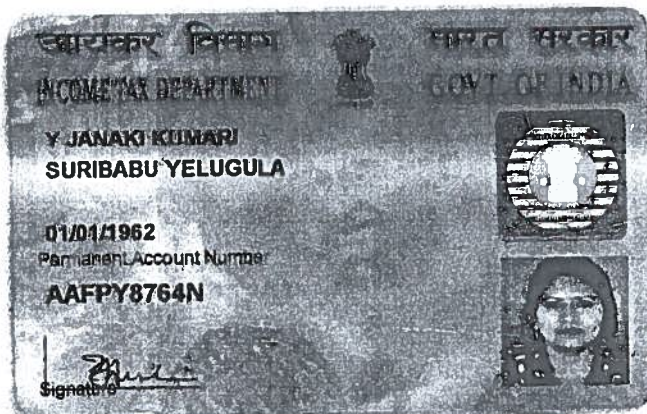
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
बी मजिलु, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL
5th Floor, Mianm Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: urinfo@nsdl.co.in

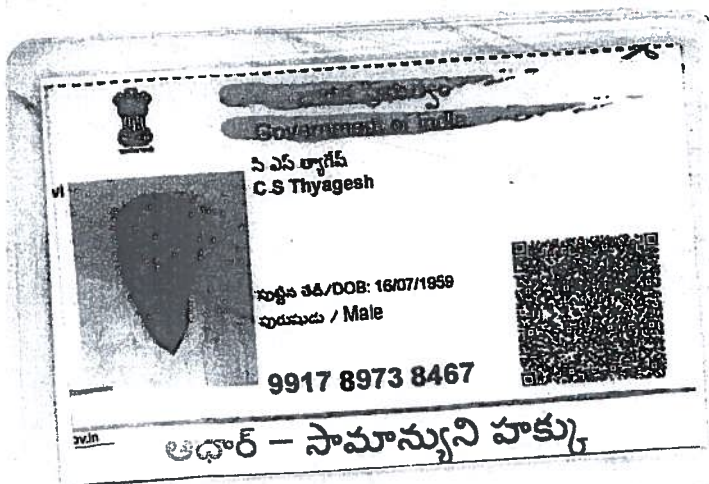


In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं

आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
नवी मुंबई-400 614



Unique Identification Authority of India

विवरण: S/O: स. नि. शंकर
12-11-160/161, नामालगुंडु
नर्सिंग होम, सीताफलमंडी
सुंदरबाद, अंध्र प्रदेश, 500061

Address: S/O: C N Shankar,
12-11-160/161,
namalagundu, near sree devi
nursing home,
sitaphalmandi,
Secunderabad,
Hyderabad,
Andhra Pradesh, 500061

9917 8973 8467



1800 300 1947

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