

3843

No. 3749 / 2017

2503



తెలంగాణ తెలంగాణ TELANGANA
S.No. 18882 Date: 21-08-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. B&C ESTATES

K.SATISH KUMAR

M 970543

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 the 28th day of August 2017 at S.R.O, Kapra, Medchal-Malakajgiri District by and between:

M/s. B & C ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners (1) M/s. Modi Properties Pvt. Ltd., (formerly known as Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, S/o. Late Shri Satish Modi, aged about 47 years, Occupation: Business and (2) Mr. K. V. Subba Reddy, S/o. 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, hereinafter referred to as the Vendor.

IN FAVOUR OF

1. Mr. Charudatta Ratnakar Kulkarni, Son of Mr. Ratnakar Kulkarni, aged about 36 years {ASRPK9143P, Aadhaar No. 2296 4560 5212} and
2. Mrs. Aditi Charudatta Kulkarni, Wife Mr. Charudatta Ratnakar Kulkarni, aged about 31 years, both residing at Flat No. 502, Shiva Sagar Apartment, Street No. 6, Habsiguda, Hyderabad {CCXPK0439C, Aadhaar No. 9925 6552 2625} hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

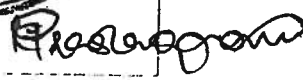
For B & C ESTATES

For B & C ESTATES

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 25250/- paid between the hours of 3 and 4 on the 06th day of SEP, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ADITI CHARUDATTA KL [1526-1-2017-3863]	ADITI CHARUDATTA KULKARNI W/O. CHARUDATTA RATNAKAR KULKARNI FLATNO.502 SHIVA SAGAR APTS, STNO.6 HABISGUDA HYD	
2	CL		 CHARUDATTA RATNA [1526-1-2017-3863]	CHARUDATTA RATNAKAR KULKARNI S/O. RATNAKAR-KULKARNI FLATNO.502 SHIVA SAGAR APTS, STNO.6 HABISGUDA HYD	
3	EX		 REP BY GPA K.PRABH [1526-1-2017-3863]	REP BY GPA K.PRABHA REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified by Witness:

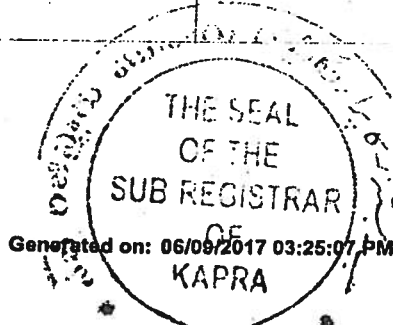
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 B RAM KUMAR::06/0 [1526-1-2017-3863]	B RAM KUMAR R/O.RESIZENTAL BAZAR SEC-BAD	
2		 K NITA RATNAKAR::D [1526-1-2017-3863]	K NITA RATNAKAR R/O.70/2/3 PIMPAL GURAV PUNE, MAHARASHTRA	

06th day of September, 2017

Signature of Sub Registrar
Kapra

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8623 Name: Boga Ram Kumar	S/O Boga Dass, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
2	Aadhaar No: XXXXXXXX8686 Name: Kulkarni Nita Ratnakar	W/O Kulkarni Ratnakar, Pimpale Gurav, Haveli, Pune, Maharashtra, 411061	



Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming a part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, admeasuring about Ac. 3-29 Gts. by virtue of a registered sale deeds dated 31.10.2006, 18.11.2006 and 22.11.2006 bearing document nos. 16096/06, 17638/06 & 18995/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, Medchal-Malkajgiri 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.
- 1.2 The total land admeasuring Ac. 3-29 Gts, forming a part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- 1.3 The Vendors The Vendors purchased the Scheduled Land for a consideration from its former 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
- 1.4 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, Medchal-Malkajgiri District. The Scheduled Land is a part of the larger extent of land owned by her.
- 1.5 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.
- 1.6 As per the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.05.1994 the names of the original pattedars were mutated in the revenue records. Pahanis for the year 1995/96 reflect the names of the original pattedars as owners and possessors of lands in Mallapur Village, including the Scheduled Land. Patta passbook and title book have been issued in favour of the previous owners by the Mandal Revenue office, Uppal Mandal, R. R. District as per the details given below.

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

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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E-KYC Details as received from UIDAI:							
Sl No	Aadhaar Details	Address:	Photo				
3	Aadhaar No: XXXXXXXX9204 Name: Kandli Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013					
4	Aadhaar No: XXXXXXXX2625 Name: Aditi Charudatta Kulkarni	Pimpale Gurav, Haveli, Pune, Maharashtra, 411061					
5	Aadhaar No: XXXXXXXX5212 Name: Charudatta Ratnakar Kulkarni	C/O., Secunderabad, Hyderabad, Telangana, 500007					

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	201900	0	0	0	202000
Transfer Duty	NA	0	75750	0	0	0	75750
Reg. Fee	NA	0	25250	0	0	0	25250
User Charges	NA	0	100	0	0	0	100
Total	100	0	303000	0	0	0	303100

Rs. 277650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 25250/- towards Registration Fees on the chargeable value of Rs. 5050000/- was paid by the party through E-Challan/BC/Pay Order No. 768QYH240817 dated 31-AUG-17 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank:

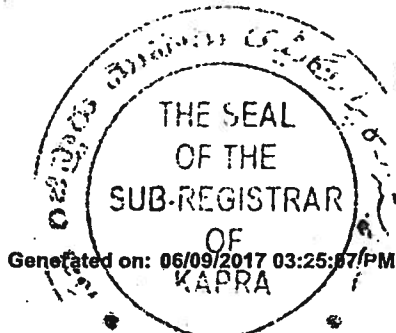
(1). AMOUNT PAID: Rs. 303000/-, DATE: 31-AUG-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 083604291, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: B AND C ESTATES REP BY SOHAM MODI, CLAIMANT NAME: CHARUDATTA RATNAKAR KULKARNI AND ADITI).

Date: 06th day of September, 2017

Signature of Registering Officer
Kapra

వి పుస్తకము 2017 సం./త.చ.1937
పు. 3249 నెలవారు రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం రు. 100 చెల్లబారు 1526
3249/2017 నా యివ్వబడినది
2017 సం. మార్చి 6 వ తేది

సబ్-రిజిస్ట్రార్
కాప్రా
మేధూ. మల్లాదిగారి



- 1.7 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 Sy. Nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, was mutated in favour of the Vendor herein.

2. DETAILS OF PERMITS:

- 2.1 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.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 6 blocks of flats labeled as A to F are proposed to be constructed.
 - 3.1.2. Each block consists of ground + 9 upper floors.
 - 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
 - 3.1.4. Total of 370 flats are proposed to be constructed.
 - 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
 - 3.1.6. Clubhouse consisting of ground + 3 upper floors admeasuring about 17,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.7. Each flat shall have a separately metered electric power connection.
 - 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and municipal water connection.
 - 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
 - 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
 - 3.1.13. The proposed project of development on the entire Scheduled Land is styled as 'Mayflower Grande' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Mayflower Grande shall always be called as such and shall not be changed.

FOR B & C ESTATES

Partner

FOR B & C ESTATES

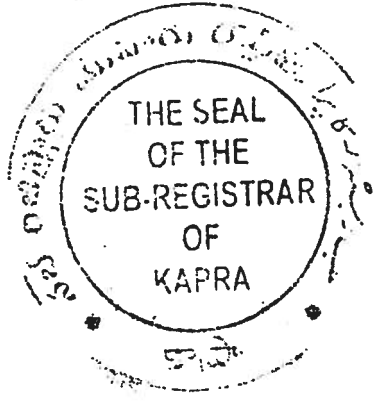
Partner

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4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 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 Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

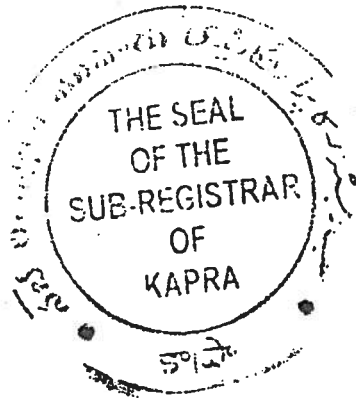
5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure – A attached to this deed. Hereinafter, the flat mentioned in Annexure – A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 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 Purchaser in the concerned departments.
- 5.4 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.

 For B & C ESTATES
Partner

 For B & C ESTATES
Partner

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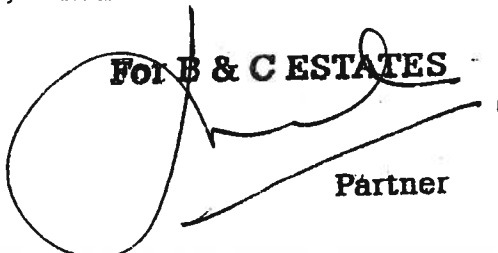
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

For B & C ESTATES

Partner

For B & C ESTATES


Partner

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7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.

8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.

8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.

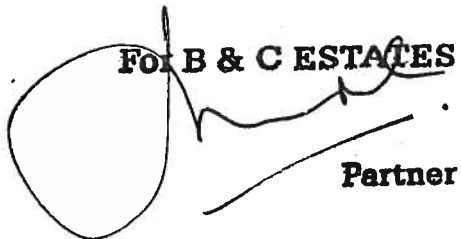
8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.

8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

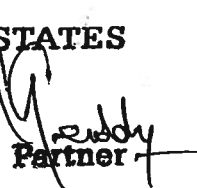
8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

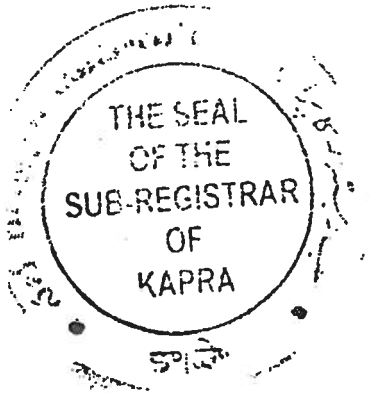
9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.

FOI B & C ESTATES

Partner

FOI B & C ESTATES


Partner

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Kapra



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- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.
- 9.3 That the Purchaser 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 Purchaser 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 Housing Project. To achieve this objective the Purchaser, 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 Housing Project (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 (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

For B & C ESTATES

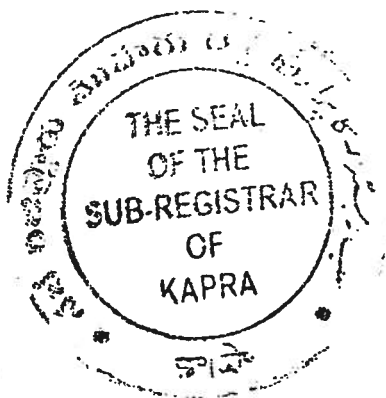
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10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

11.2 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

11.2.1 The defense services or allied organizations.

11.2.2 Airports Authority of India.

11.2.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

11.2.4 Fire department.

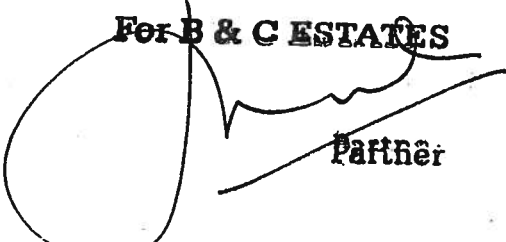
11.2.5 Electricity and water supply board.

11.2.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.

11.2.7 Irrigation department.

11.2.8 Environment department and pollution control board.

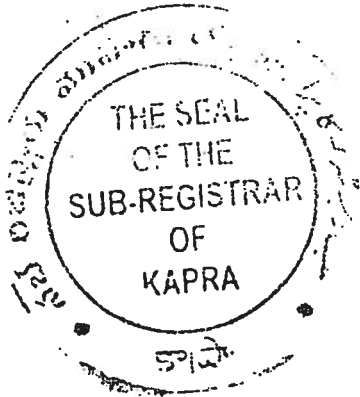
11.3 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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12 GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13 OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

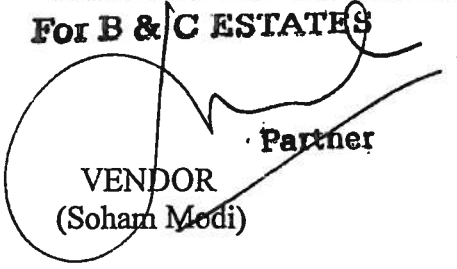
DESCRIPTION OF THE SCHEDULED LAND

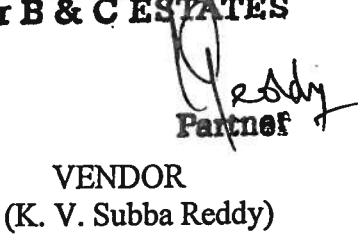
All that portion of the land area to the extent of Ac. 3-29 Gts., in Sy. Nos. 2/1/1, 183, 184, 190 & 191 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District and bounded by:

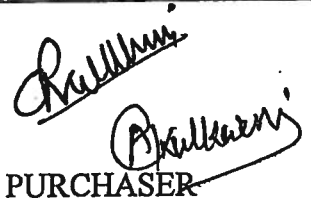
North By	Main road
South By	Sy. Nos. 191(Part), 189, 184 (Part)
East By	Sy. Nos. 1/1 , 191 (Part)
West By	Sy. No. 190 (Part)

For B & C ESTATES

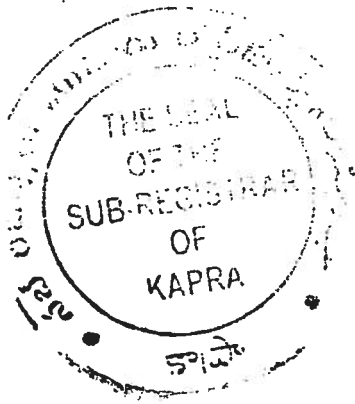
For B & C ESTATES


Partner
VENDOR
(Soham Modi)


Partner
VENDOR
(K. V. Subba Reddy)


PURCHASER

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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Charudatta Ratnakar Kulkarni 2. Mrs. Aditi Charudatta Kulkarni,
3.	Purchaser's residential address:	Flat No. 502, Shiva Sagar Apartment, Street No. 6, Habsiguda, Hyderabad
4.	Pan no. of Purchaser:	1. ASRPK9143P & 2. CCXPK0439C
5.	Aadhar card no. of Purchaser:	1. 2296 4560 5212 & 2. 9925 6552 2625
6.	Name address & registration no. of Owners Association	M/s. Mayflower Grande Owners Association Sy. Nos. 2/1/1, 183, 184, 190 & 191 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, vide regd. no.1282 of 2015
7.	Details of Scheduled Flat:	
	a. Flat no.:	503 on the fifth floor in block no. 'C' ✓
	b. Undivided share of land:	50.31 Sq. yds.
	c. Super built-up area:	1625 Sft.
	d. Built-up area + common area:	1300 + 325 Sft.
	e. Carpet area	1129 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs. 50,50,000/- (Rupees Fifty Lakhs Fifty Thousand-Only)
8.	Details of Payment:	
		1. Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by way of chq. No. 974240, dated 26.09.2016 issued by ICICI Bank Ltd., Hyderabad. 2. Rs.12,12,000/-(Rupees Twelve Lakhs Twelve Thousand Only) paid by way of cheque no.674113, dated 11.02.2017 issued by ICICI Bank Ltd., Hyderabad. 3. Rs.7,88,000/- (Rupees Seven Lakhs Eighty Eight Thousand Only) paid by way of cheque no.865843, dated 28.08.2017 issued by ICICI Bank Ltd., Hyderabad. 4. Rs. 9,80,000/- (Rupees Nine Lakhs Eighty Thousand Only) paid by way of chq. No. 769673, dated 28.09.2016 drawn on ICICI Bank Ltd., Hyderabad. 5. Rs.8,08,000/-(Rupees Eight Lakhs and Eight Thousand Only) paid by way of cheque no.065348, dated 11.07.2017 drawn on ICICI Bank Ltd., Hyderabad. 6. Rs.2,62,000/-(Rupees Two Lakhs Sixty Two Thousand Only) paid by way of cheque no.307581, dated 14.05.2016 drawn on ICICI Bank Ltd., Hyderabad.

FOR B & C ESTATES

Partner

VENDOR
(Soham Modi)

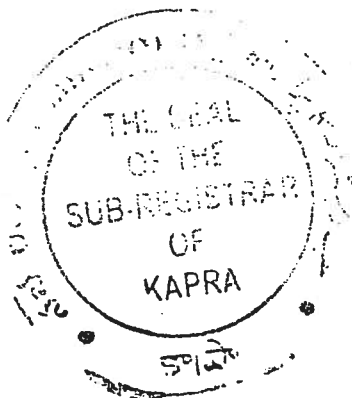
FOR B & C ESTATES

Partner

VENDOR
(K. V. Subba Reddy)

PURCHASER

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9.	Description of the Schedule Flat: All that portion forming a semi-deluxe apartment bearing flat no.503 on the fifth floor, in block no. 'C' admeasuring 1625 sft. of super built-up area (i.e., 1300 sft. of built-up area & 325 sft. of common area) together with proportionate undivided share of land to the extent of 50.31 sq. yds. and a reserved parking space for single car in the basement 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, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under: <table> <tr> <td>North By</td><td>Open to Sky</td></tr> <tr> <td>South By</td><td>6'-6" wide corridor</td></tr> <tr> <td>East By</td><td>Open to Sky</td></tr> <tr> <td>West By</td><td>Open to Sky & 6'-6" wide corridor</td></tr> </table>	North By	Open to Sky	South By	6'-6" wide corridor	East By	Open to Sky	West By	Open to Sky & 6'-6" wide corridor
North By	Open to Sky								
South By	6'-6" wide corridor								
East By	Open to Sky								
West By	Open to Sky & 6'-6" wide corridor								

ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.503 on the fifth floor, in block no. 'C' of "Mayflower Grande", residential Localities, forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, 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 : 50.31 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 Fifth Floor : 1625 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 50,50,000/-

Date: 28.08.2017

Signature of the Executants

C E R T I F I C A T E

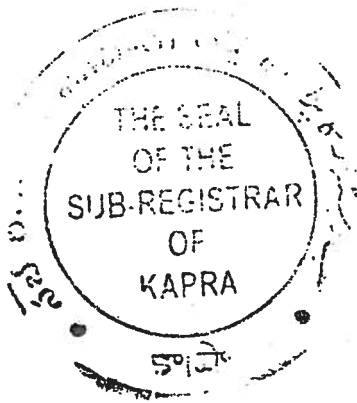
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 28.08.2017

For B & C ESTATES Partner
For B & C ESTATES Partner
Signature of the Executants

Signature of the Purchaser

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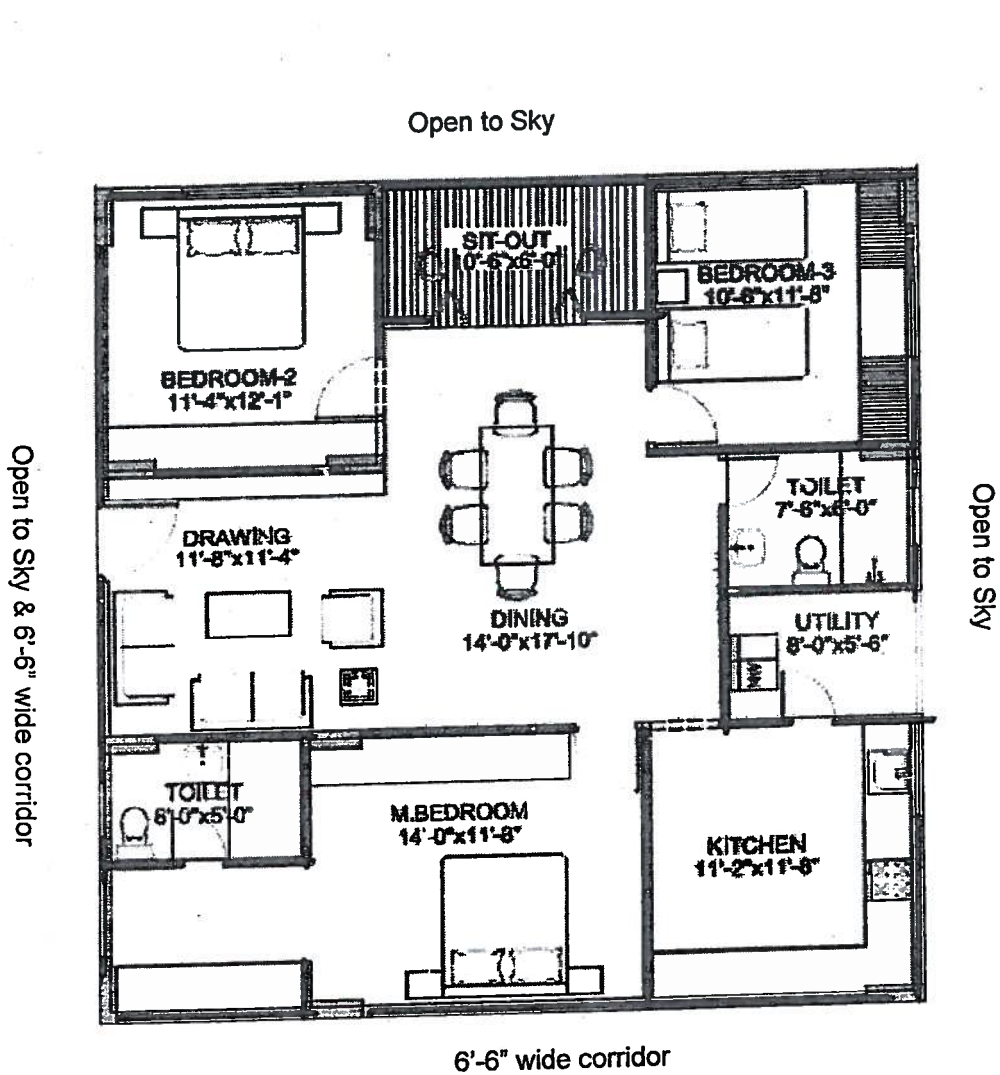


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ANNEXURE- B

Plan of the Scheduled Flat:

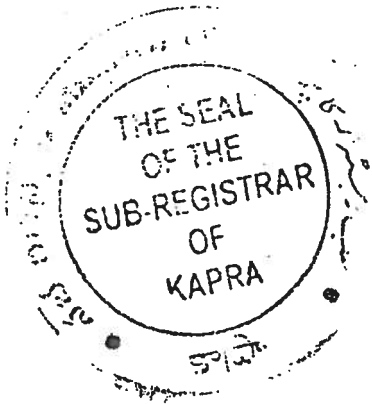


For B & C ESTATES
[Signature]
Partner
VENDOR
(Soham Modi)

For B & C ESTATES
[Signature]
Partner
VENDOR
(K. V. Subba Reddy)

[Signature]
[Signature]
PURCHASER

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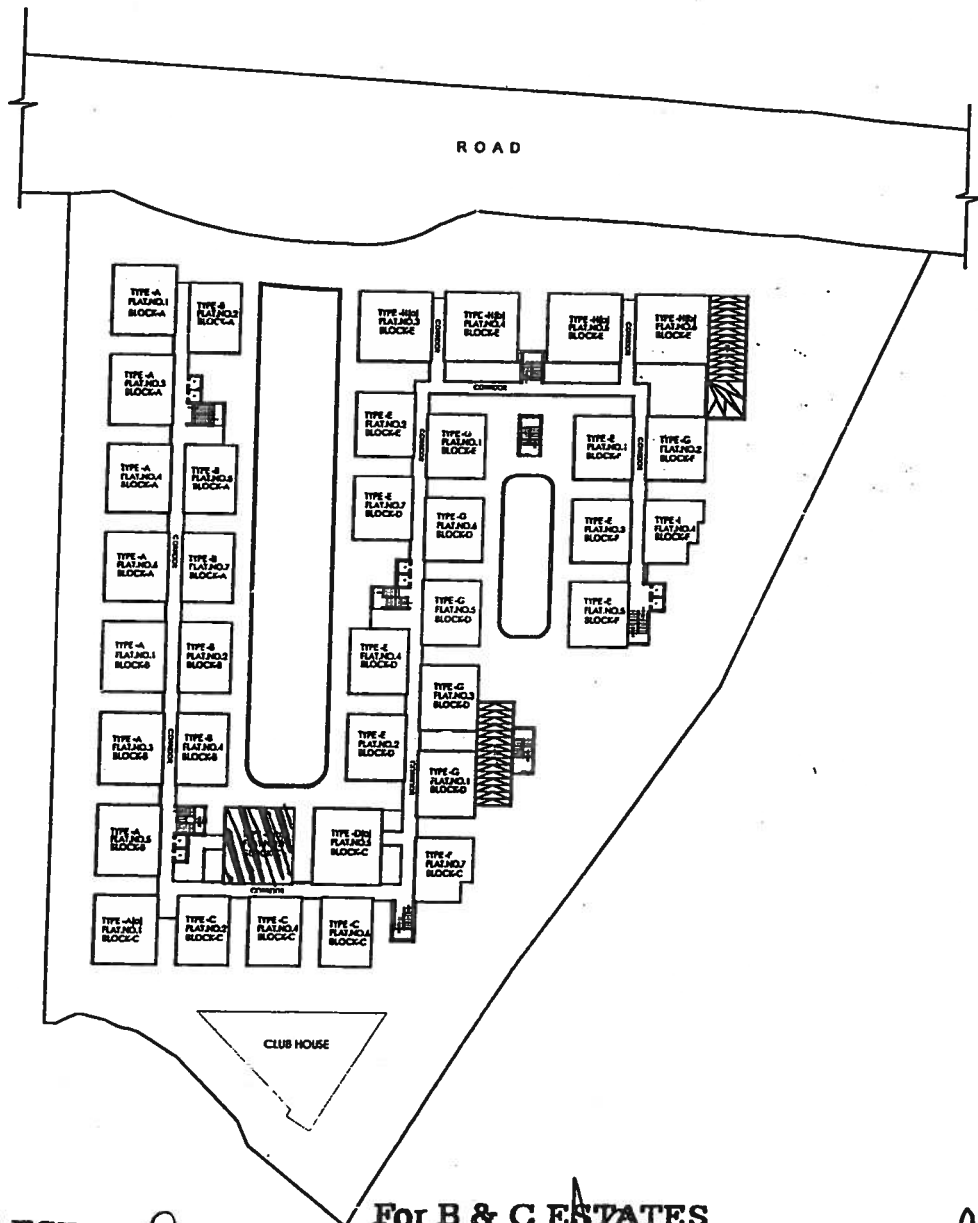


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ANNEXURE - C

Layout plan of the Housing Project:



For B & C ESTATES

Partner

VENDOR
(Soliam Modi)

For B & C ESTATES

Partner

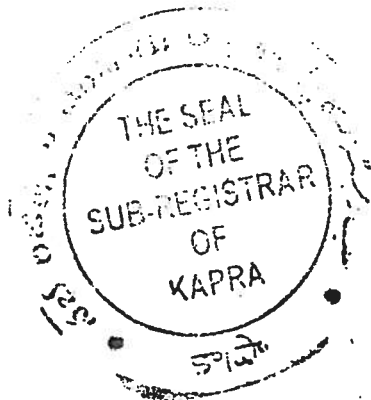
VENDOR
(K. V. Subba Reddy)

Challu

@Kulkarni

PURCHASER

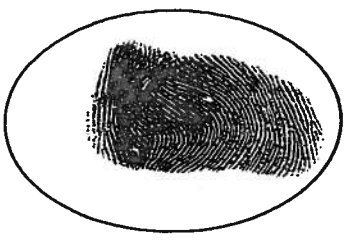
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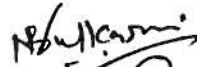
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP.BY ITS PARTNERS
		1. M/S. MODI PROPERTIES PVT LTD., (FORMERLY KNOWN AS 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
		GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 134 /BK-IV/2015, DT:18.12.2015 AT SRO, SECUNDERABAD.
		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.
		VENDEE:
		1. MR. CHARUDATTA RATNAKAR KULKARNI S/O.MR. RATNAKAR KULKARNI, R/O. FLAT NO. 502 SHIVA SAGARAPARTMENT STREET NO. 6 HABSIGUDA, HYDERABAD.
		2. MRS. ADITI CHARUDATTA KULKARNI W/O. MR. CHARUDATTA RATNAKAR KULKARNI R/O. FLAT NO. 502 SHIVA SAGAR APARTMENT STREET NO. 6 HABSIGUDA, HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

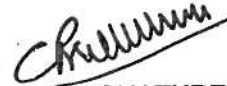
B & C ESTATES

For B & C ESTATES

Partner

Partner

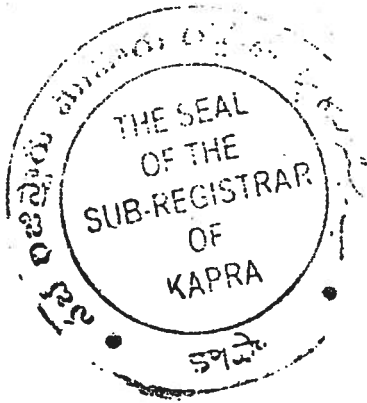
SIGNATURE OF THE VENDOR



SIGNATURE OF THE VENDEE



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
B & C ESTATES
21/08/2006
Permanent Account Number
AAHFBYB45A

For B & C ESTATES

Partner

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

For B & C ESTATES

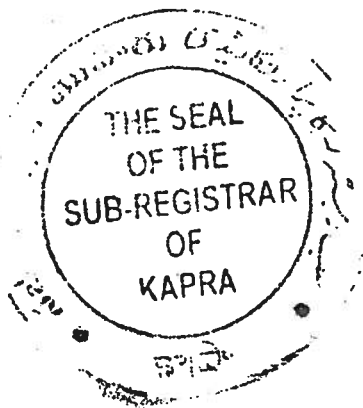
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPPB104E
Signature

Prabha Reddy

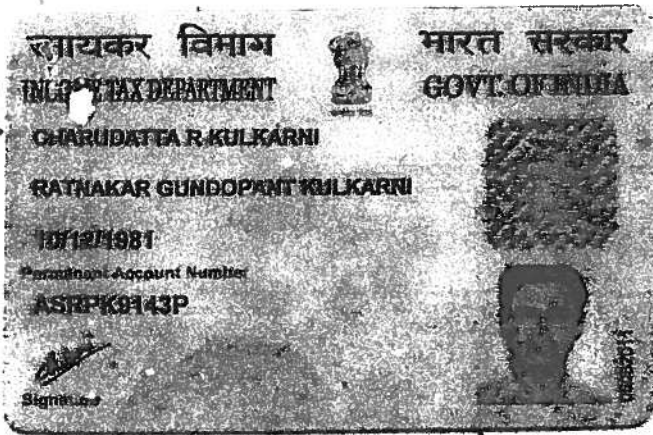
Aadhaar No 3287 6953 9204

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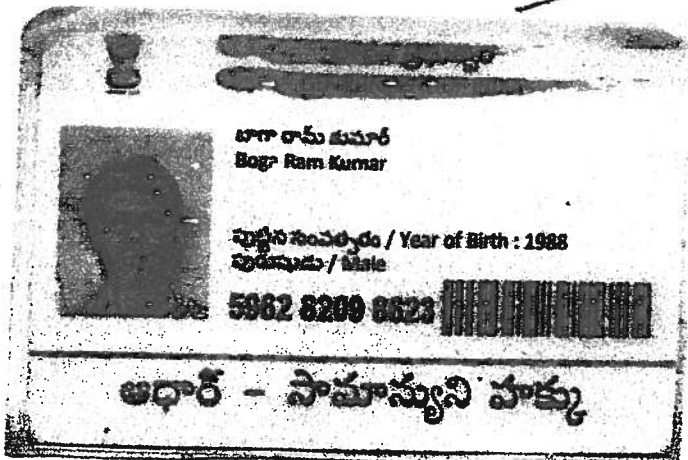




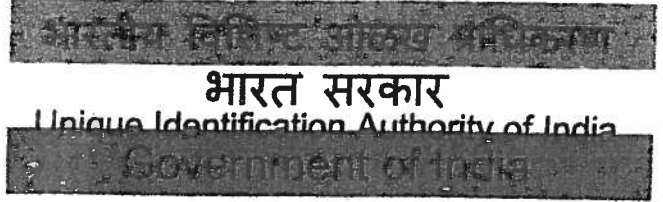
Charudatta



Aditi Kulkarni



Boga Ram Kumar



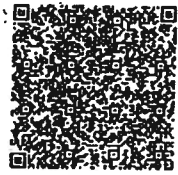
नॉंदविण्याचा क्रमांक / Enrollment No 1007/21705/02114

To,
कुलकर्णी नीता रत्नाकर
Kulkarni Nita Ratnakar
W/O: Kulkarni Ratnakar
70/2/3 (1), LANE NO 1, GAJANAN NAGAR
NEAR H P GAS GODOWN PIMPLE GURAV
Pimpale Gurav
Pimple Gurav Haveli Pune
Maharashtra 411061
7588180497

Ref: 404 / 21G / 589663 / 590082 / P



SH050272430FT



आपला आधार क्रमांक / Your Aadhaar No. :

6842 7956 8686

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

कुलकर्णी नीता रत्नाकर
Kulkarni Nita Ratnakar
जन्म वर्ष / Year of Birth : 1956
स्त्री / Female



6842 7956 8686

आधार - सामान्य माणसाचा अधिकार

Nita Kulkarni

Pay
₹ 50,000
Rupees

COMMISSIONER GHMC *****

Or Order

या अर्को आदेश पर

FIVE THOUSAND FIFTY ONLY.

₹

5,050.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003

REF. No. 004212105261

Please sign above

Signature
AUTHORISED SIGNATORIES

11 19 18 29 500 24 000 3 99 98 9 1 2



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354912013 Sheet 16 of 16 Sub Registrar
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MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

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HDFC BANK



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