

ORIGINAL

9/12, 24/12

3478

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Repy SPA Holder K. Prabhakaran Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<u>sale</u>		<u>mallapuri (V)</u>
దస్తావేజు విలువ	<u>344250</u>		<u>GHMC & SRD capax</u>
స్టాంపు విలువ రూ.	<u>100</u>		
దస్తావేజు నెంబరు	<u>6052/16</u>		
రిజిస్ట్రేషన్ రుసుము	<u>17240</u>		<u>ch no</u>
లోటు స్టాంపు (D.S.D.)	<u>137820</u>		<u>2366 IW 2212/16</u>
GHMC (T.D.)	<u>51720</u>		<u>dt 22/12/16</u>
యూజర్ ఛార్జీలు	<u>100 + 10 com</u>		<u>vat no. 43094/-</u>
అదనపు షీట్లు	<u>5 x</u>		<u>249285 dt 23/12/16</u>
	RETURN		<u>m. no 3448/-</u>
			<u>189052 dt 23/12/16</u>
మొత్తం	<u>206880 + 102</u>	<u>206880</u>	

(అక్షరాల) Ruppes two lakhs six thousand eight
hundred and eighty only

తేది 24/12/16

వాపసు తేది _____

రవాణా మరియు మాత్రమే)
సబ్ 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.

ORIGINAL

9/12, 24/12

3478

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Repy SPA Holder K. Prabhakaran Reddy

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దస్తావేజు స్వభావము	<u>sale</u>		<u>mallapur (V)</u>
దస్తావేజు విలువ	<u>344250</u>		<u>GHMC & SRD capax</u>
స్థాంపు విలువ రూ.	<u>100</u>		
దస్తావేజు నెంబరు	<u>6052/16</u>		
రిజిస్ట్రేషన్ రుసుము	<u>17240</u>		<u>ch no</u>
లోటు స్థాంపు (D.S.D.)	<u>137820</u>		<u>2366 IW 2212 16</u>
GHMC (T.D.)	<u>51720</u>		<u>dt 22/12/16</u>
యూజర్ ఛార్జీలు	<u>100 + 10 com</u>		<u>vat no. 43094/-</u>
అదనపు షీట్లు	RETURNED		<u>249285 dt 23/12/16</u>
5 x			<u>m. no 3448/-</u>
			<u>189052 dt 23/12/16</u>
మొత్తం	<u>206880 + 10 = 206890</u>		

(అక్షరాల) Ruppes two lakhs six thousand eight
hundred & ninety only

తేది 24/12/16

వాపసు తేది _____

రవాణా మరియు మాత్రమే)

సబ్ రిజిస్ట్రారు

సబ్ 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.

611411

DOLL NO: 6052 of 2016

6419



తెలంగాణ తెలంగాణ TELANGANA
S.No. 19152 Date: 09-12-2016

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

G 830710

SALE DEED

This Sale Deed is made and executed on this 24th day of December 2016 at S.R.O, Vallabh Nagar, 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 47 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. P. Lalitha Kumari, Daughter of Late AHSR Nageshwar Rao, aged about 43 years, Occupation: Service residing at Flat No. 101, Ratnanidhi Towers, Road No. 4, Snehapuri Colony, Nacharam, Hyderabad {Pan No. ALBPK2276N, Mobile No. 94914 05769} 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

Page 1

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. 17240/- paid between the hours of 12 and 1 on the 24th day of DEC, 2016 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		 P.LALITHA KUMARI:: [1508-1-2016-6114]	P.LALITHA KUMARI D/O. LATE AHSR NAGESHWAR RAO F.NO.101, RATNANIDHI TOWERS, ROAD NO.4, SNEHAPURI COLONY, NACHARAM, HYD	<i>P. Lalitha Kumari</i>
2	EX		 ALL ARE REP BY K.PF [1508-1-2016-6114]	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	<i>K. Prabhakar Reddy</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K.V.S.RAGHAVENDRA [1508-1-2016-6114]	K.V.S.RAGHAVENDRA RAO H.NO.2-2- 1130/26/A/302,K.P.ENCLAVE,P RASHANTHI NAGAR,NEW NALLAKUNTA,HYD	<i>K.V.S. Raghavendra Rao</i>
2		 MOHIT CHANDNA::2 [1508-1-2016-6114]	MOHIT CHANDNA C-508,MAY FLOWER HEIGHTS,MALLAPUR,HYD	<i>Mohit Chandna</i>

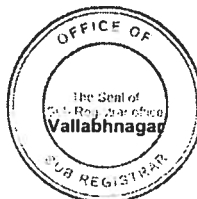
24th day of December, 2016

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

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Vallabh Nagar



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WHEREAS:

- A. The Vendor is the absolute owners, possessors and in peaceful enjoyment of the land forming a part of survey nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District admeasuring about Ac.3-29 Gts, by virtue of a registered sale deeds dated 31.10.2006, 18.11.2006 and 22.11.2006 bearing 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 hearing 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	137820	0	0	0	137920
Transfer Duty	NA	0	51720	0	0	0	51720
Reg. Fee	NA	0	17240	0	0	0	17240
User Charges	NA	0	100	10	0	0	110
Total	100	0	206880	10	0	0	206990

Rs. 189540/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17240/- towards Registration Fees on the chargeable value of Rs. 3447500/- was paid by the party through E-Challan/BC/Pay Order No ,236GIW221216 dated ,22-DEC-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 206880/-, DATE: 22-DEC-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001525880, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: B AND C ESTATES, CLAIMANT NAME: MS. P. LALITHA KUMARI).

Date:

24th day of December, 2016

Signature of Registering Officer
Vallabh Nagar

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Vallabh Nagar

1వ పుస్తకము 20/6 సం./ శాశ 1 జిజ్ఞాస సం|| పు
6052 నెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508- 1...6052-2016

తేదీ. 24/12/16.

ఆర్. సుబ్రహ్మణ్యం
సబ్ రిజిస్ట్రారు
వల్లభనగర్



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- 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.304 on third floor, in block no. 'B' admeasuring 1150 sq. ft. of super built-up area together with proportionate undivided share of land to the extent of 35.60 sq. yds and a reserved parking space for single car in the basement floor, admeasuring about 100 sq. ft., in the proposed group housing scheme known as 'Mayflower Grande' and has approached the Vendor.
- M. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Grande. The Vendee upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 34,47,500/- (Rupees Thirty Four Lakhs Forty Seven Thousand and Five Hundred Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B & C ESTATES
Partner

For B & C ESTATES
Partner



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Vallabh Nagar



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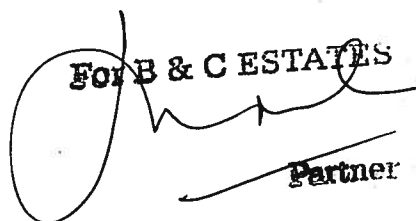
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.304 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. 34,47,500/- (Rupees Thirty Four Lakhs Forty Seven Thousand and Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.21,78,000/-(Rupees Twenty One Lakhs Seventy Eight Thousand Only) paid by way of RTGS, dated 04.04.2016 from Corporation Bank, Tarnaka Branch, Hyderabad.
ii. Rs.5,44,500/-(Rupees Five Lakhs Forty Four Thousand and Five Hundred Only) (Part Payment) paid by way of RTGS, dated 14.12.2016 from Corporation Bank, Tarnaka Branch, Hyderabad.
iii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no. 543253, dated 05.01.2016 drawn on Corporation Bank, Tarnaka Branch, Hyderabad.
iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of D.D. No. 453862, dated 20.11.2015 drawn on Corporation Bank, Tarnaka Branch, Hyderabad.
v. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 531390, dated 29.10.2015 drawn on Corporation Bank, Tarnaka Branch, 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.

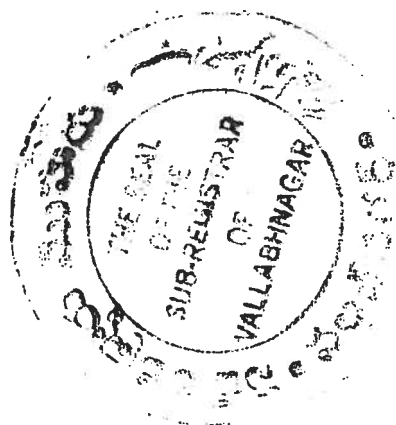
For B & C ESTATES

Partner

For B & C ESTATES

Partner



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Vallabh Nagar



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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.

FOR B & C ESTATES

Partner

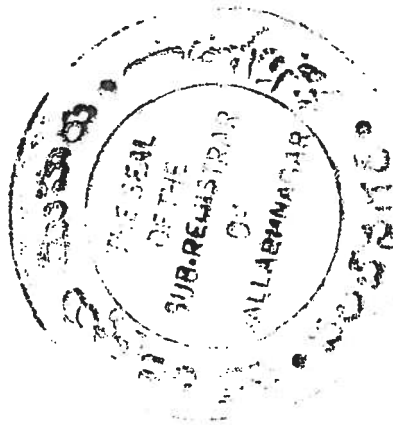
FOR B & C ESTATES

Partner



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6052/2016. Sheet 5 of 12 Sub Registrar
Vallabh Nagar

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- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Mayflower Grande, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the residential flats shall always be called MAYFLOWER GRANDE and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Mayflower Grande. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Mayflower Grande (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For B & C ESTATES

Partner

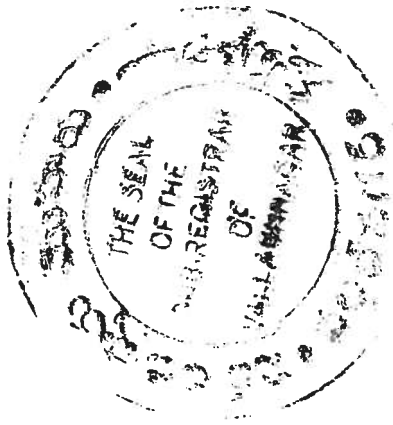
For B & C ESTATES

Partner



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Vallabh Nagar

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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'

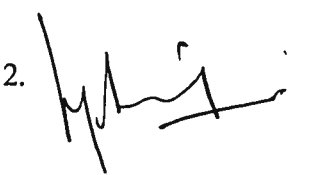
SCHEDULE OF FLAT

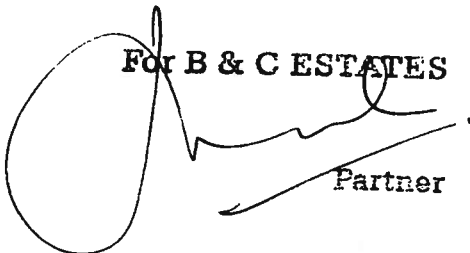
All that portion forming a semi-deluxe apartment bearing flat no.304 on the third floor, in block no. 'B' admeasuring 1150 sft. of super built-up area (i.e., 897 sft. of built-up area & 253 sft. of common area) together with proportionate undivided share of land to the extent of 35.60 sq. yds, and a 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. 
2. 


For B & C ESTATES
Partner

For B & C ESTATES


Partner

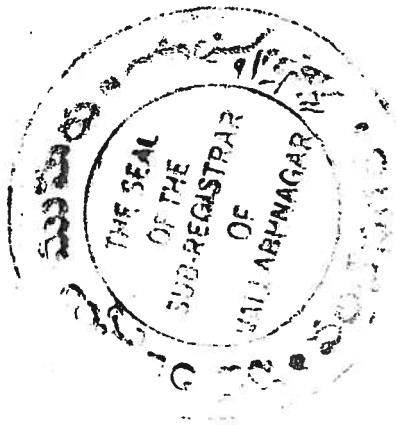
VENDOR

P. Lakshmi Kumari

VENDEE



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ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.304 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. 34,47,500/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants

Date: 24.12.2016

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

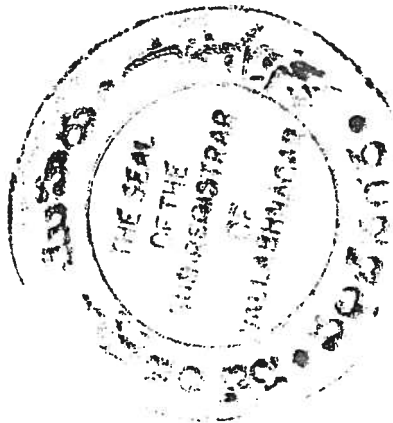
Signature of the Executants

P. Lakshmi Kumari

Date: 24.12.2016



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Vallabh Nagar



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REGISTRATION PLAN SHOWING

FLAT NO. 304 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:

MS. P. LALITHA KUMARI, DAUGHTER OF LATE AHSR NAGESHWAR RAO

REFERENCE:**AREA:**

35.60

SCALE:

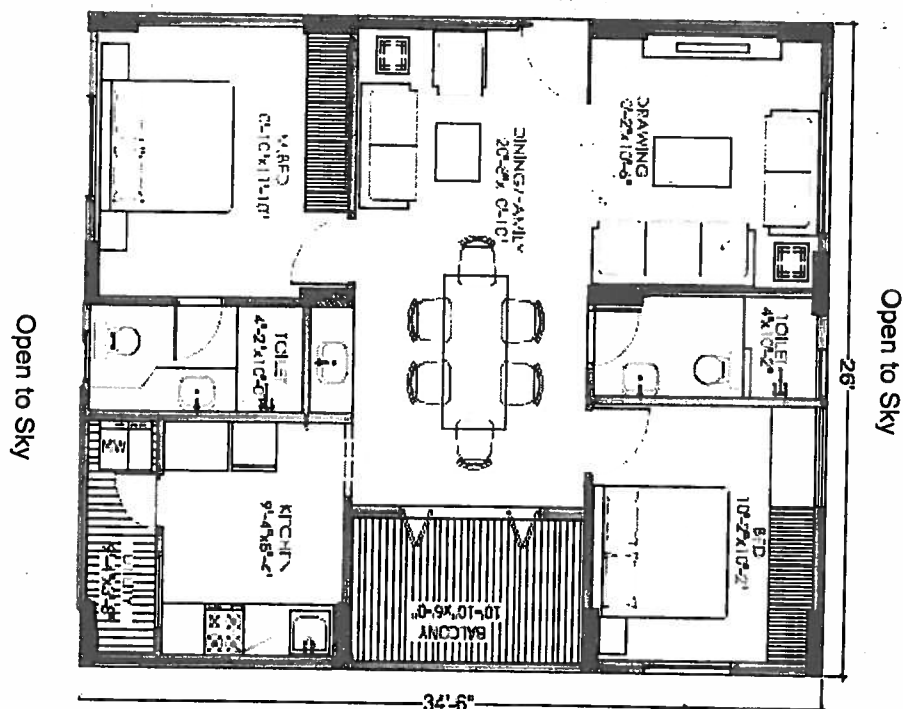
SQ. YDS. OR

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.
- 2.

Partner

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE



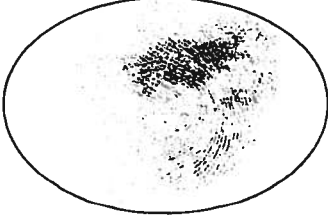
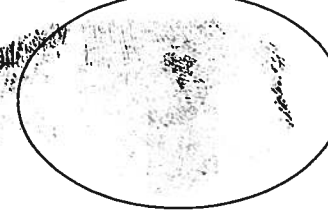
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Vallabh Nagar



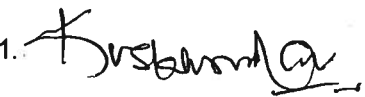
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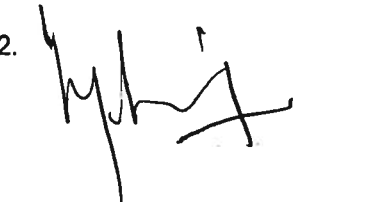


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

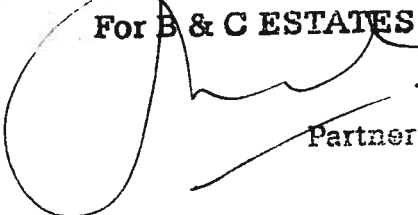
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		VENDOR: M/S. B & C ESTATES , A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 nd FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP. BY ITS PARTNERS 1. M/S. MODI PROPERTIES & 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
		
		GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 134 /BK-IV/2015, DT:18.12.2015 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
		VENDEE: MS. P. LALITHA KUMARI D/O. LATE AHSR NAGESHWAR RAO R/O. FLAT NO. 101, RATNANIDHI TOWERS ROAD NO. 4, SNEHAPURI COLONY NACHARAM HYDERABAD

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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Vallabhnagar



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
B & C ESTATES

भारत सरकार
GOVT. OF INDIA

21/08/2008
Permanent Account Number
AAHFB7046A

05/10/2008

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
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, अंध्र 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
V. Kalicheti

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

For B & C ESTATES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY, K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

Signature
Prabha

10052008

Prabha



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Vallabh Nagar



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SESHASAI(C)/CTS-2010

HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

23122016

Pay COMMISSIONER GHMC ****

अदा करे
Rupees

Or Order

या उनके आदेश पर

THREE THOUSAND FOUR HUNDRED FORTY EIGHT ONLY.

₹ 3,448.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

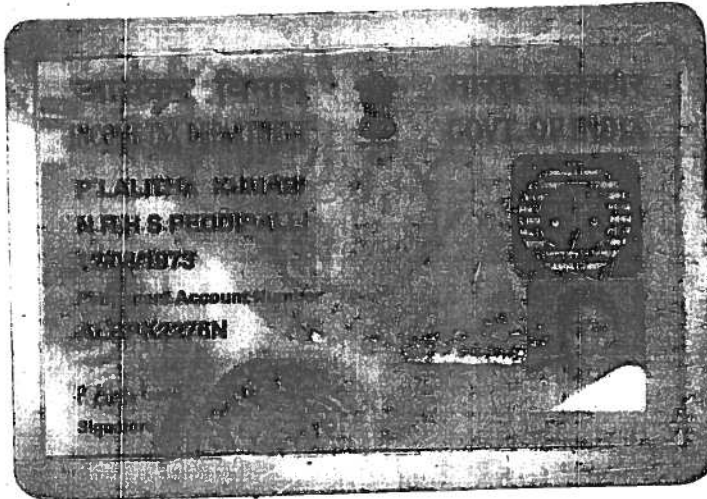
SECUNDERABAD

SECUNDERABAD - 500 003

REF. No. 004212102029

[Signature]
C14647
AUTHORISED SIGNATORIES
Please sign above

189052 500240003 999989 12



P. Ramesh Babu





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6052 / 2016 Sheet 12 of 12 Sub Registrar
Vallabh Nagar





TS00BB44596326

**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 356205

MeeSeva App No : ECM021604032575

Date : 31-Dec-16

Statement No : 20065871

Sri/Smt.: P LALITHA KUMARI : having searched for a statement giving particulars of registered acts and enc if any, in respect of the under mentioned property

**VILLAGE: MALLAPUR, House No: , 304FLAT, Flat No: 304, Apartment: MAYFLOWER GR
BLOCK-B, Ward : 3-Block : 2 VILLAGE: MALLAPUR, Survey No : , 2/1/1,183,184,190,191S,
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 9 years from 01-10-2007 To 29-12-2016 for acts and encur 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 (I No/Year Sch
1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-2 SURVEY: 2/1/1 183 184 190 191PARTS HOUSE: 304FLAT APARTMENT: MAYFLOWER GRANDE, BLOCK-B FLAT: 304 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	(R) 24-12-2016 (E) 24-12-2016 (P) 24-12-2016		0101 (Sale Deed) Mkt.Value:Rs. 2005000 Cons.Value:Rs. 3447500	1. J. (CL) P. LALITHA KUMARI 2. (EX) M/S B & C ESTATES REP BY M/S MODI PROPERTIES & INVESTMENTS PVT LTD 3. (EX) REP BY SOHAM MODI 4. (EX) M/S B & C ESTATES REP BY K.V. SUBBA REDDY 5. (EX) ALL ARE REP BY K. PRABHAKAR REDDY VIDE GPA NO. 134/IV/2015 DT. 18/12/2015 AT SRO SECUNDERABAD	0/0 6052/ 2016 [1] of SROVALI
1	This document Link Doct, Link Doct, Link Doct 1508, 17638/2006 of SRO 1507; 18995/2006 of SRO 1507; 16096/2006 of SRO 1507; / 2006					

Certified By

Name: CH ASHOK
Designation: SUB
REGISTRAR
SRO: KAPRA

MEE SEVA

MEE SEVA

