



Government of Telangana
Registration And Stamps Department

263

RETURNED

SRO Name: 1526 Kapra

Payment Details - Citizen Copy - Generated on 28/06/2017, 02:51 PM

Receipt No: 2830

Receipt Date: 28/06/2017

Name: SOHAM MODI

Transaction: Sale Deed

Chargeable Value: 3220000

Bank Name:

E-Challan Bank Name: SBH

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch: SBH INB

CS No/Doct No: 2733 / 2017

Challan No: 1700712875

Challan Dt: 24/06/2017

E-Challan No: 116VDS280617

E-Challan Dt: 28-JUN-17

Account Description

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges
Value Added Tax

Cash

Amount Paid By

Challan

DD

E-Challan

16100

48300

128700

100

0

193200

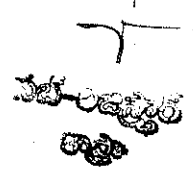
Total:

40,250

40,250

In Words: RUPEES TWO LAKH THIRTY THREE THOUSAND FOUR HUNDRED FIFTY ONLY

D - 506 - BMC
DILEEP S. THOMAS



2733

D.O. 2636/2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S.No. 13866 Date: 06-06-2017

Sold to: MAHENDAR

S/o. MAILESH

For Whom: M/s. B & C ESTATES.

K. SATISH KUMAR H 419920
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 28th day of June 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

M/s. B & C ESTATES {Pan No. AAHFB7046A}, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Sri 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. Dilip J. Thomas, Son of Mr. G. Thomas aged about 68 years {Pan No. AGEPD8033F, Aadhaar No. 8542 6834 4423} and
2. Mrs. Ovieta Thomas, Wife of Mr. Dilip J. Thomas, aged about 63 years, residing at Flat No. B-309, Mayflower Heights, Mallapur, Hyderabad - 500 076, hereinafter referred to as the 'Vendee' {Pan No. ACRPT3073D, Aadhaar No 5154 6198 8771}.

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

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. 16100/- paid between the hours of 3 and 4 on the 28th day of JUN, 2017 by Sri Soham Modi

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

Signature/Ink Thumb Impression

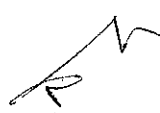
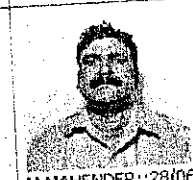
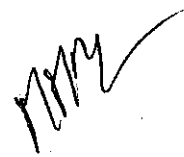
Sl No	Code	Thumb Impression	Photo	Address
1	CL		 OVIETA THOMAS::28 [1526-1-2017-2733]	OVIETA THOMAS W/O. DILIP J. THOMAS FLATNO.B-309 MAY FLOWER HEIGHTS, MALLAPUR HYD
2	CL		 DILIP J. THOMAS::28 [1526-1-2017-2733]	DILIP J. THOMAS S/O. G. THOMAS FLATNO.B-309 MAY FLOWER HEIGHTS, MALLAPUR HYD
3	EX		 REP BY GPA K. PRABHAKAR [1526-1-2017-2733]	REP BY GPA K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M.G. ROAD SEC BAD

Thomas

Thomas

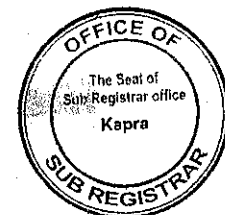
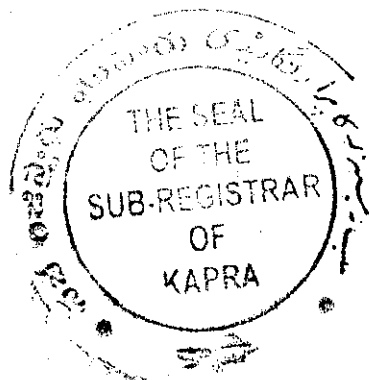
Prabhakar

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2017-2733]	CH RAMESH R/O. 1-3- 176/D/2, KAVADIGUDA, HYD	
2		 M MAHENDER::28/06 [1526-1-2017-2733]	M MAHENDER R/O. 28/77, NEREDMET, HYD	

28th day of June, 2017

Signature of Sub Registrar Kapra



Generated on: 28/06/2017 03:05:02 PM

Bk - 1, CS No 2733/2017 & Deot No 2636/2017. Sheet 1 of 12 Sub Registrar Kapra

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 document 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
2	M. Venkat Ramana Rao	27	51095	170930	Ac. 0-14 Gts.,	184
					Ac. 1-02 Gts.,	2/1/1
3	M. Suneetha	28	51096	171931	Ac. 0-07 Gts.,	191
					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 in respect of this Instrument.

Description of Fee/Duty	In the Form of					Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash				
Stamp Duty	100	0	128700	0		0	0	128800
Transfer Duty	NA	0	48300	0		0	0	48300
Reg. Fee	NA	0	16100	0		0	0	16100
User Charges	NA	0	100	0		0	0	100
Total	100	0	193200	0		0	0	193300

Rs. 177000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16100/- towards Registration Fees on the chargeable value of Rs. 3220000/- was paid by the party through Challan/BC/Pay Order No. 1700712875 dated, 24-JUN-17 through E-Challan No. 116VDS280617 dated 28-JUN-17 of SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 193200/-, DATE: 28-JUN-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 021073519, REMITTER NAME: MR. PRABHAKAR REDDY K, EXECUTANT NAME: B AND C ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. DILIP J THOMAS AND OVIETA THOMAS).

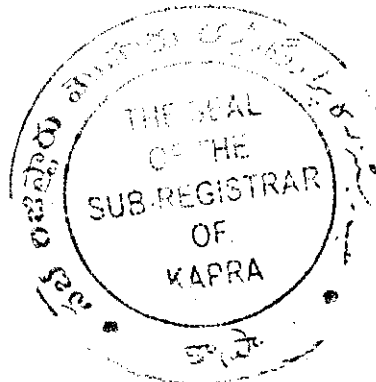
Signature of Registering Officer
Kapra

Date:
28th day of June, 2017

Bk - 1, CS No 2733/2017 & Doct No
2636 / 2017. Sheet 2 of 12 Sub Registrar
Kapra

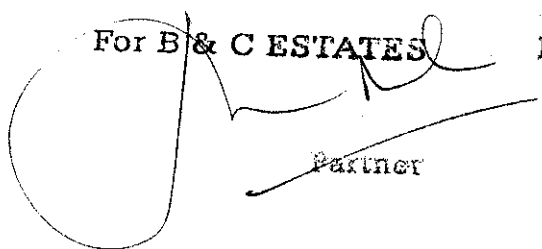
1 వ పుస్తకము 2017 సం./శ.శ. 1939
పు. 2636 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ గా నిమిత్తం దస్తవీరు నెంబరు 152-6
1-2636 2017 గా యివ్వబడినది
2017 సం. 28వ తేది

సబ్-రిజిస్ట్రార్
కాప్రా
మధుర. పుల్లారాజుగిరి



Generated on: 28/06/2017 03:05:02 PM

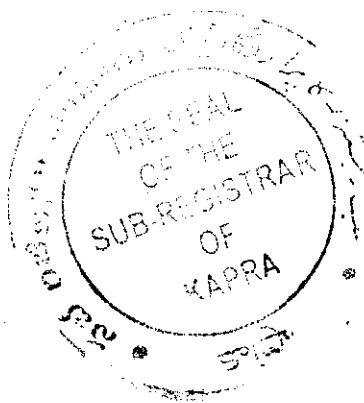
- G. Vide proceedings of the Tehsildar Uppal Mandal bearing no. B/4587/2008 and B/4588/2008 dated 25.07.2008 land admeasuring Ac.3-29 Gts, forming part of survey nos. 2/1/1, 183, 184, 190 & 191 Mallapur Village, Uppal Mandal, Ranga Reddy District was mutated in favour of the Vendor herein.
- H. The Vendor 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.506 on the fifth floor, in block no. 'D' admeasuring 1200 sft. of super built-up area together with proportionate undivided share of land to the extent of 37.15 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. 32,20,000/- (Rupees Thirty Two Lakhs Twenty Thousand Only) and the Vendee has agreed to purchase the same.
- O. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

For B & C ESTATES

Partner

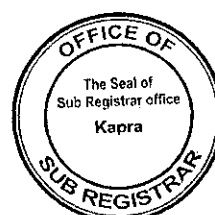
For B & C ESTATES


Partner

Bk -1, CS No 2733/2017 & Doct No VS
2636 / 2017. Sheet 3 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM



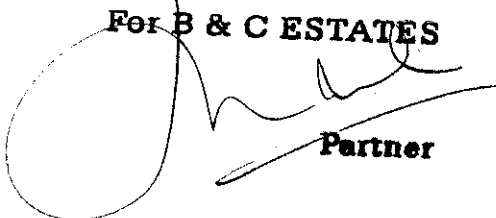
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Mayflower Grande, on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs. 32,20,000/- (Rupees Thirty Two Lakhs Twenty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

Details of Flat:

- a) Semi-deluxe Flat No. 506 on the fifth floor in block no. 'D' admeasuring 1200 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 37.15 Sq. yds.
 - c) A reserved parking space for single car on the basement floor admeasuring about 100 sft.
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.
 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.

For B & C ESTATES



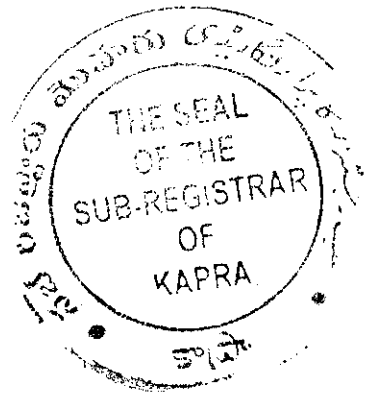
Partner

For B & C ESTATES



Partner

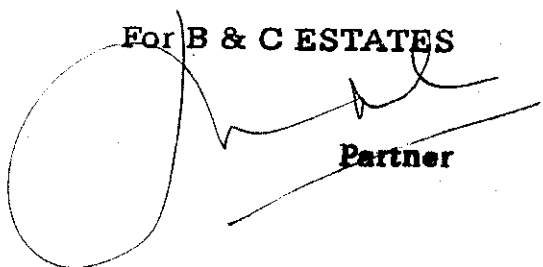
Bk - 1, CS No 2733/2017 & Doct No 2636/2017 Sub Registrar Kapra



Generated on: 28/06/2017 03:05:02 PM



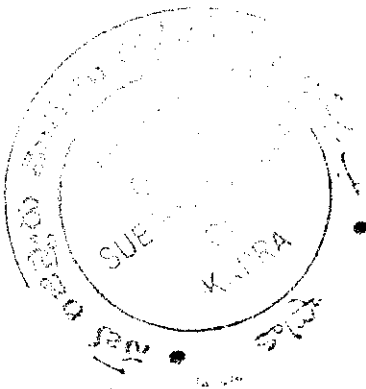
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax, TDS or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. 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.
 - 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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Bk -1, CS No 2733/2017 & Doct No 2636 / 2017 Sheet 5 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM



- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the residential flats shall always be called MAYFLOWER GRANDE and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Mayflower Grande. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Mayflower Grande (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

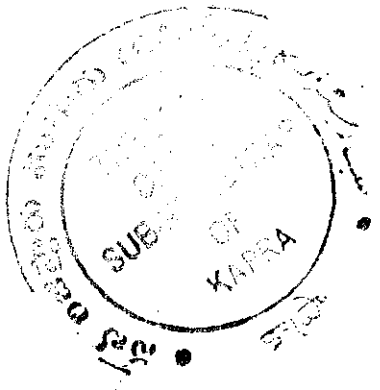
For B & C ESTATES

Partner

For B & C ESTATES

Partner

Bk -1, CS No 2733/2017 & Doct No
2636 12017. Sheet 6 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM



SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 3-29 Gts, in survey nos. 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.506 on the fifth floor, in block no. 'D' admeasuring 1200 sft. of super built-up area (i.e., 936 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 37.15 sq. yds, and a reserved parking space for single car in the basement floor admeasuring about 100 sft. in the residential complex named as 'Mayflower Grande', forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur village, Uppal Mandal, R.R. District now under Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

North By	6'-6" wide corridor
South By	6'-6" wide corridor
East By	Open to Sky
West By	6'-6" wide corridor

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

WITNESSES:

1. 
2. 

For B & C ESTATES

For B & C ESTATES

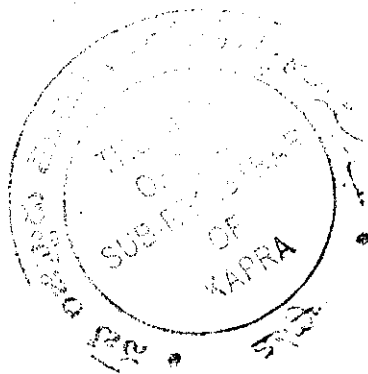
Partner

Partner

VENDOR

VENDEE

Bk-1, CS No 2733/2017 & Doct No
2636/2017. Sheet 7 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 506 on the fifth floor in block no. 'D' of "Mayflower Grande", residential Localities, forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, R. R. District now under Medchal-Malkajgiri District.
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + Ground Floor + 9 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 37.15 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 : 1200 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,20,000/-

Date: 28.06.2017

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants

C E R T I F I C A T E

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

For B & C ESTATES

Partner

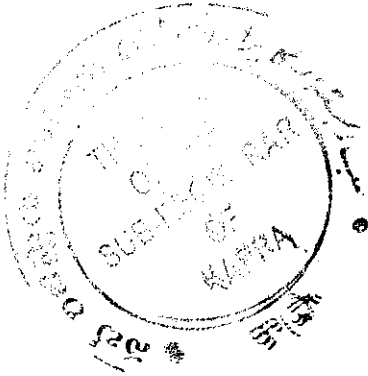
For B & C ESTATES

Partner

Signature of the Executants

Date: 28.06.2017

Bk-1; CS No 2733/2017 & Doct No 2636/2017 Sheet 8 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM



REGISTRATION PLAN SHOWING

FLAT NO. 506 IN BLOCK NO. 'D' ON FIFTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "MAYFLOWER GRANDE"

IN SURVEY NOS.

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

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

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

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

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

VENDEE:

1. MR. DILIP J. THOMAS, SON OF MR. G. THOMAS

2. MRS. OVIETA THOMAS, WIFE OF MR. DILIP J. THOMAS

REFERENCE:**AREA:**

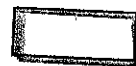
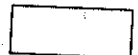
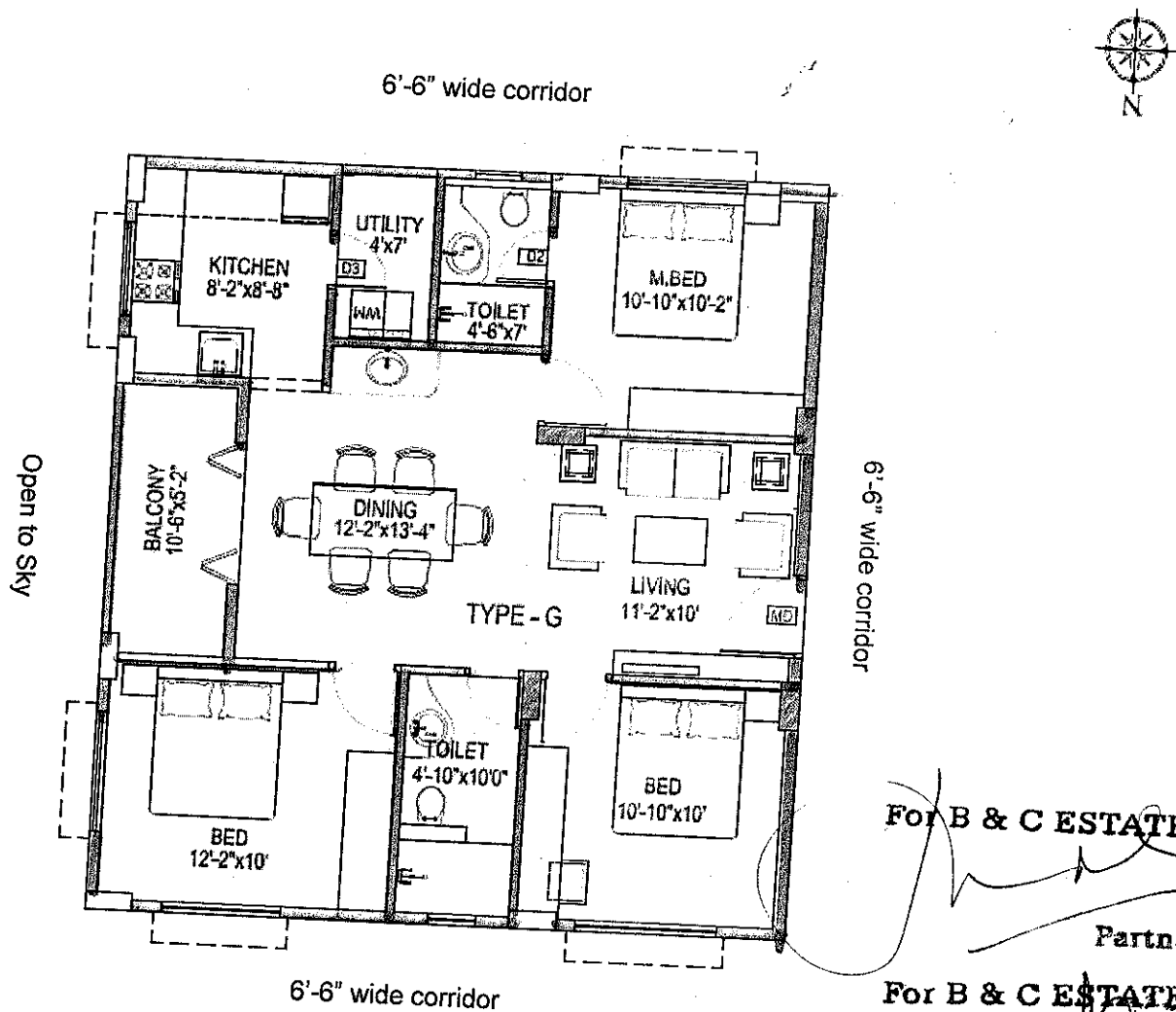
37.15

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**Total Built-up Area = 1200 sft.
Out of U/S of Land = Ac. 3-29 Gts.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

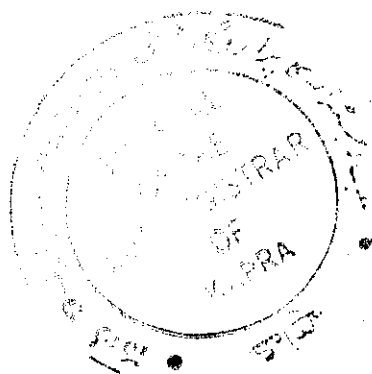
SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

WITNESSES:

- 1.
- 2.

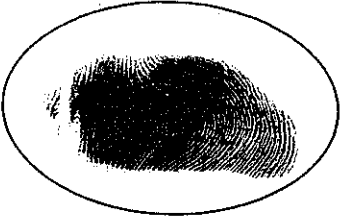
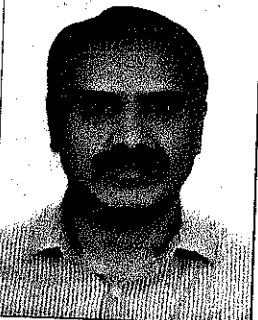
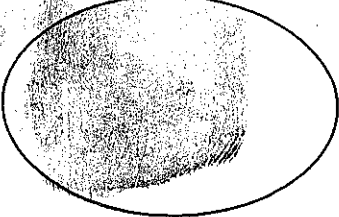
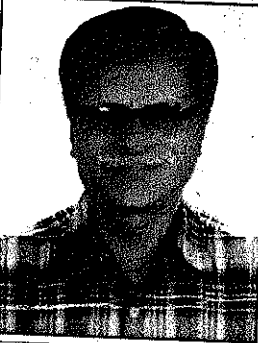
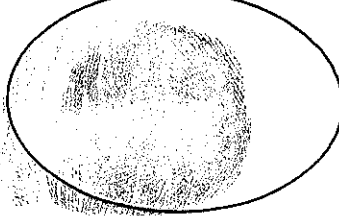
Bk.-1, CS No 2733/2017 & Doct No 2636/2017 Sheet 9 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM

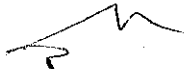


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. B & C ESTATES , A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP.BY ITS PARTNERS 1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. LATE SATISH MODI 2. MR. K. V. SUBBA REDDY S/O. SHRI. K. CHANDRA SEKHAR REDDY R/O. FLAT NO.502, VASAVI HOMES STREET NO.1, UMA NAGAR KUNDANBAGH, HYDERABAD
			
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 134 /BK-IV/2015, DT:18.12.2015</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			<u>VENDEE:</u> 1. MR. DILIP J. THOMAS S/O. MR. G. THOMAS R/O. FLAT NO. B-309 MAYFLOWER HEIGHTS MALLAPUR HYDERABAD - 500 076.
			2. MRS. OVIETA THOMAS W/O. MR. DILIP J. THOMAS R/O. FLAT NO. B-309 MAYFLOWER HEIGHTS MALLAPUR HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

1. 

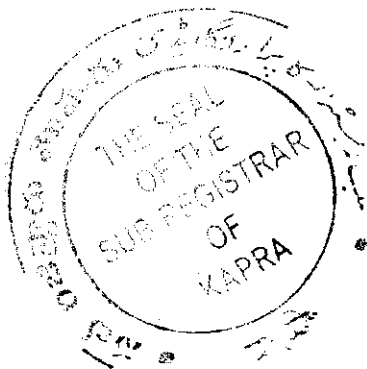
2. 

& C ESTATES For B & C ESTATES

Partner SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

BK-1, CS No 2733/2017 & Doct No 2636/2017 Sub Registrar
Sheet 10 of 12 Kapra



Generated on: 28/06/2017 03:05:02 PM



VENDOR:

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

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

For B & C ESTATES

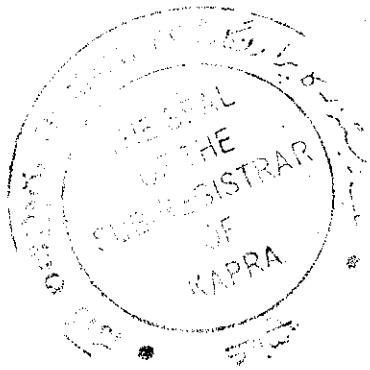
Partner

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

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
भारत सरकार
GOVT. OF INDIA
Signature
10/06/2008

Prabha...

Bk-1, CS No 2733/2017 & Doct No
2636/2017. Sheet 11 of 12 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మండ మహేందర్
Manda Mahendar

పుట్టిన సంవత్సరం/Year of Birth: 1978
పురుషుడు / Male

4993 8697 4848

అధికారి - సామాన్యని హక్కు

Handwritten signature

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Manda Mallesh
Late, 28-77, Old Neradmet, Gov
school, Neradmet, Malkajgiri,
Hyderabad, Andhra Pradesh,
500056

Address: S/O Manda Mallesh
Late, 28-77, Old Neradmet, Gov
school, Neradmet, Malkajgiri,
Hyderabad, Andhra Pradesh,
500056

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎస్.సె. 1947,
హైదరాబాద్-500056

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చంద్రాగిరి రమేష్
Chandragiri Ramesh

పుట్టిన సంవత్సరం/Year of Birth: 1979
పురుషుడు / Male

4127 1589 3238

అధికారి - సామాన్యని హక్కు

Handwritten signature

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O చంద్రాగిరి రామ్
నర్సింగ్
నర్సింగ్ రోడ్,
హైదరాబాద్,
500080

Address: S/O Chandragiri
Narsing Rao, unnikota,
Hyderabad, Andhra Pradesh,
500080

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎస్.సె. 1947,
హైదరాబాద్-500080

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దిలిప్ జుడే తోమాస్
Dilip Jude Thomas

పుట్టిన సంవత్సరం/Year of Birth: 1948
పురుషుడు / Male

8542 6834 4423

అధికారి - సామాన్యని హక్కు

Handwritten signature

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O గెరల్డ్ తోమాస్, 12-13
716, కిమ్లీ కాలనీ, తార్నాక,
సెకండరాబాద్, హైదరాబాద్, ఆంధ్ర
ప్రదేశ్, 500017

Address: S/O Gerald Thomas, 12-
13-716, kimtee colony,
TARNAKA, Secunderabad,
Hyderabad, Andhra Pradesh,
500017

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎస్.సె. 1947,
హైదరాబాద్-500017

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఓవియా తోమాస్
Ovieta Thomas

పుట్టిన సంవత్సరం/Year of Birth: 1953
స్త్రీ / Female

5154 6918 8771

అధికారి - సామాన్యని హక్కు

Handwritten signature

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O బెర్త్రాం పైస్
12-13-716 కిమ్లీ కాలనీ, స్ట్రీట్ నెం. 1
తార్నాక, సెకండరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500017

Address: D/O Bertram Pais,
12-13-716 Kimtee Colony,
Street No 1, Tarnaka,
Secunderabad, Lallaguda,
Hyderabad, Andhra Pradesh,
500017

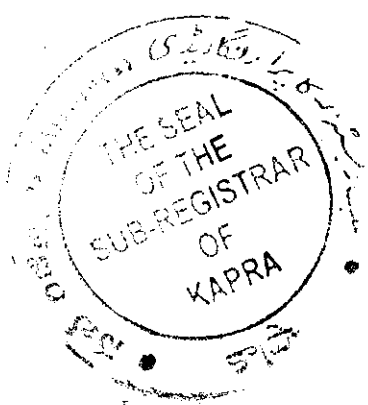
1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎస్.సె. 1947,
హైదరాబాద్-500017

Bk-1, CS No 2733/2017 & Doct No
2636 / 2017 Sub Registrar
Kapra



Generated on: 28/06/2017 03:05:02 PM

