Government of Telangana
Registration And Stamps Department

R-49/18
6096/18

Payment Details - Citizen Copy - Generated on 27/10/2018, 03:35 PM

SRO Name: **1526 Kapra** Receipt No: **6481** Receipt Date: **27/10/2018**

Name: **SOHAM MODI** CS No/Doct No: **6143 / 2018**

Transaction: **Sale Deed** Challan No: E-Challan No: **57683D151018**

Chargeable Value: **4699000** DD No: DD Dt: Challan Dt: E-Challan Dt: **15-OCT-18**

Bank Name: Bank Branch:

E-Challan Bank Name: **SBIN** E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				23495
Transfer Duty /TPT				70485
Deficit Stamp Duty				187860
User Charges				100
Total:				281940

In Words: **RUPEES TWO LAKH EIGHTY ONE THOUSAND NINE HUNDRED FORTY ONLY**

Prepared By: **UMAKANTH**

Signature by SR

Sub-Registrar
Kapra

6143 W.P. 6096/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ तेलंगाना TELANGANA

T 776755

S.No. 17411 Date:20-09-2018

Sold to:MAHENDAR

S/o.MALLESH

For Whom: 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 the 24th day of October 2018 at S.R.O, Kapra, Medcha Malakajgiri District by and between:

M/s. B & C ESTATES {Pan No.AAHFB7046A}, a registered partnership firm having its office a 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by it Partners (1) M/s. Modi Properties Pvt. Ltd., (formerly known as Modi Properties & Investments Pv Ltd) a company incorporated under the Companies Act 1956, and having its registered office a 5-4-187/3 & 4, Soham Mansion, 2nd floor, M. G. Road, Secunderabad, represented by its Managin Director, Sri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Busines {Pan No.ABMPM6725H} and (2) Mr. K. V. Subba Reddy, S/o. Shri. K. Chandra Sekhar Reddy age about 46 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Street No.1, Um Nagar, Kundanbagh, Hyderabad {Pan No.AEZPK4734Q}, hereinafter referred to as the Vendor.

IN FAVOUR OF

1. Mr. Vedala Gopala Krishna, Son of Mr. V. Laxminarayana aged about 56 years, Occupatior Service {Pan No. AFFPV7755R & Aadhaar No. 6781 6790 8287 } and
2. Mrs. Vedala Bhagyalaxmi, Wife of Mr. Vedala Gopala Krishna aged about 50 years, both ar residing at H. No. 2-4-557, Ramnagar, Hanamkonda, Warangal - 506 001{Pan No. BHCPV3916 & Aadhaar No.8191 9133 5818} hereinafter referred to as the 'Purchaser'

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

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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, Medchal-Malkajgiri 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

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.

3.2. 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

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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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.

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 lumsum 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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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 Schedule 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.

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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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.

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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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.

10.1 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.

10.2 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.

10.3 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:

11.1 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:

11.1.1 The defense services or allied organizations.

11.1.2 Airports Authority of India.

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

For B & C ESTATES

Partner

For B & C ESTATES

Partner

11.1.4 Fire department.
11.1.5 Electricity and water supply board.
11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
11.1.7 Irrigation department.
11.1.8 Environment department and pollution control board.

11.2 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.

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 (formerly known as Ranga Reddy 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
VENDOR Partner
(Soham Modi)

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

PURCHASER

ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Vedala Gopala Krishna 2. Mrs. Vedala Bhagyalaxmi
2.	Purchaser's residential address:	R/o. H. No. 2-4-557, Ramnagar ,Hanamkonda, Warangal - 506 001.
3.	Pan no. of Purchaser:	1. AFFPV7755R & 2. BHCPV3916J
4.	Aadhaar card no. of Purchaser:	1. 6781 6790 8287 & 2. 8191 9133 5818
5.	Name address & registration no. of Owners Association	M/s. Mayflower Grande Owners Association having its registered office at Sy. Nos. 2/1/1, 183, 184, 190 & 191 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, vide regd. no.1282 of 2015.
6.	Details of Scheduled Flat:	
	a. Flat no.:	903 on the ninth floor, in block no. 'F'
	b. Undivided share of land:	37.15 Sq. yds.
	c. Super built-up area:	1200 Sft.
	d. Built-up area + common area:	939 + 261 Sft.
	e. Carpet area	817 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs. 46,99,000/- (Rupees Forty Six Lakhs Ninety Nine Thousand Only)
8.	Details of Payment:	

1. Rs.15,00,000/-(Rupees Fifteen Lakhs Only) paid by way of D. D. No.770504, dated 15.10.2018 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.

2. Rs.9,00,000/-(Rupees Nine Lakhs Only) paid by way of cheque no.563757, dated 22.02.2018 drawn on State Bank of India, NGO's Colony, Hanamakonda.

3. Rs.9,00,000/-(Rupees Nine Lakhs Only) paid by way of cheque no.563758, dated 21.03.2018 drawn on State Bank of India, NGO's Colony, Hanamakonda.

4. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way of cheque no.563759, dated 27.04.2018 drawn on State Bank of India, NGO's Colony, Hanamakonda.

5. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way of cheque no.563760, dated 27.04.2018 drawn on State Bank of India, NGO's Colony, Hanamakonda.

6. Rs.1,99,000/-(Rupees One Lakhs Ninety Nine Thousand Only) paid by way of cheque no.563763, dated 31.05.2018 drawn on State Bank of India, NGO's Colony, Hanamakonda.

For B & C ESTATES
Partner
VENDOR
(Soham Modi)

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

V. Bhagyalaxmi
PURCHASER

9.	***Description of the Schedule Flat:***
	All that portion forming a deluxe apartment bearing flat no. 903 on the ninth floor, in block no. 'F' admeasuring 1200 sft. of super built-up area (i.e., 939 sft. of built-up area & 261 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 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	6'-6" wide corridor
West By	Open to Sky

ANNEXURE – 1 – A

1. Description of the Building : DELUXE apartment bearing flat no. 903 on the ninth floor in block no. 'F' 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 : 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 Ninth Floor : 1200 Sft

5. Annual Rental Value : - - -

6. Municipal Taxes per Annum : - - -

7. Executant's Estimate of the MV of the Building : Rs. 46,99,000/-

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Date: 24.10.2018

Signature of the Vendor

C E R T I F I C A T E

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

For B & C ESTATES

Partner

For B & C ESTATES

Partner

Date: 24.10.2018

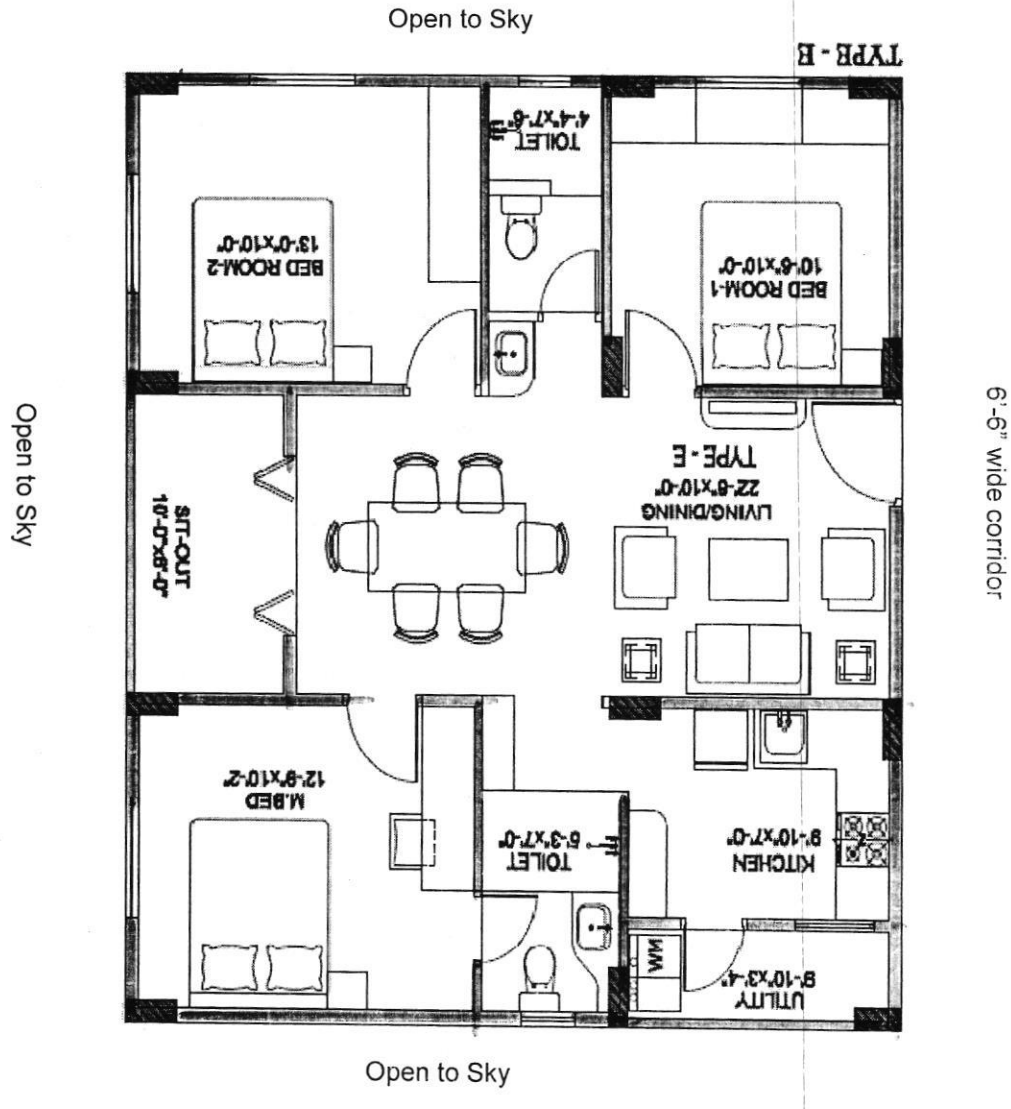
Signature of the Vendor

V. Bhagyalakshmi

Signature of the Purchaser

ANNEXURE- B

Plan of the Scheduled Flat:



For B & C ESTATES

Partner

VENDOR
(Soham Modi)

For B & C ESTATES

Partner

VENDOR
(K. V. Subba Reddy)

V. Bhagyalaxmi

PURCHASER

ANNEXURE – C

Layout plan of the Housing Project:

For B & C ESTATES

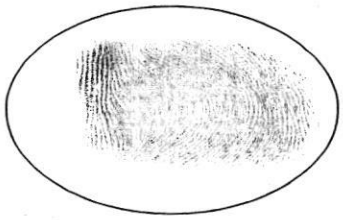
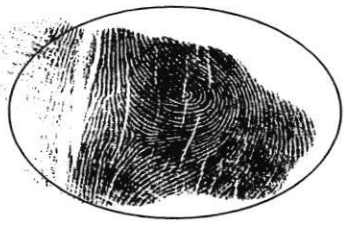
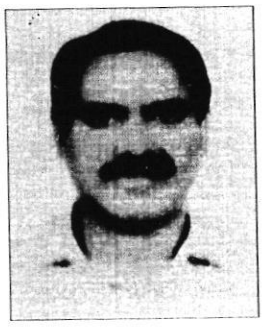
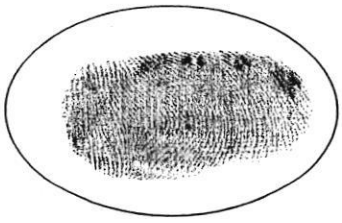
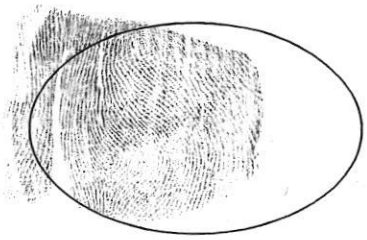
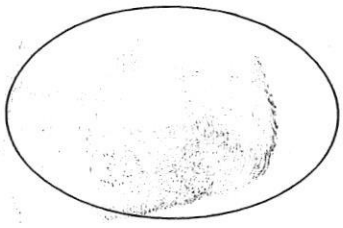
VENDOR Partner
(Soham Modi)

For B & C ESTATES

VENDOR Partner
(K. V. Subba Reddy)

V. Bhagyalaxmi
PURCHASER

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF R N 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., HAVING ITS 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.
			**PURCHASER:** 1. MR. VEDALA GOPALA KRISHNA S/O. MR. V. LAXMINARAYANA R/O. H. NO. 2-4-557 RAMNAGAR HANAMKONDA WARANGAL - 506 001.
			2. MRS. VEDALA BHAGYALAXMI W/O. MR. VEDALA GOPALA KRISHNA R/O. H. NO. 2-4-557 RAMNAGAR HANAMKONDA WARANGAL - 506 001.

SIGNATURE OF WITNESSES:

1.

2.

C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE VENDOR

V Bhagyalaxmi

SIGNATURE OF THE PURCHASER

VENDOR:

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

B & C ESTATES

21/08/2006

Permanent Account Number

AAHFB7046A

05102005

स्थाई 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

स्थाई 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 भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

Signature

10062008

Aadhaar No 3287 6953 9204

Unique Identification Authority of India

చిరునామా: S/O: వేదాల లక్ష్మీనారాయణ, హౌస్ నంబర్ 2-4-557 రాంనగర్, హనంకొండ, హనుమకొండ, వరంగల్ ఆంధ్ర ప్రదేశ్, 506001

Address: S/O: Vedala Laxminarayana, House Number 2-4-557, Ramnagar, Hanamkonda, Hanamkonda, Warangal, Hanmakonda, Andhra Pradesh, 506001

6781 6790 8287

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

వేదాల గోపాల కృష్ణ
Vedala Gopala Krishna

పుట్టిన సంవత్సరం/Year of Birth 1962
పురుషుడు / Male

6781 6790 8287

ఆధార్ – సామాన్యుని హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: వేదాల గోపాల కృష్ణ, హౌస్ నంబర్ 2-4-557, రాంనగర్, హనంకొండ, వరంగల్, ఆంధ్ర ప్రదేశ్ - 506001

Address:
W/O: Vedala Gopala Krishna, House Number 2-4-557, Ramnagar, Hanamkonda, Warangal, Andhra Pradesh - 506001

V. Bhagyalaxmi

Aadhaar-Aam Admi ka Adhikar

వేదాల భాగ్యలక్ష్మి
Vedala Bhagyalaxmi
పుట్టిన తేదీ/ DOB: 06/06/1975
స్త్రీ / FEMALE

8191 9133 5818

ఆధార్-సామాన్యమానవుడి హక్కు

आधार
भारत सरकार
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య/ Enrollment No. : 1190/10236/06170

To
Birudaraju Gangadhar Raju
బిరుదరాజు గంగాధర్ రాజు
S/O Late Chakrapani Raju
3-14-80/B-417 Gulmohar Garden,Shakthi Sai Nagar
Mallapur
KAPRA
Rangareddi
Andhra Pradesh - 500076
9492233559

10/01/2012

UF007403865IN
740386

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2215 3059 3063
ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
బిరుదరాజు గంగాధర్ రాజు
Birudaraju Gangadhar Raju
పుట్టిన సంవత్సరం/Year of Birth : 1957
పురుషుడు / Male

2215 3059 3063

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: వేదాల లక్ష్మీ నారాయణ, 1-1-283/బి/202 గౌతం టవర్స్, స్ట్రీట్ నెం 2, ఈ-సేవ సెంటర్ ఎదురుగా చిక్కడపల్లి, ముషీరాబాద్, ముషీరాబాద్ డెలివరీ, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500020

Address:
S/O: Vedala Laxmi Narayana, 1-1-283/B/202 Gautam Towers, Street No 2, Opp E-Seva Center Chikkadapally, Musheerabad, Musheerabad (delivery), Hyderabad Andhra Pradesh, 500020

Aadhaar - Aam Aadmi ka Adhikar

వేదాల యగ్నేశ్వర్
Vedala Yagneshwar
పుట్టిన సం./YoB:1959
పురుషుడు Male

9982 6412 5421

ఆధార్ – సామాన్యుని హక్కు

mee seva
easier, faster

TSVSAA 3

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 407119

Date : 30-Oct-18

MeeSeva App No : ECM021805898295

Statement No : 35077654

Sri/Smt.: V GOPALA KRISHNA : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR ,House No: , ., Flat No: 903 ,Apartment: MAYFLOWER GRANDE BLOCK NO.F ,Ward : 3-Block : 1 VILLAGE: MALLAPUR ,Survey No : ,2/1/1,183,184,190,191, East: 6-6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of **KAPRA** relating there to for **11** years from **01-10-2007** **To 28-10-2018** for acts and encumberances affecting the said property and that on such search the following acts and encumberances appear

S.No	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [Schedule No]
1 --- 1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-1 SURVEY: 2/1/1 183 184 190 191 APARTMENT: MAYFLOWER GRANDE BLOCK NO.F FLAT: 903 EXTENT: 37.15SQ.Yds BUILT: 1300SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY **This document Link Doct,Link Doct,Link Doct 1526, 17638/2006 of SRO 1507;18995/2006 of SRO 1507;16096/2006 of SRO 1507;/ 2006**	(R) 27-10-2018 (E) 24-10-2018 (P) 25-10-2018	**0101** (Sale Deed) Mkt.Value:Rs. 4699000 Cons.Value:Rs. 4699000	1 .1.(CL)VEDALA GOPALA KRISHNA 2.(CL)VEDALA BHAGYALAXMI 3.(EX)M/S.B & C ESTATES REP BY PARTNER MODI PROPERTIES PVT LTD REP BY SOHAM MODI 4.(EX)M/S.B & C ESTATES REP BY PARTNER K.V.SUBBA REDDY 5.(EX)REP BY GPA K.PRABHAKAR REDDY	0/0 6096/ 2018 [1] of SROKAPRA

Certified By

Name: E RAJA SEKHAR REDDY
Designation: SUB REGISTRAR
SRO: KAPRA

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TSVSAA 36 7 4 9 1

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 407119

Date : 30-Oct-18

MeeSeva App No : ECM021805898295

Statement No : 35077654

Sri/Smt.: V GOPALA KRISHNA : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR ,House No: , ., Flat No: 903 ,Apartment: MAYFLOWER GRANDE BLOCK NO.F ,Ward : 3-Block : 1 VILLAGE: MALLAPUR ,Survey No : ,2/1/1,183,184,190,191, East: 6-6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of **KAPRA** relating there to for **11** years from **01-10-2007** **To 28-10-2018** for acts and encumberances affecting the said property and that on such search the following acts and encumberances appear

S.No	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [Schedule No]
1 --- 1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-1 SURVEY: 2/1/1 183 184 190 191 APARTMENT: MAYFLOWER GRANDE BLOCK NO.F FLAT: 903 EXTENT: 37.15SQ.Yds BUILT: 1300SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY **This document Link Doct,Link Doct,Link Doct 1526, 17638/2006 of SRO 1507;18995/2006 of SRO 1507;16096/2006 of SRO 1507;/ 2006**	(R) 27-10-2018 (E) 24-10-2018 (P) 25-10-2018	**0101** (Sale Deed) Mkt.Value:Rs. 4699000 Cons.Value:Rs. 4699000	1 .1.(CL)VEDALA GOPALA KRISHNA 2.(CL)VEDALA BHAGYALAXMI 3.(EX)M/S.B & C ESTATES REP BY PARTNER MODI PROPERTIES PVT LTD REP BY SOHAM MODI 4.(EX)M/S.B & C ESTATES REP BY PARTNER K.V.SUBBA REDDY 5.(EX)REP BY GPA K.PRABHAKAR REDDY	0/0 6096/ 2018 [1] of SROKAPRA

Certified By

Name: E RAJA SEKHAR REDDY
Designation: SUB REGISTRAR
SRO: KAPRA