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Government of Telangana
Registration And Stamps Department



1925/2020

Payment Details - Citizen Copy - Generated on 04/06/2020, 11:11 AM

SRO Name: 1526 Kapra

Receipt No: 2092

Receipt Date: 04/06/2020

Name: **SOHAM MODI**

CS No/Doct No: **1955 / 2020**

Transaction: **Sale Deed**

Challan No:

E-Challan No: **583LLJ020620**

Chargeable Value: **3562500**

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: **02-JUN-20**

Bank Name:

Bank Branch:

E-Challan Bank Name: **YESB**

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				17815
Transfer Duty /TPT				53445
Deficit Stamp Duty				142420
User Charges				100
Total:				213780

In Words: **RUPEES TWO LAKH THIRTEEN THOUSAND SEVEN HUNDRED EIGHTY ONLY**

Prepared By: **FARAHANJUM**

Signature by SR

(Handwritten signature)

1955

D. 30. 1925/2020

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

021221

S.No. 17634 Date: 24-09-2019

Sold to: MAHENDAR

S/o. MALLESH

For: B&C ESTATES

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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 4th day of June 2020 at SRO, 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 (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, 2nd floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, S/o. Late Satish Modi, aged about 49 years, Occupation: Business and (2) Mr. K. V. Subba Reddy, S/o. Shri. K. Chandra Sekhar Reddy aged about 48 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Street No.1, Uma Nagar, Kundanbagh, Hyderabad, hereinafter referred to as the Vendor.

AND

Mr. Balakrishna Desai, Son of Mr. Bheem Rao Desai, aged about 58 years, Occupation: Business residing at Flat No. 114, Welcome Court Apartments, Tarnaka, Secunderabad hereinafter referred to as the "Consenting party", (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For B & C ESTATES

 Partner

For B & C ESTATES

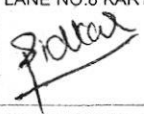
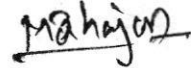
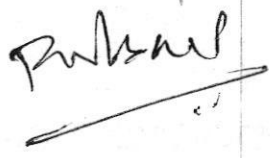
 Partner

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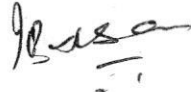
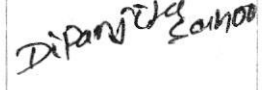
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17815/- paid between the hours of 10 AM and 12 PM on the 04th day of JUN, 2020 by Sri Soham Modi

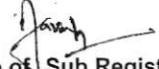
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SUPRIYA MANGESH MAHAJAN [1526-1-2020-1955]	SUPRIYA MANGESH MAHAJAN W/O. MANGESH BHANUKUMAR MAHAJAN FLATNO.301 SATYA SURYA APTS, LANE NO.8 KARTHIKEYA NAGAR HYD	
2	CL		 MANGESH BHANUKUMAR MAHAJAN [1526-1-2020-1955]	MANGESH BHANUKUMAR MAHAJAN S/O. BHANUKUMAR MAHAJAN FLATNO.301 SATYA SURYA APTS, LANE NO.8 KARTHIKEYA NAGAR HYD	
3	EX		 BALAKRISHNA DESAI (CONSENTING PARTY) [1526-1-2020-1955]	BALAKRISHNA DESAI (CONSENTING PARTY) S/O. BHEEM RAO DESAI FLATNO.114 WELCOME COURT APTS, TARNAKA SEC BAD	
4	EX		 REP BY GPA K.PRABHAKAR REDDY [1526-1-2020-1955]	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	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 JAYANTH DESAI:04/06/ [1526-1-2020-1955]	JAYANTH DESAI R/O.HYD	
2		 DIPANJITA SAHOO:04/06/ [1526-1-2020-1955]	DIPANJITA SAHOO R/O.ODISHA	

04th day of June,2020


Signature of Sub Registrar
Kapra

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IN FAVOUR OF

1. Mr. Mangesh Bhanukumar Mahajan, Son of Mr. Bhanukumar Mahajan, aged about 37 years and
2. Mrs. Supriya Mangesh Mahajan. Wife of Mr. Mangesh Bhanukumar Mahajan, aged about 35 years, residing at Flat No. 301, Satya Surya Apartment, Lane No. 8, Karthikeya Nagar, Nacharam, Hyderabad, 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.

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, Medchal-Malkajgiri District (formerly known as 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, Medchal-Malkajgiri 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, Medchal-Malkajgiri 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.

FOR B & C ESTATES

Partner

FOR B & C ESTATES

Partner

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Kapra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX3299 Name: Desai Balakrishna	S/O Late Bheem Rao, Secunderabad, Hyderabad, Andhra Pradesh, 500017	
3	Aadhaar No: XXXXXXXX7790 Name: Mangesh Bhanukumar Mahajan	Hingoli, Hingoli, Maharashtra, 431513	
4	Aadhaar No: XXXXXXXX8253 Name: Supriya Mangesh Mahajan	Hingoli, Hingoli, Maharashtra, 431513	

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	142420	0	0	0	142520
Transfer Duty	NA	0	53445	0	0	0	53445
Reg. Fee	NA	0	17815	0	0	0	17815
User Charges	NA	0	100	0	0	0	100
Total	100	0	213780	0	0	0	213880

Rs. 195865/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17815/- towards Registration Fees on the chargeable value of Rs. 3562500/- was paid by the party through E-Challan/BC/Pay Order No ,583LLJ020620 dated ,02-JUN-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 213780/-, DATE: 02-JUN-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7859077863310, PAYMENT MODE: NB-1000200, ATRN: 7859077863310, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: B AND C ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. MANGESH BHANUKUMAR MAHAJAN).

Date:
04th day of June, 2020

Signature of Registering Officer
Kapra

1వ పుష్కరము 2020 సం/త.ర.1942
పై 1925 నెంబరుగా రిజిస్టరు చేయబడి
స్థానిక నిబంధనల ద్వారా నెంబరు 1526
1925/2020 గా యావత్తుమైనది
2020 సం/జూన్ నెంబరు 4 వ తేది

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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

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, Medchal-Malkajgiri District was mutated in favour of the Vendor herein.

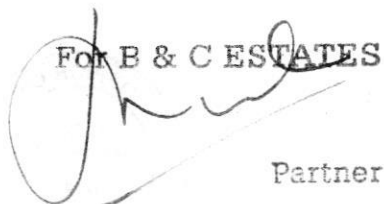
H. The Vendor has obtained permission from GHMC in file no. 3915/18/01/2013/ HO vide permit no 31305/HO/EZ/Cir-1/2014 dated 29.01.2014 for developing the Scheduled Land into a residential complex of 370 flats, consisting of two basements, ground and nine upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc. The total proposed construction consists of two basements, ground and nine upper floors.

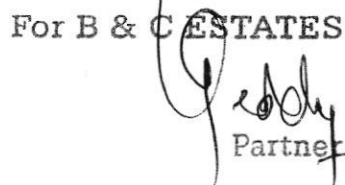
I. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and it is absolutely entitled to sell the flats to any intending purchaser.

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. Whereas the Consenting Party had agreed to purchase the Scheduled Apartment form the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute agreement of sale in favour of the Vendee. The Vendor and the Consenting Party hereby confirm that the Vendee shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Vendee.

For B & C ESTATES

 Partner

For B & C ESTATES

 Partner


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- M. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.705 on the seventh floor, in block no. 'A' 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.
- N. 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.
- O. 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. 35,62,500/- (Rupees Thirty Five Lakhs Sixty Two Thousand Five Hundred Only) and the Vendee has agreed to purchase the same.
- P. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 705 on the seventh floor, in block no.'A', having a super built-up area of 1150 sft.,(i.e., 897 sft. of built-up area & 253 sft. of common area) in building known as 'Mayflower Grande' together with:
 - a) An undivided share in the Schedule Land to the extent of 35.60 Sq. yds.
 - b) A reserved parking space for single car on the basement floor admeasuring about 100 sft.situated at forming part of Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri 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. 35,62,500/- (Rupees Thirty Five Lakhs Sixty Two Thousand Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - i. Rs.30,00,000/-(Rupees Thirty Lakhs Only) paid by way of cheque no.146157, dated 29.05.2020 issued by ICICI Ltd., towards housing loan disbursement in favour of Mr. Balakrishna Desai., the Consenting Party herein.,
 - ii. Rs.5,62,500/- (Rupees Five Lakhs Sixty Two Thousand Five Hundred Only) already received.
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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner


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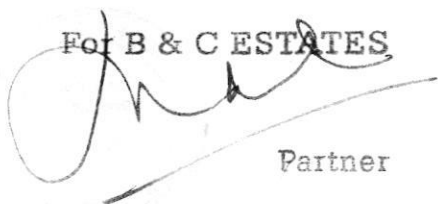
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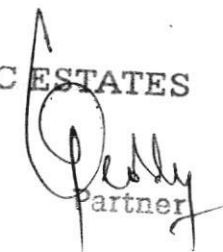


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3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming 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.
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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Kapra

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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, Medchal-Malkajgiri District (formerly known as 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 deluxe apartment bearing flat no.705 on the seventh floor, in block no. 'A' 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, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan enclosed and bounded as under:

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

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

WITNESSES:

1. 
2. 

For B & C ESTATES

Partner

For B & C ESTATES

Partner
VENDOR


CONSENTING PARTY


Mahajan

Piddar


Piddar
VENDOR

Bk-1, CS No 1955/2020 & Doct No
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Kapra

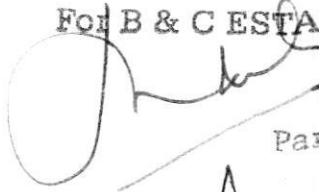


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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.705 on the seventh floor, in block no. 'A' 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 (formerly known as Ranga Reddy 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 : New
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 Seventh Floor : 1150 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV
o the Building : Rs. 35,62,500/-
- Date: 04.06.2020

For B & C ESTATES

Partner

For B & C ESTATES

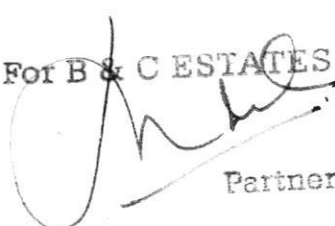
Partner

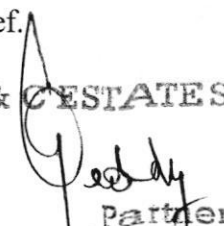
Signature of the Executants

C E R T I F I C A T E

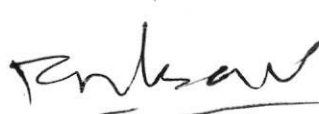
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

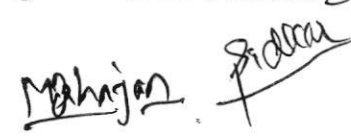
Date: 04.06.2020

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Signature of the Executants


Signature of the Consenting Party


Signature of the Vendee

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 705 IN BLOCK NO. 'A' ON SEVENTH 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, MEDCHAL DIST.**VENDOR:**

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

M/S. MODI PROPERTIES PVT. LTD REP. BY ITS MANAGING DIRECTOR
SRI SOHAM MODI, SON OF SRI SATISH MODI & OTHERS**CONSENTING PARTY:** MR. BALAKRISHNA DESAI, SON OF MR. BHEEM RAO DESAI**VENDEE:**

1. MR. MANGESH BHANUKUMAR MAHAJAN, SON OF MR. BHANUKUMAR MAHAJAN

2. MRS. SUPRIYA MANGESH MAHAJAN. WIFE OF MR. MANGESH BHANUKUMAR MAHAJAN

REFERENCE:**AREA:** 35.60**SCALE:**

SQ. YDS. OR

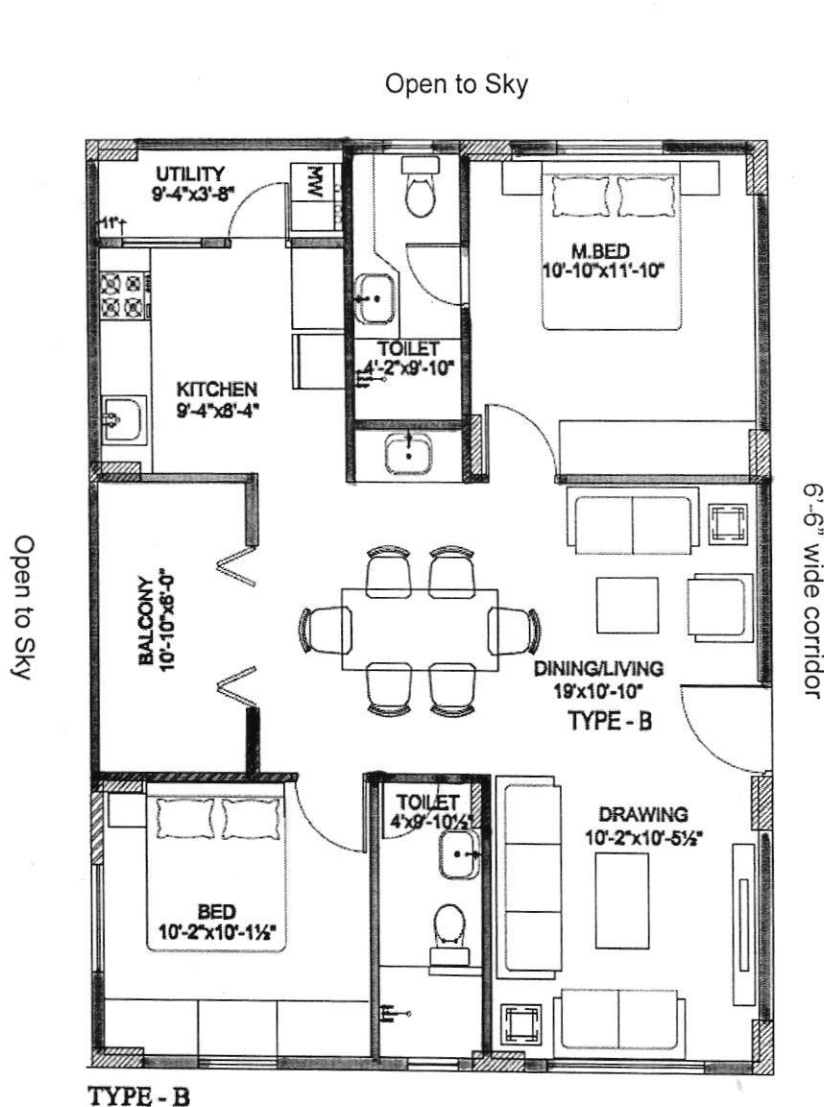
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 1150 sft.

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



TYPE - B

WITNESSES:1. *[Signature]*2. *[Signature]*

Open to Sky

SIGNATURE OF THE CONSENTING PARTY

FOR B & C ESTATES

[Signature]
Partner

FOR B & C ESTATES

[Signature]
Partner

SIGNATURE OF THE VENDOR

[Signature]
SIGNATURE OF THE VENDEE

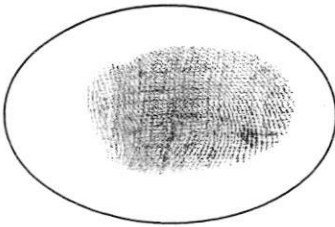
Bk - 1, CS No 1955/2020 & Doct No
1925/2020 Sheet 9 of 13 Sub Registrar
Kapra



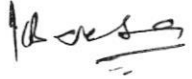
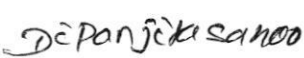
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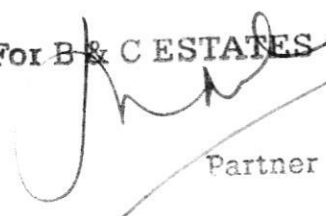
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SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. B & C ESTATES, A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003, REP. BY ITS PARTNERS:- 1. M/S. MODI PROPERTIES PVT. LTD., HAVING ITS 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> <u>AT SRO, SECUNDERABAD:</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>CONSENTING PARTY:</u> MR. BALAKRISHNA DESAI S/O. MR. BHEEM RAO DESAI R/O. FLAT NO. 114 WELCOME COURT APARTMENTS TARNAKA SECUNDERABAD.

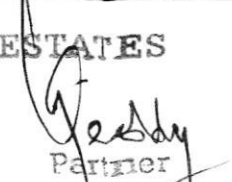
SIGNATURE OF WITNESSES:

1. 
2. 

For B & C ESTATES


Partner

For B & C ESTATES


Partner
SIGNATURE OF THE VENDOR



SIGNATURE OF THE CONSENTING PARTY



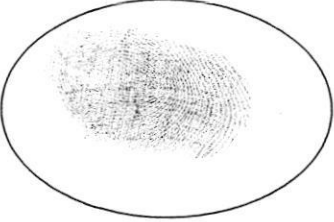
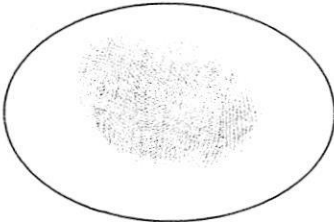
SIGNATURE OF THE PURCHASER

Bk - 1, CS No 1955/2020 & Doct No
1925/2020 Sheet 10 of 13 Sub Registrar
Kapra

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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDEE: 1. MR. MANGESH BHANUKUMAR MAHAJAN S/O. MR. BHANUKUMAR MAHAJAN R/O. LAT NO. 301 SATYA SURYA APARTMENT LANE NO. 8, KARTHIKEYA NAGAR NACHARAM, HYDERABAD.
			2. MRS. SUPRIYA MANGESH MAHAJAN W/O. MR. MANGESH BHANUKUMAR MAHAJAN R/O. LAT NO. 301 SATYA SURYA APARTMENT LANE NO. 8, KARTHIKEYA NAGAR NACHARAM, HYDERABAD.

SIGNATURE OF WITNESSES:


 DEPUNJEET SAHOD

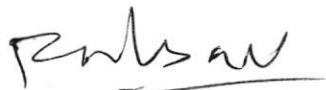
For B & C ESTATES

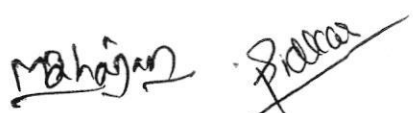
 Partner

For B & C ESTATES

 Partner

SIGNATURE OF THE VENDOR


 SIGNATURE OF THE CONSENTING PARTY


 SIGNATURE OF THE PURCHASER

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19257 2020 Sheet 11 of 13 Sub Registrar
Kapra

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B & C ESTATES

21/08/2006

Permanent Account Number

AAHFB7046A

05102006

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

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

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

AWSPP8104E

Signature

10062008

Prabha Reddy

Aadhaar No 3287 6953 9204

Bk - 1, CS No 1955/2020 & Doct No
19257-2020 Sheet 12 of 13 Sub Registrar
Kapra



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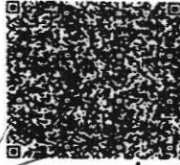




భారత ప్రభుత్వం
Government of India



దేశాయ్ బాలకృష్ణ
Desai Balakrishna
పుట్టిన తేదీ/DOB: 14/01/1961
పురుషుడు/ MALE



2 3299

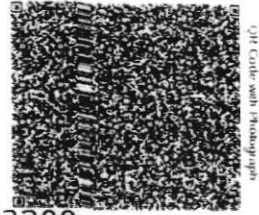
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నా ఆధార్, నా గుర్తింపు



Unique Identification Authority of India

చిరునామా:
S/O లేట్ బీమ్ రావు, 12-5-
149/14/B/A114, Welcome Court
Apartments, Opp Degree College,
Vijayapuri Colony, Secunderabad,
Hyderabad,
Andhra Pradesh - 500017



Address:
S/O Late Bheem Rao, 12-5-
149/14/B/A114, Welcome Court
Apartments, Opp Degree College,
Vijayapuri Colony, Secunderabad,
Hyderabad,
Andhra Pradesh - 500017

3299

VID: 9167 3182 8603 0853



1947



help@uidai.gov.in



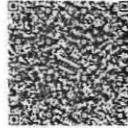
www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



मंगेश भानूकुमार महाजन
Mangesh Bhanukumar Mahajan
जन्म वर्ष/YoB: 1982
पुरुष Male



7790

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
हाउस नं.3, कटके लेन,
पंचमुखी हनुमान समोर
हिंगोली, हिंगोली, हिंगोली,
हिंगोली
महाराष्ट्र, 431513

Address:
House No.3, Katke Lane, In
Front Of Panchmukhi Hanuman
Hingoli, Hingoli, Hingoli, Hingoli
Maharashtra, 4315 13

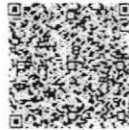
Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



सुप्रिया मंगेश महाजन
Supriya Mangesh Mahajan
जन्म तारीख / DOB : 30/05/1984
महिला / FEMALE



8253

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
पेन्शनपुरा, मस्जिद एरिया, हिंगोली,
हिंगोली, महाराष्ट्र, 431513

Address:
Penshnapura, Masjid Area,
Hingoli, Hingoli, Maharashtra,
431513



1947
1800 300 1947



help@uidai.gov.in



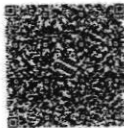
www.uidai.gov.in P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



జయంత్ దేశాయి
Jayant Desai
పుట్టిన సం./YoB: 1948
పురుషుడు Male



7959

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: బింరాం దేశాయి, బి 218
మే ఫ్లవర్ హైట్స్, మే ఫ్లవర్
హైట్స్, నేమ హాల్ ప్రక్కన
ఎదురుగా ఉప్పల్, ఉప్పల్,
ఐ.ఆ. నాచారం, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500076

Address:
S/O: Bhimrao Desai, B218 May
Flower Heights, May Flower
Heights, opp Noma function
hall uppal, Uppal,
I.e.nacharam, K.V.Rangareddy
Andhra Pradesh, 500076

Aadhaar - Aam Aadmi ka Adhikar


भारत प्रभुत्व
 Government of India

 ନିବାସୀ ନାମ
 Dipanjita Sahoo
 ପିନ୍ 35 DOB: 19/06/1989
 ଗୁଣ FEMALE
Dipanjita Sahoo
 4234
 VID: 9130 2141 0055 3303
 ନା ନାମ, ନା ନାମ


Unique Identification Authority of India
 ନିବାସୀ:
 ପିନ୍ 35 DOB: 19/06/1989
 ଗୁଣ FEMALE
 Address:
 W/O: Mira Kumar Sahoo, 142, Ward No-8,
 Front Lane of Civil Court, V N College
 Square, Dhabalgiri, Jagapur Road,
 Jagapur,
 Odisha - 755019
 4234
 VID: 9130 2141 0055 3303

YES BANK LTD.
 YES BANK Tower, IFC - 2, 15th Floor,
 Senapati Bapat Marg, Elphinstone (W),
 Mumbai 400 013, India
DEMAND DRAFT
 VALID FOR THREE MONTHS FROM DATE OF ISSUE
 D D M M Y Y Y Y
 or Order
 को या उनके आदेश पर
 अदा करें
 ₹ 1,56,300/-
 For YES BANK LTD.
 AUTHORIZED SIGNATORY(IES)
 255782 0005320001
 16

Bk: 1, CS No 1955/2020 & Doct No
 1925/12020 Sheet 13 of 13
 Sub Registrar
 Kapra



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