



Government of Telangana
Registration And Stamps Department

6697/18

Payment Details - Citizen Copy - Generated on 29/11/2018, 12:39 PM

SRO Name: 1526 Kapra

Receipt No: 7124

Receipt Date: 29/11/2018

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 3360000
Bank Name:
E-Challan Bank Name: KKBK
DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch:
CS No/Doct No: 6819 / 2018
Challan No:
Challan Dt:
E-Challan No: 840YXB271118
E-Challan Dt: 27-NOV-18

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				16800
Transfer Duty /TPT				50400
Deficit Stamp Duty				134300
User Charges				100
Total:				201600

In Words: RUPEES TWO LAKH ONE THOUSAND SIX HUNDRED ONLY

Prepared By: UMAKANTH

Signature by SR
Sub-Registrar
Kapra

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 19441 Date: 23-10-2018

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 29th day of November 2018 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 AND 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 46 years, Occupation: Business {Pan No. ABMPM6725H} and Mr. K. V. Subba Reddy, Son of Shri. K. Chandra Sekhar Reddy aged about 46 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Street No. 1, Uma Nagar, Kundanbagh, Hyderabad {Pan No. AEZPK4734Q} hereinafter referred to as the Vendor.

AND

Mr. N. Venkata Ramana, Son of Mr. N. Prabhakar, aged about 40 years, Occupation: Service residing at Flat No. G4, Thrimurthy Residency, Om Vihar Colony, Medipally, Ghatkesar Mandal - 500 098, hereinafter referred to as the "Consenting party", 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

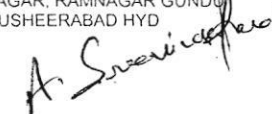
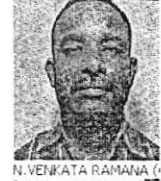
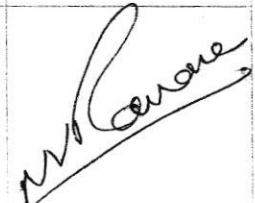
Partner

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Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16800/- paid between the hours of 12 and 1 on the 29th day of NOV, 2018 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 ARAVEETI SREENIVASA [1526-1-2018-6819]	ARAVEETI SREENIVASA RAO S/O. ARAVEETI SATYANARAYANA HNO.1-9-278/49/C/46/A NEW BALAJI NAGAR, RAMNAGAR GUNDU MUSHEERABAD HYD	 
2	CL		 BOLLEDDU SUMATHI::29/1 [1526-1-2018-6819]	BOLLEDDU SUMATHI W/O. ARAVEETI SREENIVASA RAO HNO.1-9-278/49/C/46/A NEW BALAJI NAGAR, RAMNAGAR GUNDU MUSHEERABAD HYD	
3	EX		 N. VENKATA RAMANA (C [1526-1-2018-6819]	N. VENKATA RAMANA (CONSENTING PARTY) S/O. N. PRABHAKAR FLATNO.G4 THIRIMURTHY RESIDENCY, OM VIHAR CLY MEDIPALLY GHATKESAR	
4	EX		 REP BY GPA K. PRABHAKAR [1526-1-2018-6819]	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		 B SAI RAM::29/11/2018 [1526-1-2018-6819]	B SAI RAM R/O. RAMNAGAR HYD	
2		 B VENGAL RAO::29/11/2018 [1526-1-2018-6819]	B VENGAL RAO R/O. RAMNAGAR HYD	

29th day of November, 2018

Signature of Sub Registrar
Kapra

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Kapra

IN FAVOUR OF

1. Mrs. Bolleddu Sumathi, Wife of Mr. Araveeti Sreenivasa Rao, aged about 34 years, Occupation: Service and
2. Mr. Araveeti Sreenivasa Rao, Son of Mr. Araveeti Satyanarayana, aged about 39 years, Occupation: Business both are residing at H. No: 1-9-278/49/C/46/A, New Balaji Nagar, Ramnagar Gundu, Musheerabad, Hyderabad - 500 044, 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, 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.
- 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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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5417 Name: Nakka Venkata Ramana	S/O Nakka Prabhakar, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX7169 Name: Bolleddu Sumathi	W/O Araveeti Sreenivas Rao, Musheerabad, Hyderabad, Telangana, 500044	
4	Aadhaar No: XXXXXXXX0958 Name: Araveeti Sreenivasa Rao	S/O Araveeti Satyanarayana, Musheerabad, Hyderabad, Telangana, 500044	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

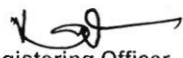
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	134300	0	0	0	134400
Transfer Duty	NA	0	50400	0	0	0	50400
Reg. Fee	NA	0	16800	0	0	0	16800
User Charges	NA	0	100	0	0	0	100
Total	100	0	201600	0	0	0	201700

Rs. 184700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16800/- towards Registration Fees on the chargeable value of Rs. 3360000/- was paid by the party through E-Challan/BC/Pay Order No ,840YXB271118 dated ,27-NOV-18 of ,KKBK/

Online Payment Details Received from SBI e-P

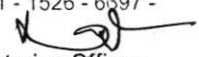
(1). AMOUNT PAID: Rs. 201600/-, DATE: 27-NOV-18, BANK NAME: KKBK, BRANCH NAME: , BANK REFERENCE NO: 9748442538414, PAYMENT MODE: NB-1000200, ATRN: 9748442538414, REMITTER NAME: B SUMATHI, EXECUTANT NAME: B AND C ESTATES, CLAIMANT NAME: B SUMATHI AND OTHERS).

Date:
29th day of November, 2018


Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 6697 of 2018 of Book-1 and assigned the identification number 1 - 1526 - 6697 - 2018 for Scanning on 29-NOV-18 .


Registering Officer
Kapra
(E.Rajasekhar Reddy)

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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.604 on the sixth 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.
- 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 33,60,000/ (Rupees Thirty Three Lakhs Sixty Thousand 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. 604 on the sixth floor, in block no.'D', having a super built-up area of 1200 sft.,(i.e., 936 sft. of built-up area & 264 sft. of common area) in building known as 'Mayflower Grande' together with:
 - a) An undivided share in the Schedule Land to the extent of 37.15 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. 33,60,000/ (Rupees Thirty Three Lakhs Sixty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
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.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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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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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.604 on the sixth 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, 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

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



VENDEE

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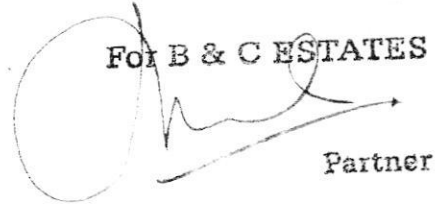
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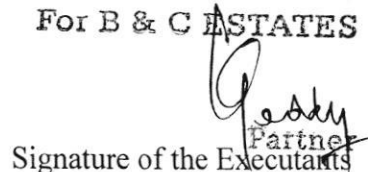


ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.604 on the sixth 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, 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 Sixth Floor : 1200 Sft,
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV
o the Building : Rs. 33,60,000/-

Date: 29.11.2018

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

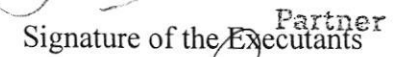
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For B & C ESTATES

For B & C ESTATES

Date: 29.11.2018


Partner


Partner
Signature of the Executants


Signature of the Consenting Party


A. Sreenivasulu


Signature of the Vendee

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 604 IN BLOCK NO. 'D' ON SIXTH 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-MALKAJGIRI DISTRICT

VENDOR:

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

1. M/S. MODI PROPERTIES PVT. LTD REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI, SON OF LATE SATISH MODI
2. MR. K. V. SUBBA REDDY, SON OF SHRI. K. CHANDRA SEKHAR REDDY

CONSENTING PARTY: MR. N. VENKATA RAMANA, SON OF MR. N. PRABHAKAR**VENDEE:**

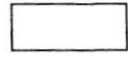
1. MRS. BOLLEDDU SUMATHI, WIFE OF Mr. ARAVEETI SREENIVASA RAO
2. MR. ARAVEETI SREENIVASA RAO, SON OF MR. ARAVEETI SATYANARAYANA

REFERENCE:**AREA:** 37.15**SCALE:**

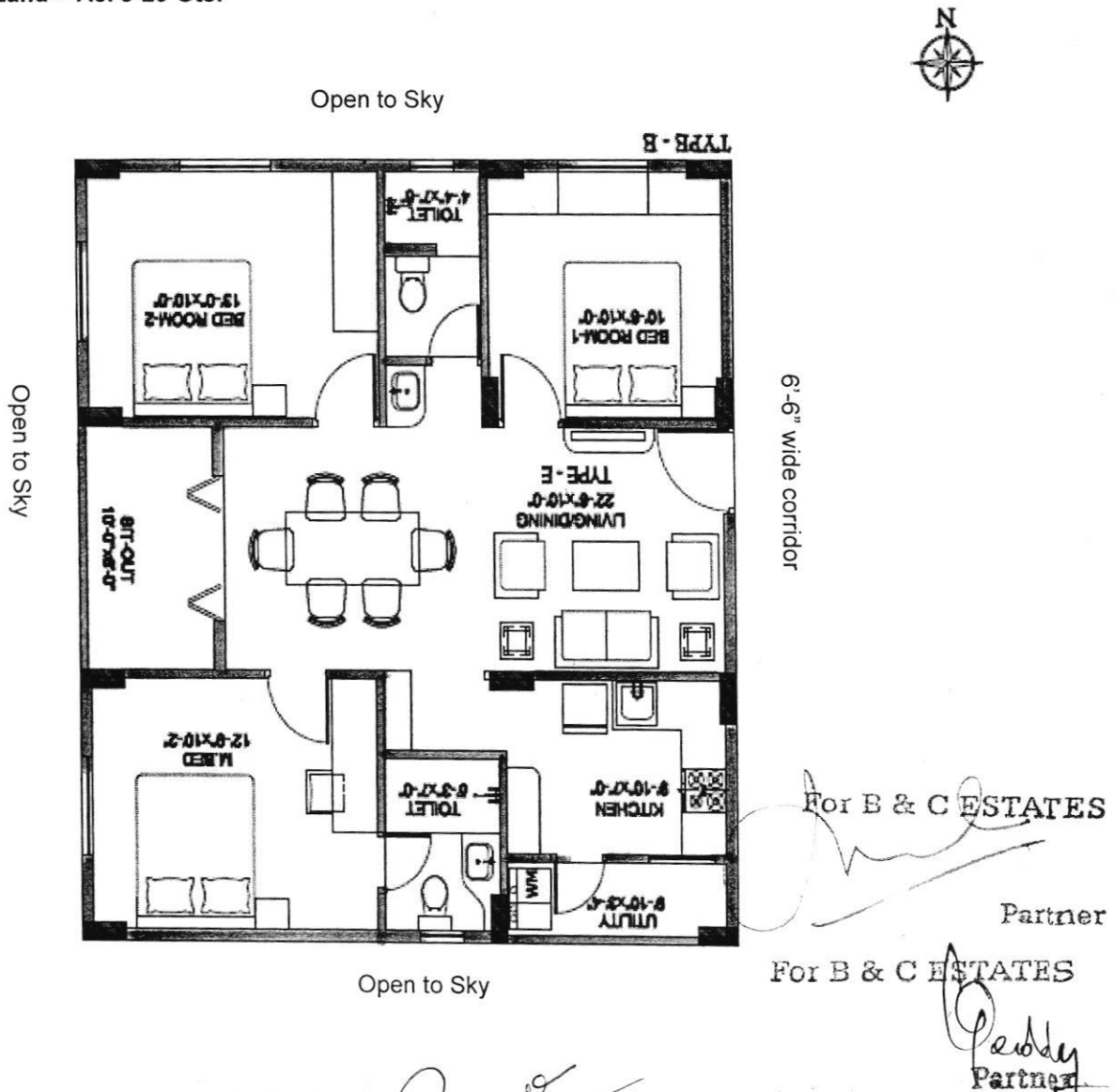
SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

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

**WITNESSES:**

- 1.
- 2.

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk - 1, CS No 6819/2018 & Doct No 6697/2018.
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Kapra

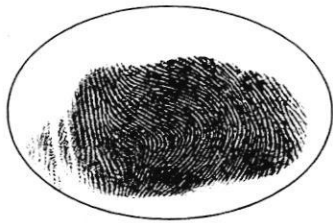


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

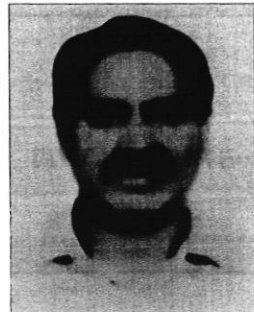
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



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

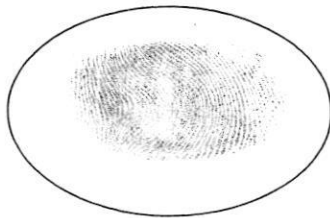
1. M/S. MODI PROPERTIES PVT. LTD.,
HAVING ITS OFFICE AT
5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, REP.BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. LATE SATISH MODI



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.**

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.



SIGNATURE OF WITNESSES:

1.

2.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

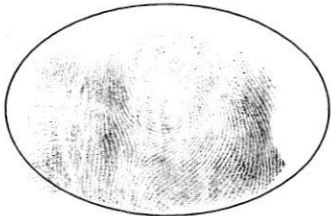
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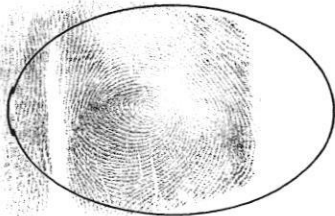
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



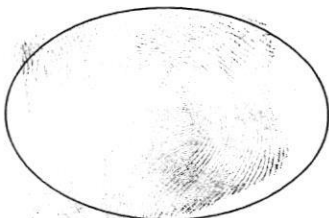
CONSENTING PARTY:

MR. N. VENKATA RAMANA
S/O. MR. N. PRABHAKAR
R/O. FLAT NO. G4, THRIMURTHY RESIDENCY
OM VIHAR COLONY
MEDIPALLY
GHATKESAR MANDAL - 500 098



VENDEE:

1. MRS. BOLLEDDU SUMATHI
W/O. Mr. ARAVEETI SREENIVASA RAO
R/O. H. NO: 1-9-278/49/C/46/A
NEW BALAJI NAGAR
RAMNAGAR GUNDU
MUSHEERABAD
HYDERABAD - 500 044.



2. MR. ARAVEETI SREENIVASA RAO
S/O. MR. ARAVEETI SATYANARAYANA
R/O. H. NO: 1-9-278/49/C/46/A
NEW BALAJI NAGAR
RAMNAGAR GUNDU
MUSHEERABAD
HYDERABAD - 500 044.

SIGNATURE OF WITNESSES:

1.

2.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

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6637/2018. Sheet 11 of 13 Sub Registrar
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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

90020150

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

For B & C ESTATES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

Signature

10062006

Aadhaar No 3287 6953 9204

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6697/2018. Sheet 12 of 13 Sub Registrar
Kapra



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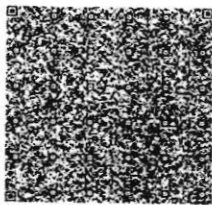




భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O Nakka Prabhakar, 3-14-26 Flat No 101, స్ట్రీట్ నెం 3
నాకా వెంకట రమాణ, శ్రీనివాసపురం రామన్తపూర్, ప్రభుత్వ
ఆశ్రయ కేంద్రం, అంబర్పేట్, హైదరాబాద్,
తెలంగాణ - 500013

Address:
S/O Nakka Prabhakar, 3-14-26 Flat No 101,
Street No 3 Sri Sai Nilayam,
Srinivasapuram Ramanthapur, Dr
Akhilavalli Clinic, Amberpet, Hyderabad,
Telangana - 500013



QR Code with Photograph

6854 9508 5417

VID: 9111 5604 1990 1886

help@uidai.gov.in

www.uidai.gov.in



భారత ప్రభుత్వం
Government of India

నక్కా వెంకట రమాణ
Nakka Venkata Ramana
పుట్టిన తేదీ/DOB: 30/07/1978
పురుషుడు/ MALE



6854 9508 5417

VID: 9111 5604 1990 1886

నా ఆధార్, నా గుర్తింపు



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Unique Identification Authority of India

చిరునామా:
W/O అరవేటి శ్రీనివాస్ రావు, 1-9-
278/49/న/46/న, న్యూ బాలజీ నగర్,
రామనగర్ గుండు, ముషేరాబాద్,
హైదరాబాద్,
తెలంగాణ - 500044

Address:
W/O Araveeti Sreenivas Rao, 1-
9-278/49/C/46/A, New balaji
nagar, Ramnagar Gundu,
Musheerabad, Hyderabad,
Telangana - 500044

4193 5332 7169

help@uidai.gov.in

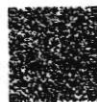
www.uidai.gov.in



భారత ప్రభుత్వం
Government of India



బొల్లెడ్డు సుమతి
Bolladdu Sumathi
పుట్టిన తేదీ/DOB: 23/11/1983
స్త్రీ / FEMALE



4193 5332 7169

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O అరవేటి సత్యనారాయణ, 1-9-
278/49/న/46/న, న్యూ బాలజీ నగర్,
రామనగర్ గుండు, ముషేరాబాద్,
హైదరాబాద్,
తెలంగాణ - 500044

Address:
S/O Araveeti Satyanarayana, 1-
9-278/49/C/46/A, New balaji
nagar, Ramanagar Gundu,
Musheerabad, Hyderabad,
Telangana - 500044

7369 1952 0958

help@uidai.gov.in

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Government of India



అరవేటి శ్రీనివాస్ రావు
Araveeti Sreenivasa Rao
పుట్టిన తేదీ/DOB: 01/04/1979
పురుషుడు / MALE



7369 1952 0958

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O బొల్లెడ్డు రామబాబు
నం. 1-9-278/49/న/46/న, న్యూ బాలజీ నగర్
సెయింట్ బాలాజీ టెంపుల్
రామనగర్ గుండు, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500044

Address:
S/O Bolladdu Rambabu
1-9-278/49/C/46/A, New Balaji Nagar
near balaji temple
Ramnagar Gundu, Hyderabad
Andhra Pradesh, 500044

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బి సాయిరామ్
B Sairam

పుట్టిన సంవత్సరం / Year of Birth : 1986
పురుషుడు / Male

9030 3565 0931



ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O బొల్లెడ్డు రాంబాబు
0-9-278/49/చ/వ/అ, న్యూ బాలాజీ నగర్
నీలర్ బాలాజీ టెంపుల్
రామనగర్ గుండు, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500044

Address :

S/O Bolladdu Rambabu
1-9-278/49/C/46/A, New Balaji Nagar
near Balaji temple
Ramnagar Gundu, Hyderabad
Andhra Pradesh, 500044

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బి వెంగాల్ రావు
B Vengal Rao

పుట్టిన సంవత్సరం / Year of Birth : 1989
పురుషుడు / Male

9165 0377 0138



అధార్ - సామాన్యని హక్కు

जारी करने का स्थान
Issuing Branch: SECCUNDERABAD
कोड नं. /CODE No: 00916
Tel No, 040-27847156

भारतीय स्टेट बैंक
State Bank of India

A/C. PAYEE ONLY

बैंकर्स चेक
BANKERS CHEQUE

Key: YECMOW
Sr. No: 726817

2 7 1 1 2 0 1 8
D D M M Y Y Y Y

PAY COMMISSIONER GHMC *****

Three Thousand Three Hundred and Sixty Only

को या उनके आदेश पर
OR ORDER

अदा करें



3360.00

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

000506996801
Name of Applicant

Key: YECMOW Sr. No: 726817
SUMATHI BOLLEDDU

AMOUNT BELOW 3361(3/4)

अहस्तातरणीय / NOT TRANSFERABLE

प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED SIGNATORY

F. SRINIVASA RAO
SS No: 7508

Deputy Manager

₹ 1,50,000/- एवं अधिक के लिखत दो अधिकारियों द्वारा हस्ताक्षरित होना आवश्यक है।
INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

996801 0000020001: 000506 16

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