

ORIGINAL

3727

దస్తావేజులు మరియు రుసుముల రశీదు

9/12, 26/12

నెం.

శ్రీమతి / శ్రీ Soham Modi & another
Rep by SPA Holder K. Prabhakara Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<u>Sale</u>		<u>mullapur (V)</u>	
దస్తావేజు విలువ	<u>3821250</u>		<u>Kopar GHMC & RO</u>	
స్థాంపు విలువ రూ.	<u>100</u>			
దస్తావేజు నెంబరు	<u>6109/16</u>			
రిజిస్ట్రేషన్ రుసుము	<u>19110</u>		<u>Chno</u>	
లోటు స్థాంపు (D.S.D.)	<u>152780</u>		<u>828VNE 221216</u>	
GHMC (T.D.)	<u>57330</u>		<u>dt 22/12/16</u>	
యూజర్ ఛార్జీలు	<u>100 + 10 carn</u>		<u>VAT R 42266/</u>	
అదనపు షీట్లు			<u>249289 dt 23/12/16</u>	
5 x			<u>m.f.m 3822/</u>	
			<u>189055 dt 23/12/16</u>	
మొత్తం	<u>229320 + 10 = 229330</u>			

(అక్షరాల Rupees two lacs twenty nine thousand three hundred and thirty only రూపాయలు మాత్రమే)

తేది 30/12/16

వాపసు తేది _____

సభ-రిజిస్ట్రార్
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.

6168/16

Doc No: 6109 of 2016



తెలంగాణ తెలంగాణ TELANGANA
S.No. 19151 Date: 09-12-2016

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. B & C ESTATES

G 830709
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 26th day of December 2016 at S.R.O, Vallebbh Nagar, Medchal-Malajgiri by and between:

M/s. B & C ESTATES {Pan No. AAHFB7046A}, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 46 years, Occupation: Business {Pan No. ABMPM6725H} and Mr. K. V. Subba Reddy, Son of Shri. K. Chandra Sekhar Reddy aged about 46 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Street No. 1, Uma Nagar, Kundanbagh, Hyderabad {Pan No. AEZPK4734Q}, hereinafter referred to as the Vendor.

IN FAVOUR OF

1. Mr. Bijoy Sekhar Shroff, Son of Mr. Chandra Mohan Shroff, aged about 34 years, Occupation: Service {Pan No. BAOPS8861A, Mobile No. 09835734727}
2. Mrs. Bharti Shroff, Wife of Mr. Mr. Bijoy Sekhar Shroff, aged about 36 years, both are resident of H. No: 5-62/6, Plot No. 2. Street No. 8, above Andhra Bank Building, Habsiguda, Hyderabad - 500 007 {Pan No. AMKPP8298H} 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, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19110/- paid between the hours of 11 and 12 on the 30th day of DEC, 2016 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VENDEES REP BY CH [1508-1-2016-6168]	VENDEES REP BY CHANDRA MOHAN SHROFF S/O. LATE SHRI SUKADEV PRASAD SHROFF F.NO.304, BISHNUPRIYA NIWAS, ANAND MANGAL APTS, DAK BUNGALOW ROAD, PO GHATSILA DIST, SINGHBHUM EAST, JHARKHAND-832303	Chandramohan Shroff
2	EX		 ALL ARE REP BY K.PF [1508-1-2016-6168]	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	23 NOV 2016 K. Prabhakar Reddy

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 GAYATRI SHROFF:3 [1508-1-2016-6168]	GAYATRI SHROFF F.NO.304,BISHNUPRIYA NIWAS,ANAND MANGAL APTS,DAK BUNGALOW ROAD,GHATSILA,JHARKAND	Gayatri Shroff
2		 SANTOSH KUMAR SA [1508-1-2016-6168]	SANTOSH KUMAR SARAF F.N.503,MAYFLOWER GRANDE,MALLAPUR,HYD	Santosh Kumar Saraf

30th day of December, 2016

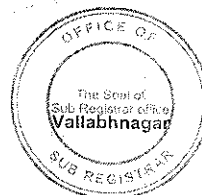
Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30

Bk - 1, CS No 6168/2016 & Doct No 6109/2016. Sheet 1 of 13

Sub Registrar
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 bearing no. ROR/Rectification/3/94 dated 18.05.1994 the names of the original pattedars were mutated in the revenue records. Pahanis for the year 1995/96 reflect the names of the original pattedars as owners and possessors of lands in Mallapur Village, including the Scheduled Land. Patta passbook and title book have been issued in favour of the previous owners by the Mandal Revenue office, Uppal Mandal, R.R. District as per the details given below.

S. No.	Name of Pattedar	Patta No.	Passbook No.	Title book No.	Extent of land	Sy. No
1	M. Venkata Narsimha Rao	26	51094	171929	Ac. 0-30 Gts.,	183
					Ac. 0-14 Gts.,	184
2	M. Venkat Ramana Rao	27	51095	170930	Ac. 1-02 Gts.,	2/1/1
					Ac. 0-07 Gts.,	191
3	M. Suneetha	28	51096	171931	Ac. 1-26 Gts.,	190

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	152780	0	0	0	152880
Transfer Duty	NA	0	57330	0	0	0	57330
Reg. Fee	NA	0	19110	0	0	0	19110
User Charges	NA	0	100	10	0	0	110
Total	100	0	229320	10	0	0	229430

Rs. 210110/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19110/- towards Registration Fees on the chargeable value of Rs. 3821250/- was paid by the party through E-Challan/BC/Pay Order No ,828VNE221216 dated 22-DEC-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 229320/-, DATE: 22-DEC-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001541807,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: B AND C ESTATES,CLAIMANT NAME: MR.BIJOY SEKHAR SHROFF AND BHARTI SHROFF).

Date:

30th day of December,2016

Signature of Registering Officer
Vallabh Nagar

Bk - 1, CS No 6168/2016 & Doct No
6109/2016, Sheet 2 of 13 Sub Registrar
Vallabh Nagar

1వ పుస్తకము 2016 సం./ శాశ 1336 సం|| పు

6109 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

నిమిత్తం గుర్తింపు నెంబరు 1508-1...6109-2016.

తేదీ, 30/12/16.

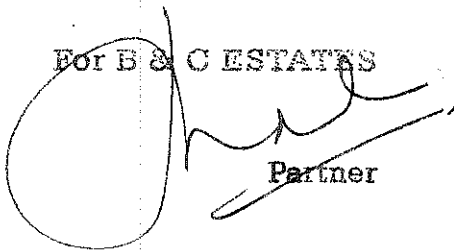
జి.ఎ. HUSSAINI
సబ్ రిజిస్ట్రారు
వల్లభనగర్



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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.804 on eighth 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.38,21,250/- (Rupees Thirty Eight Lakhs Twenty One Thousand Two Hundred and Fifty 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.

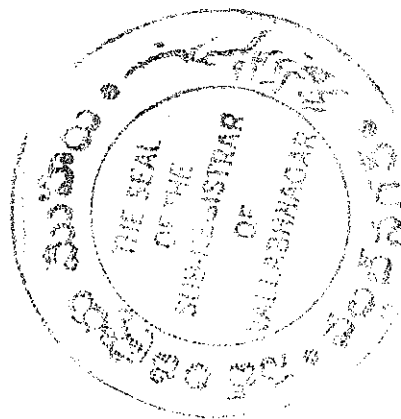
For B & C ESTATES

Partner

For B & C ESTATES

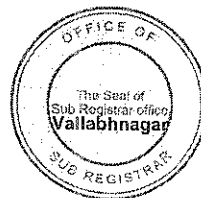
Partner



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Vallabh Nagar



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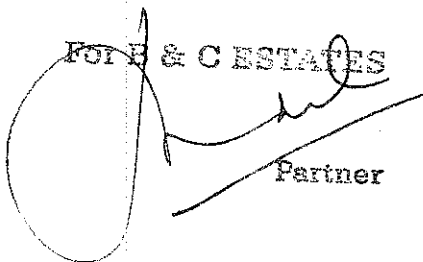
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.804 on the eighth 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. 38,21,250/- (Rupees Thirty Eight Lakhs Twenty One Thousand Two Hundred and Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
- 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendor shall indemnify the Vendee fully for such losses.
- 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
- 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
- 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.

For B & C ESTATES

Partner

For B & C ESTATES


Partner

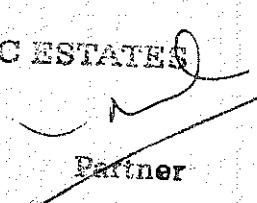
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Vallabh Nagar

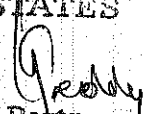


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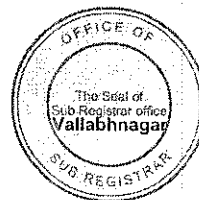
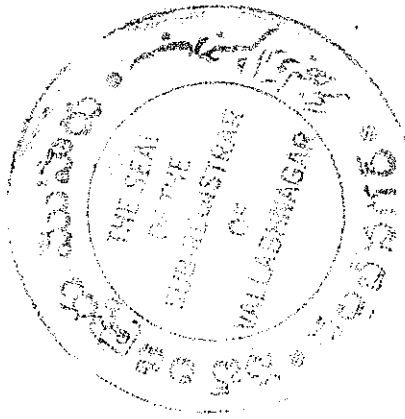


7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax, TDS or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Grande as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Mayflower Grande.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Mayflower Grande Owners Association that has been / shall be formed by / for the Owners of the flats in Mayflower Grande constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Mayflower Grande, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For B & C ESTATES

Partner

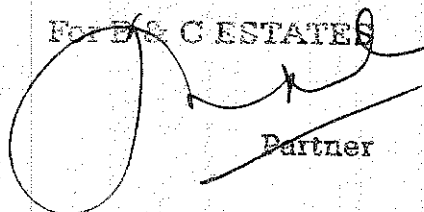
For B & C ESTATES

Partner

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Vallabh Nagar



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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

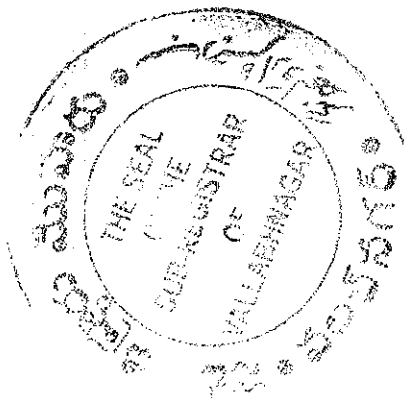
For B & C ESTATES

Partner



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6109/2016. Sheet 6 of 13

Sub Registrar
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.804 on the eighth 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 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. Gayatri Shroff

2. Sankar Kumar

For B & C ESTATES

Partner

For B & C ESTATES

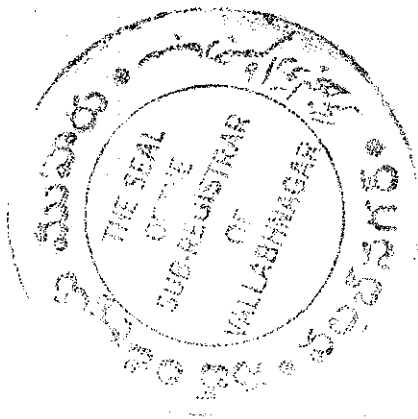
Partner

VENDOR

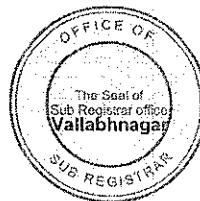


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6109/2016. Sheet 7 of 13

Sub Registrar
Vallabh Nagar



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ANNEXURE-1-A

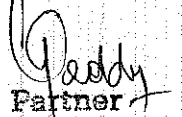
1. Description of the Building : SEMI-DELUXE apartment bearing flat no.804 on the eighth floor, in block no. 'B' of "Mayflower Grande", residential Localities, forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R.C.C. (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 Eighth Floor : 1150 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 38,21,250/-

Date: 26.12.2016

For B & C ESTATES

Partner

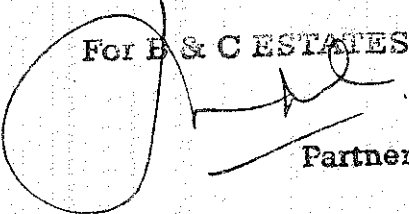
For B & C ESTATES

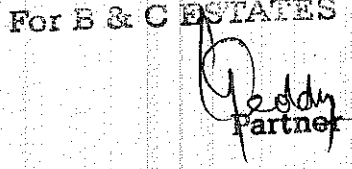

Partner

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

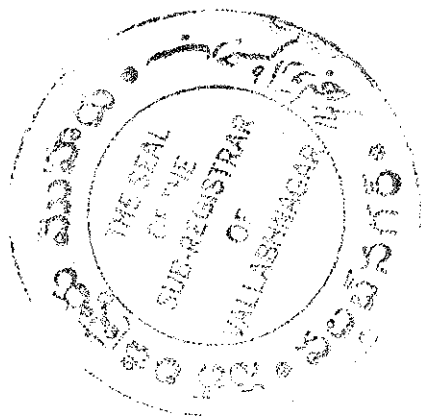
For B & C ESTATES

Partner

Date: 26.12.2016

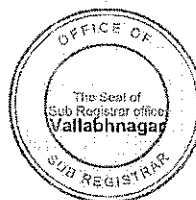
Signature of the Executants

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6/09/2016. Sheet 8 of 13

Sub Registrar
Vallabh Nagar



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REGISTRATION PLAN SHOWING

FLAT NO. 804 IN BLOCK NO. 'B' ON EIGHTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"

IN SURVEY NOS.

2/1/1, 183, 184, 190 & 191

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDOR:**

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

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

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

VENDEE:

1. MR. BIJOY SEKHAR SHROFF, SON OF MR. CHANDRA MOHAN SHROFF

2. MRS. BHARTI SHROFF, WIFE OF MR. MR. BIJOY SEKHAR SHROFF

REFERENCE:**AREA:**

35.60

SCALE:

SQ. YDS. OR

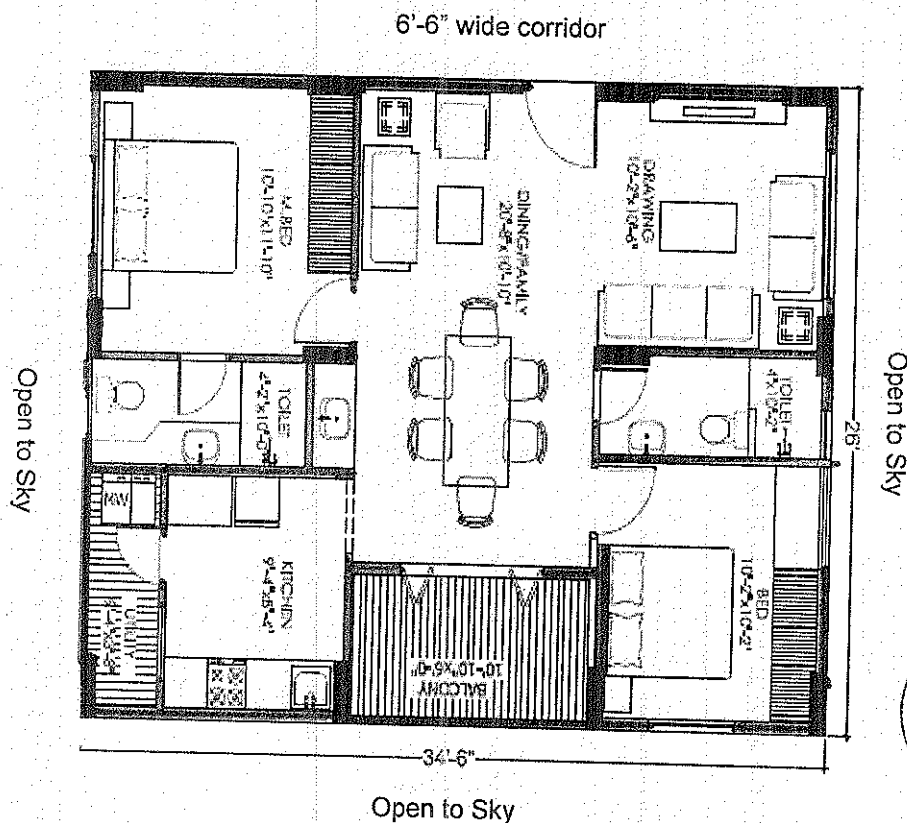
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 1150 sft.

Out of U/S of Land = Ac. 3-29 Gts.



For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

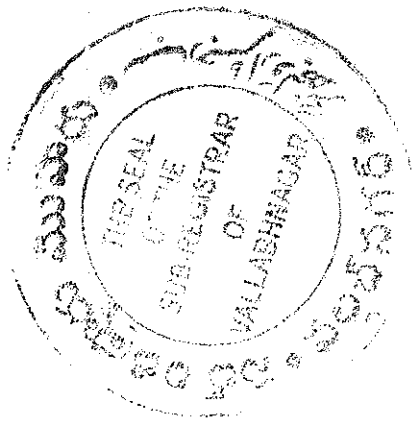
WITNESSES:

1. Gayatri Shroff
2. Senthil Kumar

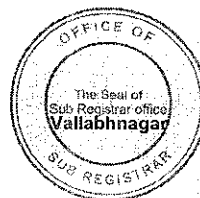


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6/09/2016. Sheet 9 of 13

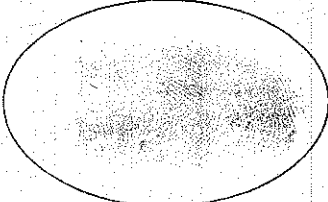
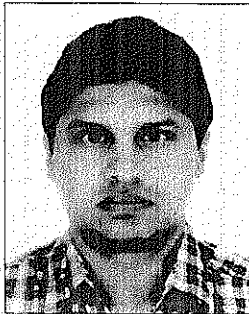
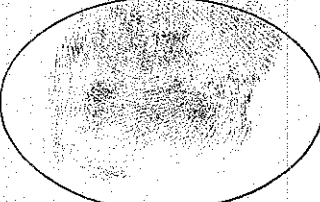
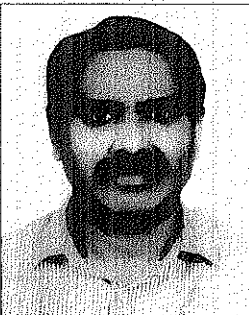
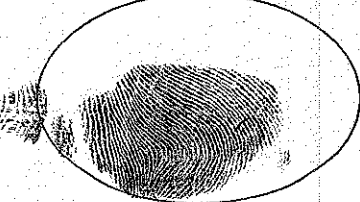
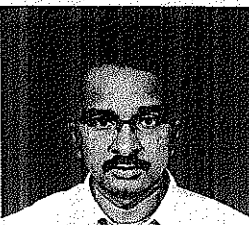
[Signature]
Sub Registrar
Vallabh Nagar



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	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 <i>S.R.D. Sekundar Reddy.</i> 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.

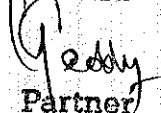
SIGNATURE OF WITNESSES:

1. Gayatri Shroff
2. Jeym Kumbhar

For B & C ESTATES

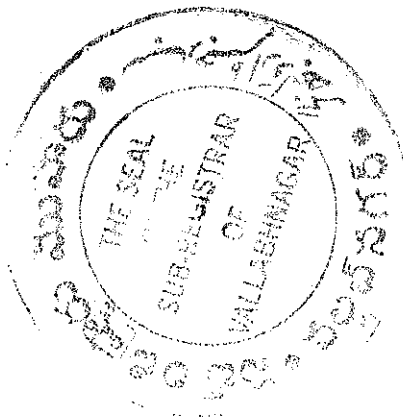

Partner

For B & C ESTATES

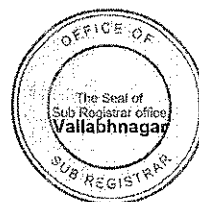

Partner

SIGNATURE OF THE VENDOR

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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
--------	--	--	--

BUYER No 1:

MR. BIJOY SEKHAR SHROFF
S/O. MR. CHANDRA MOHAN SHROFF
R/O: FLAT NO 304, BISHNUPRIYA NIWAS,
ANAND MANGAL APARTMENTS,
DAK BUNGALOW ROAD,
PO: GHATSILA, DIST SINGHBHUM EAST,
JHARKHAND-832303

BUYER NO 2:

MRS. BHARTI SHROFF
W/O. MR. BIJOY SEKHAR SHROFF
R/O: FLAT NO 304, BISHNUPRIYA NIWAS,
ANAND MANGAL APARTMENTS,
DAK BUNGALOW ROAD,
PO: GHATSILA, DIST SINGHBHUM EAST,
JHARKHAND-832303

REPRESENTATIVE TO BUYERS:

MR. CHANDRA MOHAN SHROFF
S/O. LATE SHRI SUKADEV PRASAD SHROFF
R/O: FLAT NO 304, BISHNUPRIYA NIWAS,
ANAND MANGAL APARTMENTS,
DAK BUNGALOW ROAD,
PO: GHATSILA, DIST SINGHBHUM EAST,
JHARKHAND-832303

GNATURE OF WITNESSES:

Gayatri Shroff
Sanku Kumar

For B & C ESTATES

For B & C ESTATES

[Signature]

[Signature]

SIGNATURE OF EXECUTANTS (Partner)

We stand photograph(s) and fingerprints in the form prescribed, through our representative, Mr. Chandra Mohan Shroff as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District

Chandra mohan Shroff

[Signature]

1.

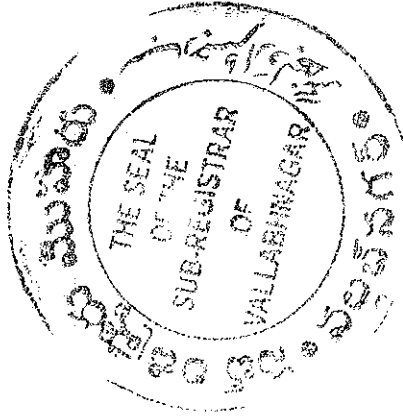
Bharti Shroff

2.

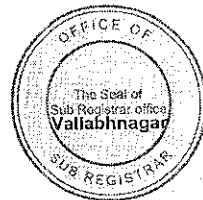
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

BK - 1, CS No 6168/2016 & Doct No
6109/2016. Sheet 11 of 13 Sub Registrar
Vallabh Nagar



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B & C ESTATES

21/03/2006
Permanent Account Number
AAHFB7046A

09/10/2006

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
18-10-1959

हस्ताक्षर /SIGNATURE
Soham Modi

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

For B & C ESTATES

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEZPK4734Q

नाम /NAME
VENKATASUBBA REDDY KALICHETI

पिता का नाम /FATHER'S NAME
CHANDRASEKAR REDDY KALICHETI

जन्म तिथि /DATE OF BIRTH
16-05-1970

हस्ताक्षर /SIGNATURE
Venkatasubba Reddy Kalicheti

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

For B & C ESTATES

Reddy
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE
Prabha

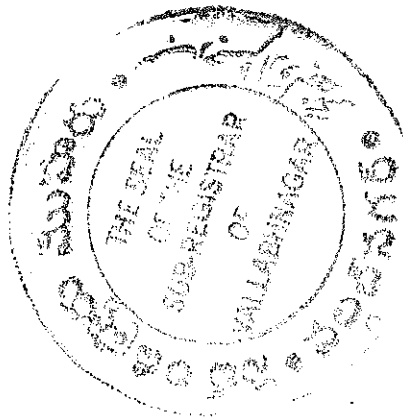
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Prabha

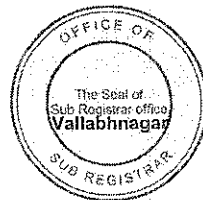


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6/09/2016, Sheet 12 of 13

[Signature]
Sub Registrar
Vallabh Nagar



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SESHASAI(C)/CTS-2010



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE

VALID FOR 3 MONTHS ONLY

2 3 1 2 2 0 1 6

Pay COMMISSIONER GHMC ****

Or Order

अथवा
Rupees

या उनके आदेश पर

THREE THOUSAND EIGHT HUNDRED TWENTY TWO ONLY.

₹ 3,822.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212102032

11/06/14
Shruti Shroff
AUTHORISED SIGNATORIES
Please sign above

⑈ 189055⑈ 500240003⑈ 999989⑈ 12

आयकर विभाग
INCOME TAX DEPARTMENT
BI JOY SEKHAR SHROFF
CHANDRAMOHAN SHROFF
28/07/1982
Permanent Account Number
BAOPS8861A
Chandra Mohan Shroff
Sig nature

भारत सरकार
GOVT. OF INDIA

28/07/2011

आयकर विभाग
INCOME TAX DEPARTMENT
BHARTI SHROFF
JAINARAIN PANDEY
25/12/1979
Permanent Account Number
AMKPP8298H
Bharti Shroff
Signature

भारत सरकार
GOVT. OF INDIA

27/01/2011

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRA MOHAN SHROFF
SUKADEV PRASAD SHROFF
19/03/1950
Permanent Account Number
A EIP57436L
Chandra Mohan Shroff
Signature

भारत सरकार
GOVT. OF INDIA

10/02/2012

आयकर विभाग
INCOME TAX DEPARTMENT
GAYATRI SHROFF
AMAR NATH SONI
15/06/1962
Permanent Account Number
BGPPS5944F
Gayatri Shroff
Signature

भारत सरकार
GOVT. OF INDIA

09/02/2012

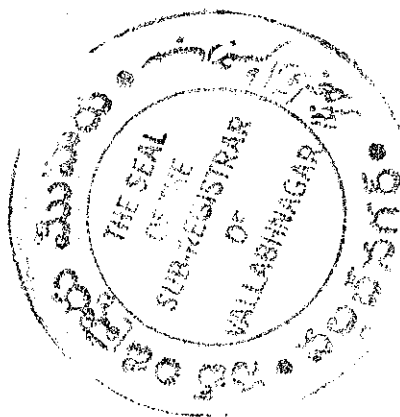
Chandra mohan Shroff

प्राई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACYPS6861P
नाम / NAME
SANTOSH KUMAR SARAF
पिता का नाम / FATHER'S NAME
BHUBANESWAR SARAF
जन्म तिथि / DATE OF BIRTH
04-02-1971
हस्ताक्षर / SIGNATURE
Santosh Kumar Saraf
आयकर आयुक्त, भुवनेश्वर
COMMISSIONER OF INCOME-TAX, BHUBANESWAR

Gayatri Shroff
Santosh Kumar



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6109/12016. Sheet 13 of 13 Sub Registrar
Vallabhnagar



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