

ORIGINAL

వెం. 4913 m/s 38C & states Reng B-3
శ్రీమతి / శ్రీ క. Anahaleen Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

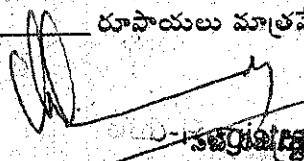
దస్తావేజు స్వభావము	Sal	312	1
దస్తావేజు విలువ	3620000		17
స్టాంపు విలువ రూ.	100	3620	44me
దస్తావేజు వెంటరు	996/12	189722	
రిజిస్ట్రేషన్ రుసుము	18100	13/2	
లోటు స్టాంపు(D.S.D.)	144300		
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	54300	593000.150 21	
ఆదనపు షీట్లు	5 x	15/2	
	/	Vat - 45250	
		283602	
మొత్తం	213210		

(అక్షరాల) 41/

తేది 10/3

వాపసు తేది

రూపాయలు మాత్రం

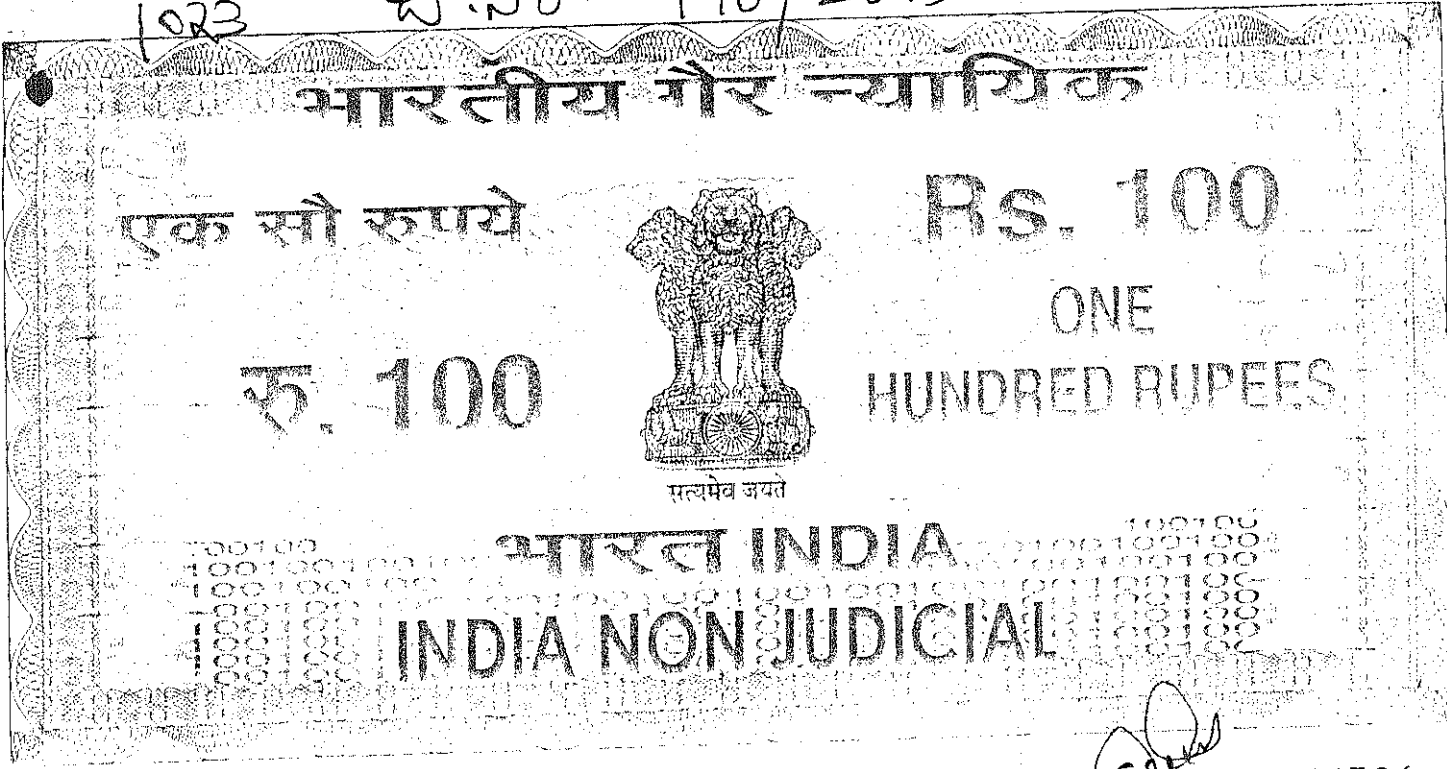


Kapra

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

1023

W.O. 476/2017



తెలంగాణ తెలంగాణ TELANGANA

S.No. 3598 Date: 03-02-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. B&C ESTATES

G 744706
 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 17th day of February 2017 at S.R.O, Kapra, 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

Mr. M. S. Raghavendra Rao, Son of Late M. K. Ranga Rao, aged about 60 years, residing at C-12/167, Kendriya Vihar, Paruthipattu, Avadi, Chennai - 600 071 {Pan No. AADPR1710P, Mobile No.08754640872} 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

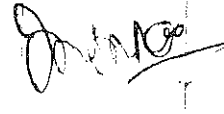
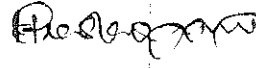
FOR B & C ESTATES

 Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18100/- paid between the hours of 3 and 4 on the 10th day of MAR, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M.S. RAGHAVENDRA RAO [1526-1-2017-1023]	M.S. RAGHAVENDRA RAO S/O. LATE. M.K. RANGA RAO C-12/167 KENDRIYA VIHAR, AVADI CHENNAI	
2	EX		 REP BY GPA K.P. ABHAKAR [1526-1-2017-1023]	REP BY GPA K.P. ABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION, A.G. ROAD SEC BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 M. SATYA PRABHA RAO [1526-1-2017-1023]	M. SATYA PRABHA R. C-12/167, KENDRIYA VIL PARUTRIPATTU, AVADI CHENNAI.
2		 J. UMAKANTH: 10/03 [1526-1-2017-1023]	J. UMAKANTH R/O. 6-7-189/A, BANSILALPET, SEC-BAD

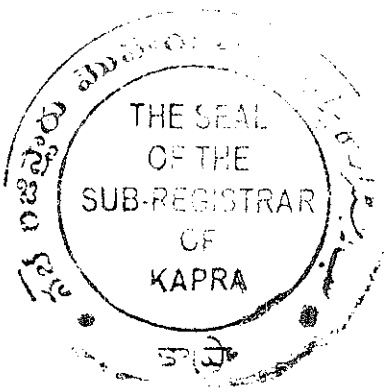
10th day of March, 2017

Signature of Sub Registrar
Kapra

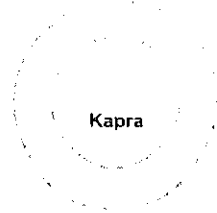


M.S. Prabha Rao

Umakanth



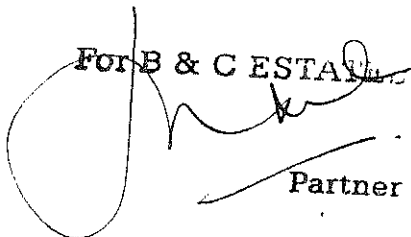
Generated on: 10/03/2017 04:07:37 PM



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 doc. 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	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	144700	0		0	0	0	144800
Transfer Duty	NA	0	54300	0		0	0	0	54300
Reg. Fee	NA	0	18100	0		0	0	0	18100
User Charges	NA	0	110	0		0	0	0	110
Total	100	0	217210	0		0	0	0	217310

Rs. 199000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18100/- towards Registration Fees on the chargeable value of Rs. 3620000/- was paid by the party through E-Challan/E.C/Pay Order No ,597MDC150217 dated 17-FEB-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 217210/-, DATE: 17-FEB-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 004262139, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: B AND C ESTATES, CLAIMANT NAME: M. S. RAGHAVENDRA RAO).

Date:

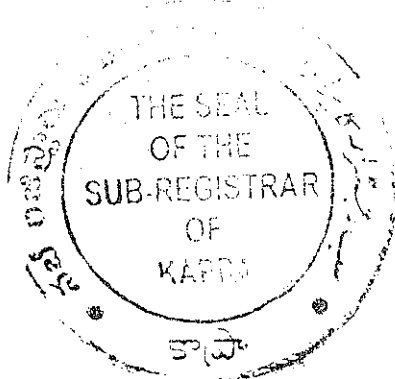
10th day of March, 2017

Signature of Registering Officer
Kapra

Bk-1 CS No 1023/2017 & Doct No 996/2017 Sub Registrar Kapra Sheet 2 of 12

1వ పుస్తకము 2017 సం./సా.శ. 1938
996 నెంబరుగా రిజిస్టరు చేయబడి
స్టేషన్ నెంబరు 1526.
996 నెంబరుగా రిజిస్ట్రేషన్
2017 సం. మార్చి 10 వ తేది

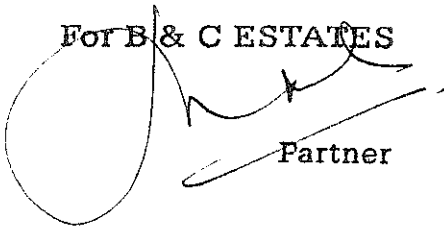
సబ్-రిజిస్ట్రార్
కాప్రా
మేజర్. మల్కాజీగిరి



Generated on: 10/03/2017 04:07:37 PM

Kapra

- G. Vide proceedings of the Tehsildar Uppal Mandal bearing no. B/4587/2008 and B/4588/2008 dated 25.07.2008 land admeasuring Ac.3-29 Gts, forming part of survey 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.302 on the third floor, in block no. 'B' 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.36,20,000/- (Rupees Thirty Six Lakhs and Twenty 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

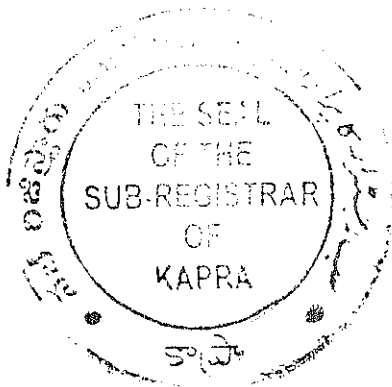
Partner

Bk-1, CS No 1023/2017 & Doct No

996/2017 Sheet 3 of 12

Sub Registrar

Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra

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.302 on the third floor, in block no.'B', 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 Buyer for a total consideration of Rs. 36,20,000/- (Rupees Thirty Six Lakhs and Twenty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 19,64,350/- (Rupees Nineteen Lakhs Sixty Four Thousand Three Hundred and Fifty Only) paid by way of wire transfer.
- ii. Rs. 8,68,500/- (Rupees Eight Lakhs Sixty Eight Thousand and Five Hundred Only) paid by way of banker cheque no.533809, dated 04.04.2016 issued by State Bank of India, RACPC-III, Hyderabad.
- iii. Rs. 6,21,759/- (Rupees Six Lakhs Twenty One Thousand Seven Hundred and Fifty Nine Only) paid by way of banker cheque no.536988, dated 04.01.2017 issued by State Bank of India, RACPC-III, Hyderabad.
- iv. Rs. 1,65,391/- (Rupees One Lakhs Sixty Five Thousand Three Hundred and Ninety One Only) paid by way of cheque no.536113, dated 05.01.2017 drawn on Indian 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.

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.

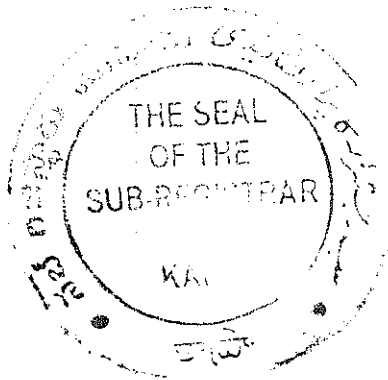
For B & C ESTATES

Partner

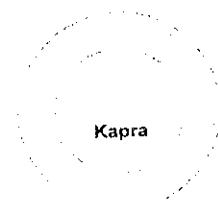
For B & C ESTATES

Partner

Bk-1, CS No 1023/2017 & Doct No
996/10017 Sheet 4 of 12 Sub Registrar
Kapra

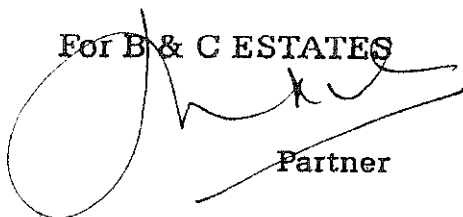


Generated on: 10/03/2017 04:07:37 PM



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.

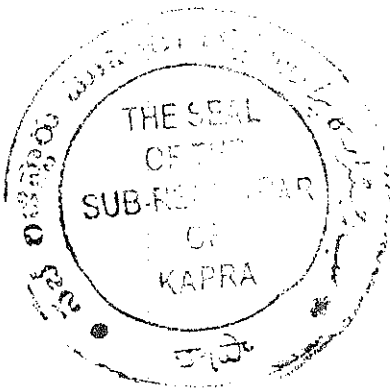
For B & C ESTATES


Partner

For B & C ESTATES


Partner

BK-1 CS No 1023/2017 & Doct No
996/2017 Sub-Registrar
Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra

- 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.

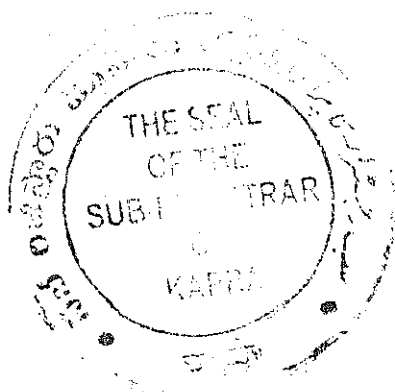
For B & C ESTATES

Partner

For B & C ESTATES

Partner

BK-1, CS No 1023/2017 & Doct No
996/10017 Sheet 6 of 12 Sub-Registrar
Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra

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.302 on the third floor, in block no. 'B' 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 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	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. M.S. Prabha Rao

2. Unnally

For B & C ESTATES

Partner

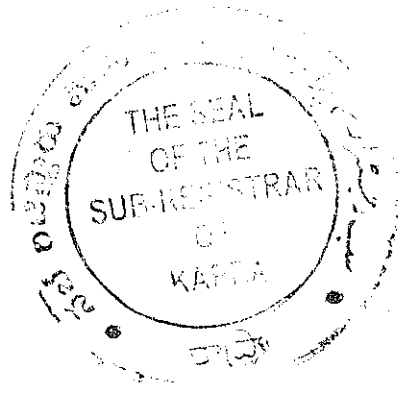
For B & C ESTATES

Partner

VENDOR

VENDEE

Bk-1, CS No 1023/2017 & Doct No
996/2017 Sheet 7 of 12 Sub Registrar
Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra

ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.302 on the third 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 : 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 Third Floor : 1150 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 36,20,000/-

Date: 17.02.2017

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants

C E R T I F I C A T E

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

For B & C ESTATES

Partner

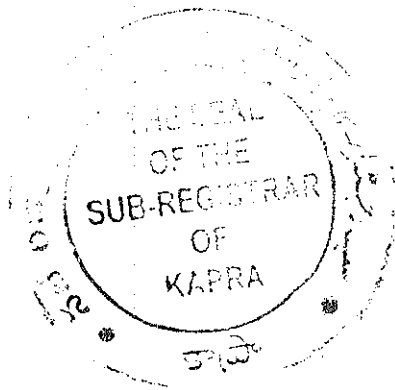
For B & C ESTATES

Partner

Date: 17.02.2017

Signature of the Executants

Bk-1 CS No 1023/2017 & Doct No
996 12017 Sheet 8 of 12 Sub Registrar
Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra

REGISTRATION PLAN SHOWING

FLAT NO. 302 IN BLOCK NO. 'B' 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.

NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

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:

MR. M. S. RAGHAVENDRA RAO, SON OF LATE M. K. RANGA RAO

REFERENCE:**AREA:**

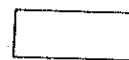
35.60

SCALE:

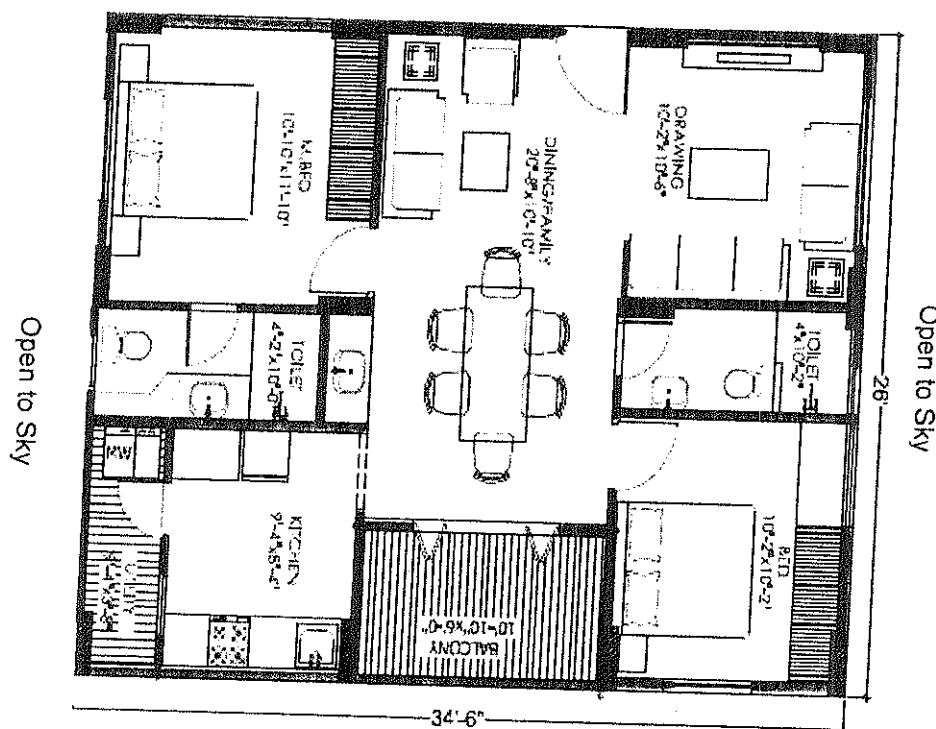
SQ. YDS. OR

INCL:

SQ. MTRS.

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

6'-6" wide corridor



Open to Sky

For B & C ESTATES

For B & C ESTATES

WITNESSES:

1. M.S. Razabha Rao

2. Unnavaali,

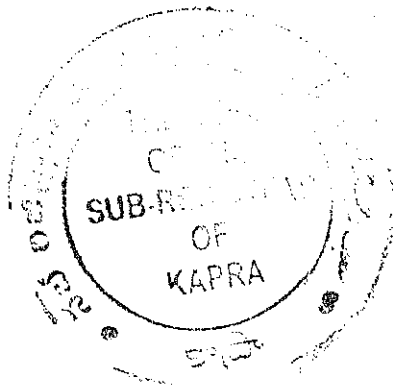
Partner

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

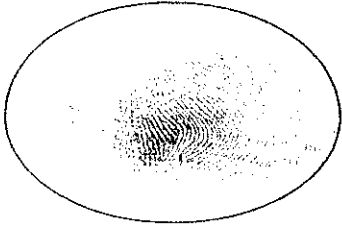
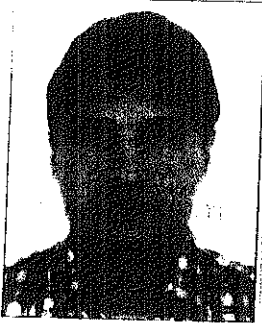
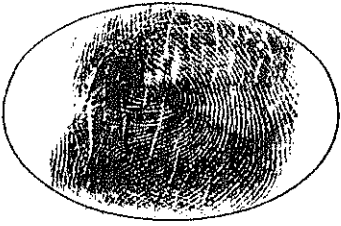
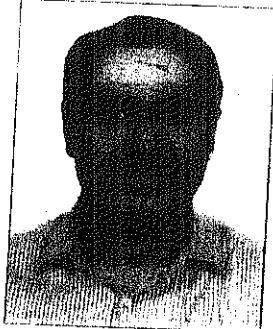
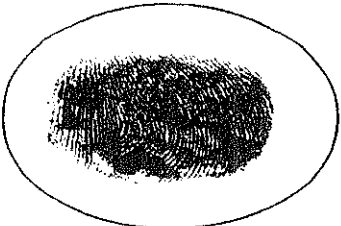
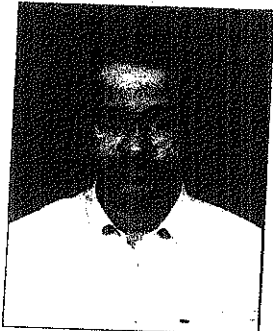
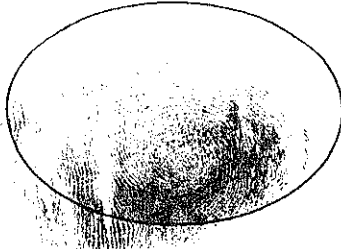
Bk-1 CS No 1023/2017 & Doct No
996/2017 Sheet 9 of 12 Sub Registrar
KAPRA



Generated on: 10/03/2017 04:07:37 PM

Kapra

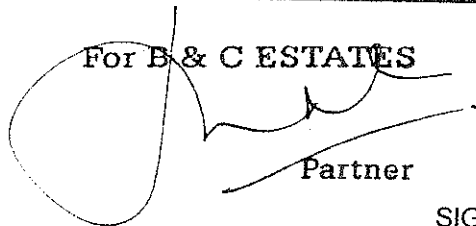
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. B & C ESTATES , A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND 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 2 ND FLOOR, M. G. ROAD, REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. LATE 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
			
			<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 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			<u>VENDEE:</u> MR. M. S. RAGHAVENDRA RAO S/O. LATE M. K. RANGA RAO R/O. C-12/167, KENDRIYA VIHAR PARUTHIPATTU AVADI CHENNAI - 600 071

SIGNATURE OF WITNESSES:

1. M. S. Prabha Rao
2. Umakanti

For B & C ESTATES



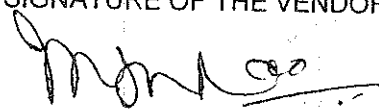
Partner

For B & C ESTATES



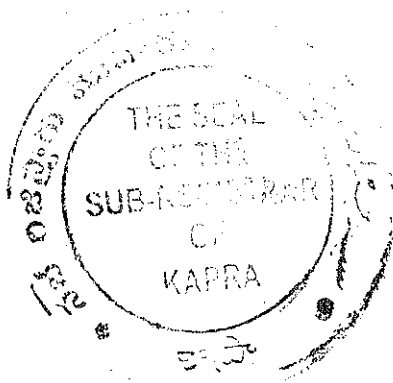
Partner

SIGNATURE OF THE VENDOR



SIGNATURE OF THE VENDEE

Bk-1 CS No 1023/2017 & Doct No
796/10217- Sheet 10 of 12
Sub Registrar
Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
B & C ESTATES
21/05/2008
Permanent Account Number
AAHFB7000

भारत सरकार
GOVT OF INDIA

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

For B & C ESTATES
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEZPK4734Q
नाम /NAME
VENKATASUBBA REDDY KALICHETI
पिता का नाम /FATHER'S NAME
CHANDRASEKAR REDDY KALICHETI
जन्म तिथि /DATE OF BIRTH
16-05-1970
हस्ताक्षर /SIGNATURE
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For B & C ESTATES
Partner

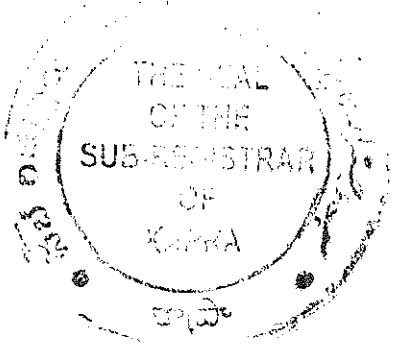
आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E
Signature

भारत सरकार
GOVT OF INDIA

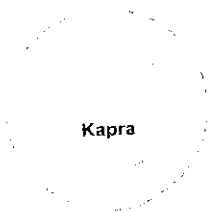
For B & C ESTATES

[Signature]
Sub-Registrar
Kapra

Bk-1 CS No 1023/2017 & Doct No
996/2017 Sheet 11 of 12



Generated on: 10/03/2017 04:07:37 PM



gopal Rao



M.S. Prabha Rao



Uma...

आयकर विभाग
INCOME TAX DEPARTMENT
UMAKANTH JANAPATHY



भारत सरकार
GOVT. OF INDIA

JANAPATHY SUBBARAYUDU

15/07/1971
Permanent Account Number
ABYPU2335H

Uma...
Signature



08043010

HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

Pay *COMMISSIONER, GHMC *****

Rupees

THREE THOUSAND SIX HUNDRED TWENTY ONLY.

17022017

Or Order

या उनके आदेश पर

FC HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212102766

₹

₹ 3,620.00

For HDFC BANK LTD.

W. J. C. S. C.

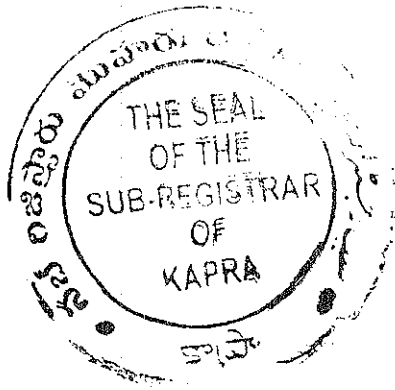
4647

AUTHORISED SIGNATORIES

Please sign above

11 189727 5002400031 999989 12

Ek-1 CS No 1023/2017 & Doct No
996-12017 Sub Registrar
Kapra



Generated on: 10/03/2017 04:07:37 PM

Kapra



TS00BB 83836585

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

App No : 397513

MeeSeva App No : ECM021704243606

Date : 15-Mar-17

Statement No : 23814306

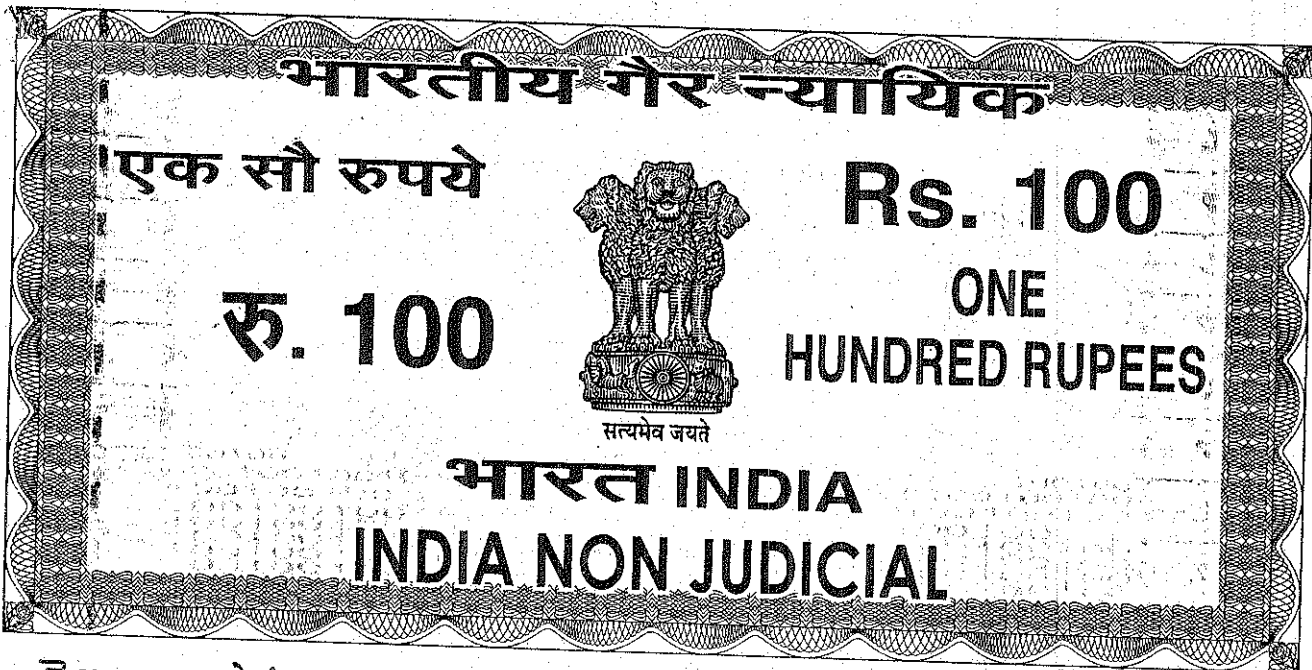
Sri/Smt.: M S RAGHAVENDRA RAO : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR ,House No: , , Flat No: 302 ,Apartment: MAYFLOWER GRANDE BLOCK NO.B ,Ward : 3-Block : 1 VILLAGE: MALLAPUR ,Survey No : ,2/1/1,183,184,190,191, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR
South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 10 years from 01-10-2007 To 13-03-2017 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD Doct No/Year [ScheduleNo]
1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-1 SURVEY: 2/1/1 183 184 190 191 APARTMENT: MAYFLOWER GRANDE BLOCK NO.B FLAT: 302 EXTENT: 35.6SQ.Yds BUILT: 1250SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct 1526, 17638/2006 of SRO 1507;18995/2006 of SRO 1507;16096/2006 of SRO 1507;/ 2006	(R) 10-03-2017 (E) 17-02-2017 (P) 10-03-2017		0101 (Sale Deed) Mkt.Value:Rs. 3620000 Cons.Value:Rs. 3620000	1 .1.(EX)M/S.B & C ESTATES REP BY PARTNER MODI PROPERTIES AND INVESTMENTS PVT LTD REP BY SOHAM MODI 2.(EX)M/S.B & C ESTATES REP BY PARTNER K.V.SUBBA REDDY 3.(EX)REP BY GPA K.PRABHAKAR REDDY 4.(CL)M.S.RAGHAVENDRA RAO	0/0 996/ 2017 [1] of SROKAPRA

Certified By

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



తెలంగాణ తెలంగాణ TELANGANA

S.No. 14806 Date: 15-12-2015

Sold to: MAHENDAR

S/o. MALLESH

For Whom: B&C ESTATES.

C 378463

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

Tripartite Agreement

This agreement is executed on this the 30th day of December 2015 between Mr. M.S. Raghavendra Rao, son of Late Shri M.K. Ranga Rao aged about 58 years, residing at C-12/167, Kendriya Vihar, Paruthipattu, Avadi, Chennai-600071 hereinafter referred to as the 'Borrower (s)', which term shall unless repugnant to the context shall mean and include his / her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party at the 'First Part'.

AND

M/s. B & C ESTATES, 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 Mr. K. V. Subba Reddy S/o. Shri. K. Chandra Sekhar Reddy aged about 43 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Street No.1, Uma Nagar, Kundanbagh, Hyderabad and 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, II floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, S/o. Sri Satish Modi, aged about 44 years, hereinafter referred to as the 'Builder',

which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the 'Second Part'.

For B & C ESTATES

For B & C ESTATES

Partner

Partner

AND

State Bank of India, a body corporate, constituted under the State Bank of India Act 1955, having amongst others one of its Branch Office at State Bank of India, RACPC, Himayathnagar Branch, hereinafter referred as the 'SBI', which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the 'Third Part'.

Whereas, the 'Builder' is the absolute owner and in peaceful possession of the residential property bearing no. B-302 in **Mayflower Grande** at Survey no. 2/1/1, 183, 184, 190 & 191, situated at Mallapur village, Uppal Mandal, Ranga Reddy District and whereas GHMC has sanctioned building plan vide GHMC in file no. 3915/18/01/2013/ HO vide permit no. 31305/HO/EZ/Cir-1/2014 dated 29.01.2014 to construct a residential apartment on the said property.

Whereas 'Builder' has taken up construction of residential apartment known as **MAYFLOWER GRANDE** on the said property.

Whereas, the Party at the Second Part shall complete the construction of the flats latest by January 2017 and is booking the sale of the unit / apartment. The proposed buyer has to make the payment of the sale consideration by 30th of September 2016 and on the payment of the entire sale consideration, the Party at the Second Part shall hand over the possession of the flat to the said proposed buyer.

Whereas, the Party at the First Part has booked a flat bearing No. B-302, measuring super area 1150 sq. ft., (hereinafter referred to as the said flat) in the building which the Party at the Second Part shall construct on the above said plot and the Party at the First Part has to pay the entire consideration amount by 30th of September 2016.

Whereas, the Party at the First Part has approached the Party at the Third Part for availing a loan of Rs.15,00,000/- (Rupees Fifteen Lakhs only) to finance the purchase of the said flat. Besides other securities, the Party at the First Part has agreed to create the charge over the said flat along with the proportionate undivided share in the land in favour of the Party at the Third Part. In the absence of proper Conveyance Deed / Sale Deed in its favour, the Party at the First Part is not in a position to create a valid mortgage over the said flat and proportionate share of land in favour of the Party at the Third Part.

Whereas, the Party at the First Part and the Party at the Second Part have requested the SBI to disburse the said loan to the Borrower, notwithstanding the fact that the Conveyance Deed / Sale Deed is not executed in favour of the Party at the First Part at this stage, and in consideration of the SBI sanctioning the loan to the Borrower(s), the Borrower(s) and the Builder have executed this Agreement on the following terms and conditions.

Now therefore it is hereby agreed by and between the parties that:

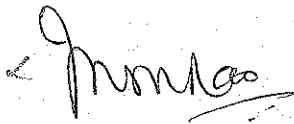
1. That the SBI has and shall have the first and paramount lien over the money already paid by the Borrower(s) to the Builder and or whatever amount the Borrower(s) shall pay to the Builder in future for the due repayment of the loan which the SBI shall grant to the Borrower. The charge in favour of SBI shall be first and paramount over the charge which the Builder may have over the said flat.

For B & C ESTATES

For B & C ESTATE

Partner

2. That the Builder agrees that it has no objection to the Borrower(s) mortgaging the said flat with proportionate share in land to the SBI as security for the said loan agreed to be advanced by the SBI for the purpose of purchase / construction of the said flat. In the event of default in the repayment of loan and / or the Borrower(s) committing any other default which makes the Borrower(s) liable for the repayment of the entire amount outstanding in the said loan as per the terms of the Loan Agreement executed between the Borrower(s) and the SBI, the Builder shall, at the call of SBI, be under obligation to cancel the booking and pay all the amounts received by the Builder from the Borrower(s) or on behalf of the Borrower(s) to the SBI.
3. That if for any reason there is any increase / escalation in the cost of the said flat, the increase shall be paid and borne by the Borrower(s) without any reference to the SBI and until such payment is made, the SBI shall have the right to suspend further disbursement of the said loan.
4. That in the event of the Builder cancelling the said booking for any default committed by the Borrower(s) or the project is shelved by the Builder or for any other reason whatsoever, the Builder shall pay the entire amount received from Borrower(s) to the SBI.
5. That in the event of failure of the Builder to complete the project, the Builder shall pay the entire money so received by it from the Borrower(s) to the SBI.
6. That the Builder shall note in its records the charge and lien of SBI over the said flat. The Builder shall not transfer the said flat to any other person without the prior written consent of the SBI.
7. That on the receipt of the entire consideration amount, the Builder shall execute a proper Conveyance Deed / Sale Deed / Lease Deed in favour of the Borrower. The Builder undertakes to deliver the same along with original registration fee receipt directly to the SBI and not to the Borrower(s). Before the execution of the Sale Deed / Conveyance Deed / Lease Deed, the builder shall inform the SBI about the same on the completion of the project.
8. That the builder agrees that the loan amount may be credited to the loan account no: 50200006211923, HDFC Bank, S.D. Road Branch, Secunderabad., from where the builder have availed financing facility for the project.
9. That the Borrower(s) shall also keep informed the SBI about the developments in the project. The Borrower shall notify the SBI the date of taking over the possession of the said flat. In case the Borrower(s) comes into possession of the Lease Deed / Conveyance Deed / Sale Deed, he / she shall immediately deliver the same to the SBI.
10. That the Borrower(s) assures that he / she will not avail finance from any other Bank or Financial Institution in respect of the property or further mortgage / charge the said flat to be allotted to him / her in any manner whatsoever.
11. That the Borrower(s) shall pay all charges, duties, taxes in respect of the said flat imposed or payable to the Builder and or to Corporation or any other Government Department / Authority in respect of the said flat and the SBI shall not be liable or responsible in any manner whatsoever or howsoever for the same.



FOR B & C ESTATES



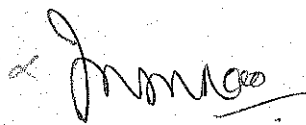
Partner

FOR B & C ESTATES

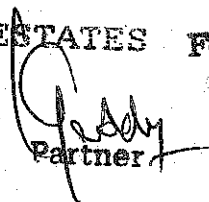


Partner

12. That the Borrower(s) agrees and acknowledges to keep the SBI indemnified against any loss or damage incurred by it in the event of failure of the Borrower(s) to honour or to meet any of its obligations under this Agreement in connection with the sanctioning of the loan in respect of the said flat.
13. That during the currency of the loan, the Borrower(s) shall not transfer the said flat to any other person, without the prior written consent of the SBI. The Builder shall not issue the duplicate allotment letter / possession letter to the Borrower(s) without the prior written consent of the SBI.
14. It is understood that the term 'loan' mentioned herein shall include interest, penal interest and all other sums payable by the borrower(s) to the SBI.
15. That in the event of any default by the Borrower(s), the SBI may at its discretion enforce the security by the sale and the Builder shall accept the Purchaser of the said flat in place of the Borrower(s), after the Purchaser complies with the necessary requirements of the Builder in this respect.
16. That the Builder assures the SBI that the construction shall be completed as per schedule and as per the sanctioned plans and on completion of construction, the title of the flat with proportionate undivided share in the land shall be conveyed in the name of the Borrower(s).
17. That it is further made clear and understood by all the parties that the non-completion of the project or the happening of any event shall not affect the obligations of the Borrower(s) to repay the loan availed from the SBI.
18. That the said flat is free from all encumbrances, charges, liens, attachments, trusts, prior agreements, whatsoever or howsoever. The party at first part and second part will not do any act or deed which will affect the security of the flats / or charge created in favour of SBI in any manner whatsoever.
19. That there is no order of attachment by the Income Tax Authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the said property.
20. That this Agreement shall not affect in any manner whatsoever the duties and obligations of the Borrower(s) and the terms and conditions agreed to by the Borrower(s) in the Loan Agreement and other documents executed in favour of SBI shall remain binding upon the Borrower(s).
21. That in case of acquisition, forfeiture / resumption of the said property, the SBI shall be entitled to get the compensation settled in respect of the said flat and to appear and act before the Collector / Revenue Officer / Estate Officer or any other concerned authorities, to sign any form, to give any statement, affidavit, application on Borrower's behalf, to receive the compensation in its own name and on the Borrower's behalf, to file appeal in any court for the enhancement of the compensation amount, to get the compensation amount enhanced and to receive the same.



For B & C ESTATES


Partner

For B & C ESTATES


Partner

Signed and delivered by the:

Mr. M.S. Raghavendra Rao, son of Late Shri M.K. Ranga Rao aged about 58 years, residing at C-12/167, Kendriya Vihar, Paruthipattu, Avadi, Chennai-600071

Authorized signatory of Builder.

For B & C ESTATES

For B & C ESTATES

Partne

~~Partner~~

Authorised Signatory
Signature

2. Shri / Smt / Ms

Signature

