

TS00BB 53332435

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

App No : 741961

MeeSeva App No : ECM021603999573

Date : 22-Dec-16

Statement No : 19482999

Sri/Smt.: A S UMAKANTH : 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:** , 404**FLAT, Flat No:** 404 ,**Apartment:** MAYFLOWER GRANDE,

BLOCK-B ,Ward : 3-Block : 2 VILLAGE: MALLAPUR ,**Survey No :** ,2/1/1,183,184,190,191S, East:

OPEN TO SKY West: 66 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 20-12-2016 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	Exc.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-2 SURVEY: 2/1/1 183 184 190 191PARTS HOUSE:404FLAT APARTMENT: MAYFLOWER GRANDE, BLOCK-B FLAT: 404 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) 17-12-2016 (E) 15-12-2016 (P) 17-12-2016		0101 (Sale Deed) Mkt.Value:Rs. 2005000 Cons.Value:Rs. 2505000	1 .1.(CL)A.S.UMANATH 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 5977/ 2016 [1] of SROVALLABHNAGAR
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 KUMAR
Designation: SUB
REGISTRAR
SRO: KAPRA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.


సంతకము
Signature

SRIVEN NET DEN
SDP-SRND
Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

ORIGINAL

3411 *Spham modi and another* 13/12, 15/12
 వెం. శ్రీమతి / శ్రీ *Reply JPAHBLA K. Pambhale Reddy*

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<i>Sale</i>		UPPA/GHMC
దస్తావేజు విలువ	<i>2505,000</i>		SRD Kapoor
స్టాంపు విలువ రూ.	<i>100</i>		
దస్తావేజు వెంబరు	<i>5977/16</i>		
రిజిస్ట్రేషన్ రుసుము	<i>12525</i>		<i>CHMD</i>
లోటు స్టాంపు(D.S.D.)	<i>100100</i>		<i>687x6C151216</i>
GHMC (T.D.)	<i>37575</i>		<i>dt 16/12/16</i>
యూజర్ ఛార్జీలు	<i>100 + 10 each</i>		<i>VAT 31313/</i>
అదనపు షీట్లు			<i>244908 dt 16/12/16</i>
5 x			<i>m.f.v 2505/-</i>
			<i>188975 dt 16/12/16</i>
మొత్తం	<i>150,300 + 10 = 150,310</i>		

(అక్షరాల) *Rupers one lakh fifty thousand three hundred and Ten only*

తేది *17/12/16*

వాపసు తేది _____

రూపాయలు మాత్రమే
 వల్లభనగర్
 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.

6042

DOUT NO: 5977 03/2016



తెలంగాణ తెలంగాణ TELANGANA

S.No. 19156 Date: 13-12-2016

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

SALE DEED

This Sale Deed is made and executed on this 15th day of December 2016 at SRO, Vallabh Nagar, Medchal 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. A. S. Umanath, Son of Mr. A. V. S. R. Sarveswar Rao, aged about 30 years, Occupation: Service residing at Flat No. A-403, Agarwal Arcade, Opp: ACME Zone, Kevra Circle, Thane, Mumbai- 400 607 {Pan No. AAZPU6094R} 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

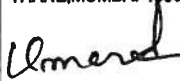
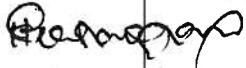
For B & C ESTATES

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. 12525/- paid between the hours of 2 and 3 on the 17th day of DEC, 2016 by Sri K.Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 A.S. UMANATH::17/1 [1508-1-2016-6042]	A.S. UMANATH S/O. A.V.S.R. SARVESWAR RAO F.NO. A-403, AGARWAL ARCADE, OPP: ACME ZONE, KEVRA CIRCLE, THANE, MUMBAI-400607	 23 NOV 2016
2	EX		 ALL ARE REP BY K.PF [1508-1-2016-6042]	ALL ARE REP BY K.PRABHAKAR REDDY VIDE GPA NO.134/IV/2015 DT.18/12/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, M.G.ROAD, SEC-BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
		 A.V.S.R. SARVESWAR [1508-1-2016-6042]	A.V.S.R. SARVESWARA RAO F.NO. 302, MEDHA REJOICE APTS, SHANTI BLOCK, R.K. NAGAR, ATTAPUR, HYD	
2		 A. SATYAVATHI::17/1 [1508-1-2016-6042]	A. SATYAVATHI F.NO. 302, MEDHA REJOICE APTS, SHANTI BLOCK, R.K. NAGAR, ATTAPUR, HYD	

17th day of December, 2016

Signature of Sub Registrar
Vallabh Nagar

Bk-1, CS No 6042/2016 & Doct No
5977/12016. Sheet 1 of 12 Sub Registrar
Vallabh Nagar



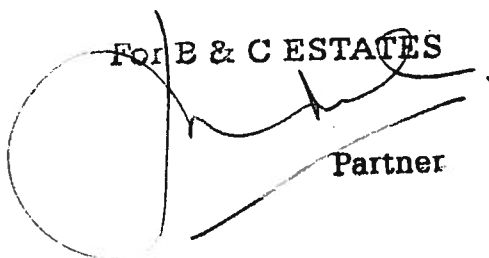
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WHEREAS:

- 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, Tranfer Duty, Registration Fee and User Charges are collected as below In respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	100100	0	0	0	100200
Transfer Duty	NA	0	37575	0	0	0	37575
Reg. Fee	NA	0	12525	0	0	0	12525
User Charges	NA	0	100	10	0	0	110
Total	100	0	150300	10	0	0	150410

Rs. 137675/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12525/- towards Registration Fees on the chargeable value of Rs. 2505000/- was paid by the party through E-Challan/BC/Pay Order No .687X6C151216 dated .16-DEC-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 150300/-, DATE: 16-DEC-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001292090, REMITTER NAME: PRABHAKAR REDY K, EXECUTANT NAME: B AND C ESTATES, CLAIMANT NAME: MR. A. S. UMANATH).

Date:

17th day of December, 2016

Signature of Registering Officer
Vallabh Nagar

Bk - 1, CS No 6042/2016 & Doct No
5977-12016. Sheet 2 of 12 Sub Registrar
Vallabh Nagar

1వ పుస్తకము 2016 నం./ శాస 100వ నం|| పు
5977 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1503-1-5977-2016.

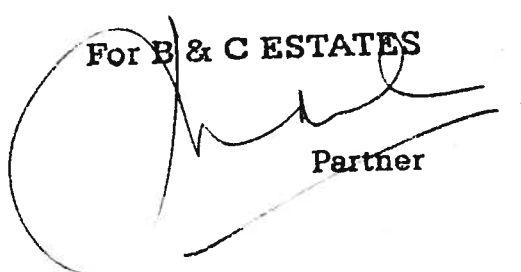
తేది. 17/12/16.

శ్రీ. 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.404 on fourth 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.25,05,000/- (Rupees Twenty Five Lakhs Five Thousand Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B & C ESTATES

Partner

For B & C ESTATES

Partner



Bk-1, CS No 6042/2016 & Doct No
5977/2016. Sheet 3 of 12 Sub Registrar
Vallabhnagar



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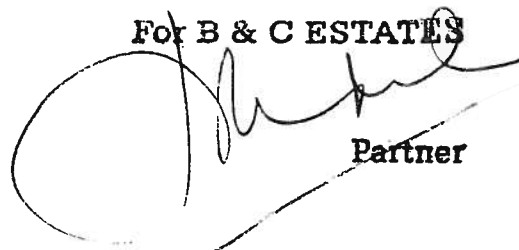
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.404 on the fourth floor, in block no. 'B', having a super built-up area of 1150 sq.ft., (i.e., 897 sq.ft. of built-up area & 253 sq.ft. 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 sq.ft.

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. 25,05,000/- (Rupees Twenty Five Lakhs Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.14,00,000/- (Rupees Fourteen Lakhs Only) paid by way of cheque no. 167289, dated 22.10.2016 drawn on HDFC Bank Ltd., Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.5,00,000/- (Rupees Five Lakhs Only) paid by way of cheque no.000137, dated 07.10.2015 drawn on Andhra Bank.
 - iii. Rs.3,90,000/- (Rupees Three Lakhs Ninety Thousand Only) paid by way of cheque no.000153, dated 03.02.2016 drawn on Andhra Bank.
 - iv. Rs.2,15,000/- (Rupees Two Lakhs Fifteen Thousand Only) (Part Payment) paid by way of wire transfer.
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

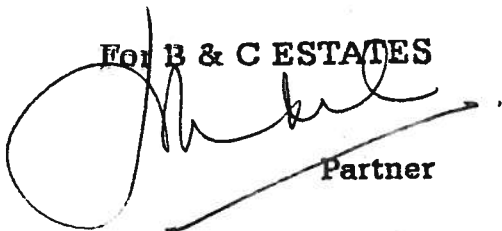
Bk-1, CS No 6042/2016 & Doct No
5977/2016. Sheet 4 of 12 Sub Registrar
Vallabh Nagar



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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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- 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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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.404 on the fourth 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

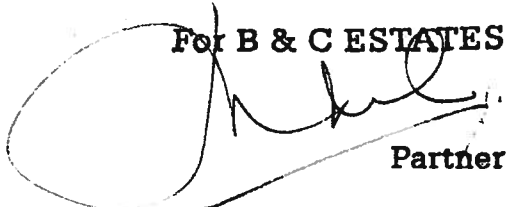
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. A. Satgavath

For B & C ESTATES


Partner

For B & C ESTATES


Partner

VENDOR


VENDEE

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ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.404 on the fourth 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 Fourth Floor : 1150 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 25,05,000/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants

Date: 15.12.2016

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

Date: 15.12.2016



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FLAT NO. 404 IN BLOCK NO. 'B' ON FOURTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"

SITUATED AT

MANDAL, R.R. DIST.

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

EXCL:

Open to Sky

26'

Living 10'-2" x 10'-2"

Dining/Family 20'-2" x 10'-0"

Kitchen 10'-0" x 10'-0"

Bed 1 10'-0" x 10'-0"

Bed 2 10'-0" x 10'-0"

Bath 1 5'-0" x 6'-0"

Bath 2 5'-0" x 6'-0"

10'-0" x 6'-0" BALCONY

34'-6"

Open to Sky

Partner

Partner

SIGNATURE OF THE VENDEE

1. ~~success~~
2. d. Satzger

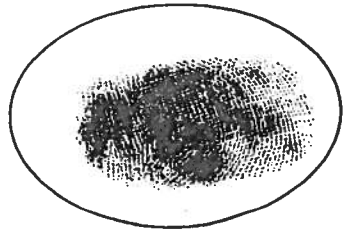
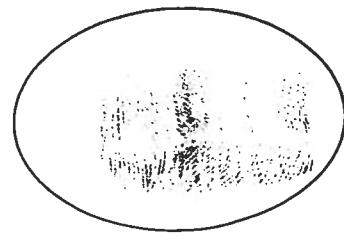


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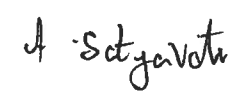


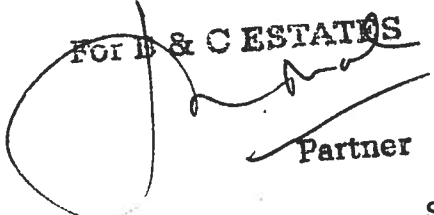
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

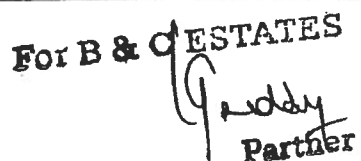
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. B & C ESTATES, A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP.BY ITS PARTNERS
			1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2ND FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. 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 2ND FLOOR, M. G. ROAD SECUNDERABAD.
			<u>VENDEE:</u> MR. A. S. UMANATH S/O. MR. A. V. S. R. SARVESWAR RAO R/O. FLAT NO. A-403, AGARWAL ARCADE OPP: ACME ZONE KEVRA CIRCLE THANE, MUMBAI- 400607

SIGNATURE OF WITNESSES:

1. 

2. 

For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE VENDOR


SIGNATURE OF THE VENDEE



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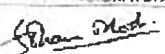


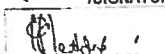
VENDOR:

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

For B & C ESTATES

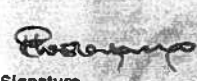
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम /NAME	SOHAM SATISH MODI
पिता का नाम /FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि /DATE OF BIRTH	18-10-1969
हस्ताक्षर /SIGNATURE	
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

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

For B & C ESTATES

Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number		
AWSP8104E		
Signature		
		
		

Partner



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