

Government of Telangana
Registration And Stamps Department

177/2020

RETURNED

Payment Details - Citizen Copy - Generated on 09/01/2020, 04:27 PM

SRO Name: 1526 Kapra

Receipt No: 195

Receipt Date: 09/01/2020

Name: **SOHAM MODI**

CS No/Doct No: **184 / 2020**

Transaction: **Sale Deed**

Challan No:

E-Challan No: **245TDW080120**

Chargeable Value: **5700000**

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: **08-JAN-20**

Bank Name:

Bank Branch:

E-Challan Bank Name: **SBIN**

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges

Cash

Challan

DD

E-Challan

28500

85500

227900

100

Total:

342000

In Words: **RUPEES THREE LAKH FORTY TWO THOUSAND ONLY**

Prepared By: **FARAHANJUM**

OTP
832078

Signature by SR

**Sub-Registrar
KAPRA**

184

W.S.O. 177/2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA

S.No. 17629 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 9th day of January 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, Son of Late Satish Modi, aged about 49 years, Occupation: Business {Pan No.ABMPM6725H} and Mr. K. V. Subba Reddy, Son of 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 {Pan No.AEZPK4734Q} hereinafter referred to as the Vendor.

AND

1. Mr. R. Venkata Ramana, Son of Mr. R.Venkateshwara Rao, aged about 45 years and
2. Mrs. R. Sowjanya, Wife of Mr. R. Venkata Ramana aged 40 years both are residing at H. No. 1-1-534/5, Flat No.102, Victory Arcade, Gandhi Nagar, New Bakaram, Hyderabad, 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

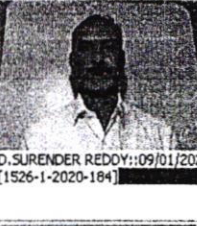
Partner

Page 1

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. 28500/- paid between the hours of 10 and 12 on the 09th day of JAN, 2020 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address
1	CL		 D.MADHAVI LATHA::09/01/2020 [1526-1-2020-184]	D.MADHAVI LATHA W/O. D.SURENDER REDDY HNO.5-12-240/1/304 FLATNO.304 SAGAR RESIDENCY, M.M.DIST
2	CL		 D.SURENDER REDDY::09/01/2020 [1526-1-2020-184]	D.SURENDER REDDY S/O. D.RAM REDDY HNO.5-12-240/1/304 FLATNO.304 SAGAR RESIDENCY, M.M.DIST
3	EX		 R.SOWJANYA (CONSENTING P [1526-1-2020-184]	R.SOWJANYA (CONSENTING PARTY) W/O. R.VENKATA RAMANA HNO.1-1-534/5 FLATNO.102 VICTORY ARCADE, GANDHI NAGAR BAKARAM HYD
4	EX		 R.VENKATA RAMANA (CONSENT [1526-1-2020-184]	R.VENKATA RAMANA (CONSENTING PARTY) S/O. R.VENKATESHWARA RAO HNO.1-1-534/5 FLATNO.102 VICTORY ARCADE, GANDHI NAGAR BAKARAM HYD
5	EX		 REP BY GPA K.PRABHAKAR R [1526-1-2020-184]	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

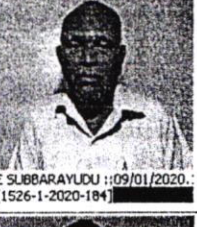
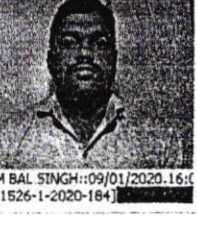


R. Sowjanya

R. Venkata Ramana

K. Prabhakar Reddy

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 E SUBBARAYUDU :: 09/01/2020 [1526-1-2020-184]	E SUBBARAYUDU HYD-BAD	<i>E. Subbarayudu</i>
2		 M BAL SINGH::09/01/2020.16:0 [1526-1-2020-184]	M BAL SINGH HYD-BAD	<i>M. Bal Singh</i>

09th day of January, 2020

Signature of Sub Registrar

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IN FAVOUR OF

1. Mr. D. Surender Reddy, Son of Mr. D. Ram Reddy, age about 53 years and
2. Mrs. D. Madhavi Latha, Wife of Mr. D. Surender Reddy, aged 43 years both are residing at H. No: 5-12-240/1/304, Flat No. 304, Sagar Residency, Mangapuram Colony, Moula-ali, Uppal, Medchal-Malkajgiri District – 500 040, 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.
- 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, Medchal-Malkajgiri District as per the details given below.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

R. S. Srinivas

R. S. Srinivas

SI No	Thumb Impression	Photo	Name & Address	Signature
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Kapra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8119 Name: Rajavolu Venkata Ramana	S/O Late Rajavolu Venkateswara Rao, Hyderabad, Hyderabad, Andhra Pradesh, 500080	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX7442 Name: Sowjanya Rajavolu	W/O Rajavolu Venkata Ramana, Hyderabad, Hyderabad, Andhra Pradesh, 500080	
4	Aadhaar No: XXXXXXXX2249 Name: Dubbaka Madhavi Latha	W/O Dubbaka Surender Reddy, Secunderabad, Hyderabad, Telangana, 500040	
5	Aadhaar No: XXXXXXXX4496 Name: Dubbaka Surender Reddy	Moula Ali R R Dist, Hyderabad, Andhra Pradesh, 500040	

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	227900	0	0	0	228000
Transfer Duty	NA	0	85500	0	0	0	85500
Reg. Fee	NA	0	28500	0	0	0	28500
User Charges	NA	0	100	0	0	0	100
Total	100	0	342000	0	0	0	342100

Rs. 313400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 28500/- towards Registration Fees on the chargeable value of Rs. 5700000/- was paid by the party through E-Challan/BC/Pay Order No ,245TDW080120 dated ,08-JAN-20 of ,SBIN/

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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 from 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.
- M. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.303 on the third floor, in block no. 'E' admeasuring 1625 sft. of super built-up area together with proportionate undivided share of land to the extent of 50.31 sq. yds and a reserved parking space for single car in the basement floor, admeasuring about 100 sft., in the group housing scheme known as 'Mayflower Grande' and has approached the Vendor.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

R. Sanyal

R. Sanyal

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 342000/-, DATE: 08-JAN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5518671887426, PAYMENT MODE: CASH-1000200, ATRN: 5518671887426, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: B AND C ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR.D.SURENDER REDDY AND D.MADHAVI LATHA).

Date:

09th day of January, 2020

Signature of Registering Officer

Kapra

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1 వ పుస్తకము 2020 సం/క.ర.1941
పు 177 నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగ్ నియంత్రం దస్తవేజు నెంబరు 152
2 172 /2020 గా రిజిస్ట్రేషన్
2020 సంవత్సరం నెంబరు 9 వ తేది

నడ - రిజిస్ట్రేటర్

కాపా
మేడ్చల్-మల్కajగిరి జిల్లా.

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- 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.57,00,000/- (Rupees Fifty Seven Lakhs 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.303 on the third floor, in block no.'E', having a super built-up area of 1625 sft.,(i.e., 1271 sft. of built-up area & 354 sft. of common area) in building known as 'Mayflower Grande' together with:

- a) An undivided share in the Schedule Land to the extent of 50.31 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.57,00,000/-(Rupees Fifty Seven Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.35,26,000/-(Rupees Thirty Five Lakhs Twenty Six Thousand Only) already received.
- ii. Rs.21,74,000/-(Rupees Twenty One Lakhs Seventy Four Thousand Only) paid by way of cheque no.405066, dated 11.12.2019, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad, issued by LIC Housing Finance Ltd., in favour of Consenting Party i.e., Mr. R. Venkata Ramana.
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

R. Venkata Ramana

R. Sarjanga Page 4

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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

Rekhanaw

R. Sanyal

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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

R. Raman

R. Srinivas

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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.303 on the third floor, in block no.'E' admeasuring 1625 sft. of super built-up area (i.e., 1271 sft. of built-up area & 354 sft. of common area) together with proportionate undivided share of land to the extent of 50.31 sq. yds, and a reserved parking space for single car in the basement 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. *E. Subbarao*

2. *Ramiah*

For B & C ESTATES

[Signature]
Partner

For B & C ESTATES

[Signature]
Partner

VENDOR

[Signature]
R. Sankar
Signature of the Consenting Party

[Signature]
D. Madhavi Lakshmi
VENDEE

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Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.303 on the third floor, in block no. 'E' 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 : 2 years
3. Total Extent of Site : 50.31 sq. yds, U/s Out of Ac. 3-29 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Third Floor : 1625 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV
o the Building : Rs. 57,00,000/-

Date: 09.01.2020

For B & C ESTATES

Partner

For B & C ESTATES

Partner

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

Signature of the Vendor

Date: 09.01.2020

R. Sankar R. Sankar

Signature of the Consenting Party

D. Madhavi

Signature of the Vendee

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 303 IN BLOCK NO. 'E' ON THIRD 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. DIST.****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 SRI SATISH MODI

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

CONSENTING PARTY: MR. R. VENKATA RAMANA, SON OF MR. R. VENKATESHWARA RAO AND OTHERS**VENDEE:**

1. MR. D. SURENDER REDDY, SON OF MR. D. RAM REDDY

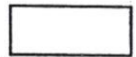
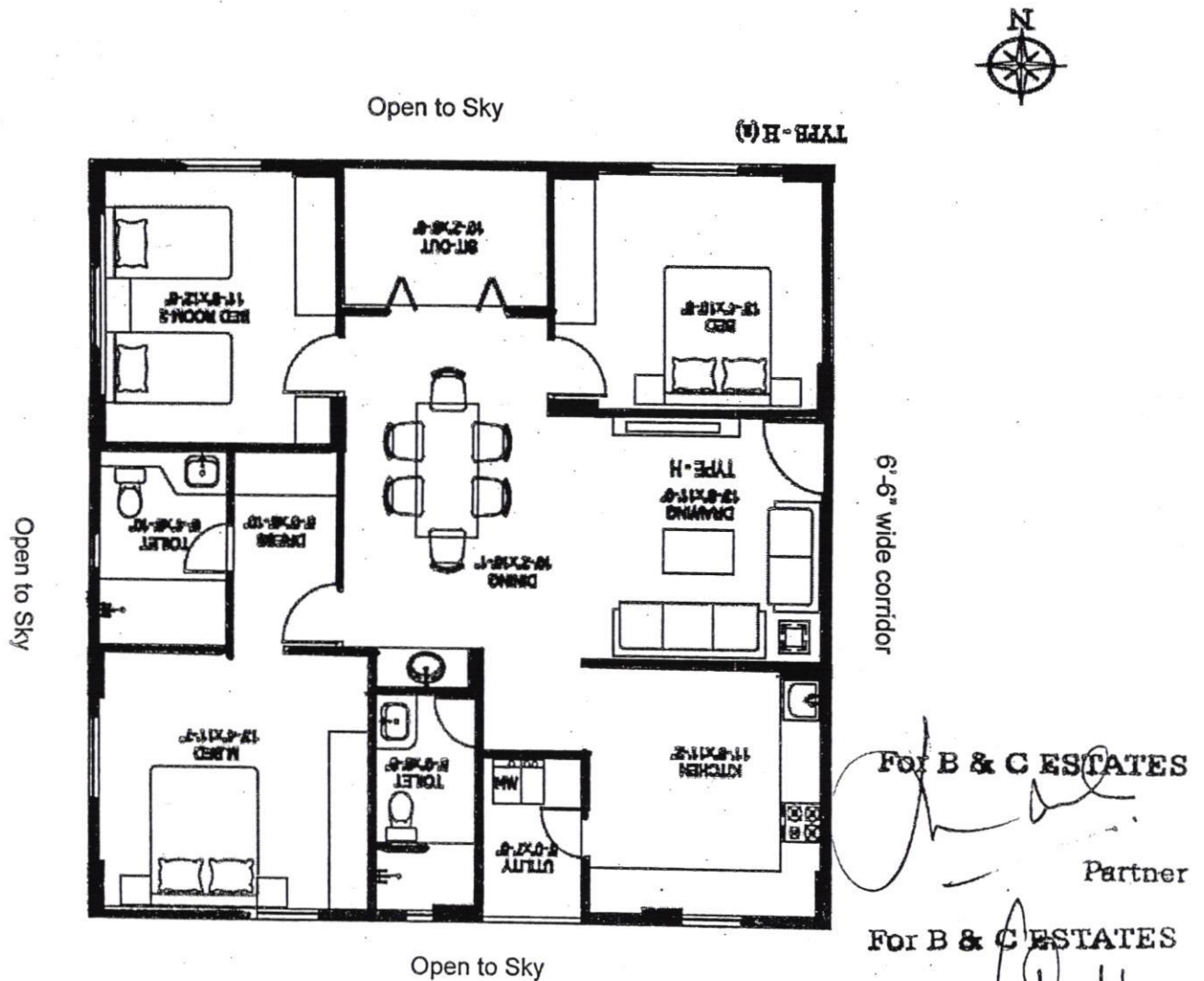
2. MRS. D. MADHAVI LATHA, WIFE OF MR. D. SURENDER REDDY

REFERENCE:**AREA:** 50.31**SCALE:**

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**Total Built-up Area = 1625 sft.
Out of U/S of Land = Ac. 3-29 Gts.

For B & C ESTATES

Partner

For B & C ESTATES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

WITNESSES:

1. *E. Subbaraj*
2. *Praveen*

*R. Venkata Ramana**R. Sarjanga*

SIGNATURE OF THE CONSENTING PARTY

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117 / 2020 Sheet 9 of 14 Sub Registrar
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Layout plan of the Housing Project:



For B & C ESTATES

Partner

For B & C ESTATES

Partner

VENDOR

R. Raman

R. Saranya

CONSENTING PARTY

M. S. -
D. Madhavi Lakshmi

VENDEE

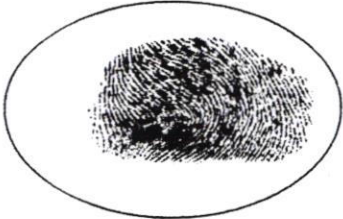
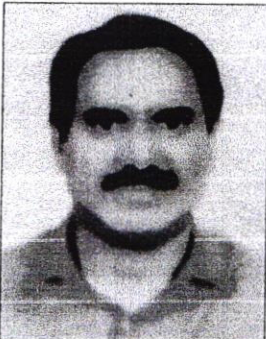
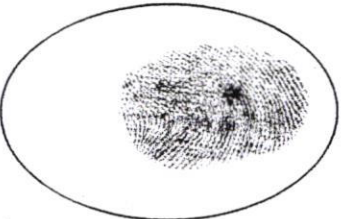
Bk - 1, CS No 184/2020 & Doct No
177-1-2020 Sheet 10 of 14 Sub Registrar
Kapra



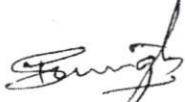
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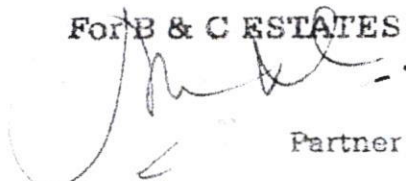
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: 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.
			GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 134 /BK-IV/2015, DT:18.12.2015, REGD. AT SRO, SECUNDERABAD: 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

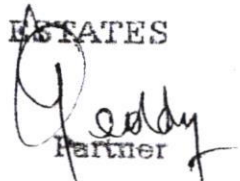
SIGNATURE OF WITNESSES:

- 
- 

For B & C ESTATES


Partner

For B & C ESTATES


Partner

SIGNATURE OF THE VENDOR


D. Madhavi Latha
SIGNATURE OF THE VENDEE

 R. Srinivas
SIGNATURE OF THE CONSENTING PARTY

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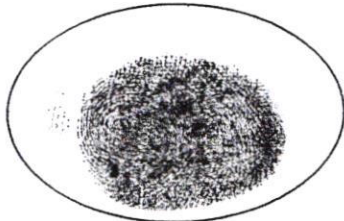


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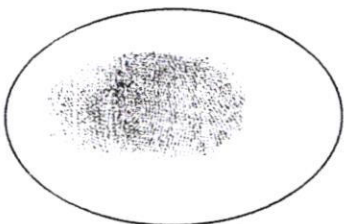
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SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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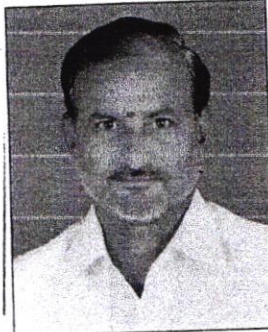
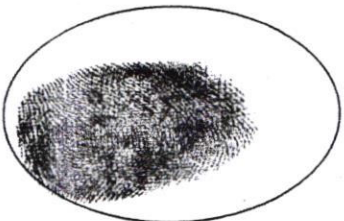


CONSENTING PARTY:

1. MR. R. VENKATA RAMANA
S/O. MR. R. VENKATESHWARA RAO
R/O. H. NO.1-1-534/5, FLAT NO.102
VICTORY ARCADE, GANDHI NAGAR
NEW BAKARAM
HYDERABAD.

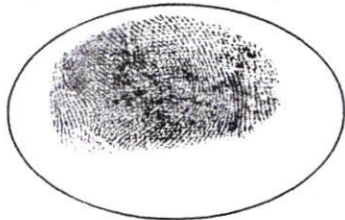


2. MRS. R. SOWJANYA
W/O. MR. R. VENKATA RAMANA
R/O. H. NO.1-1-534/5, FLAT NO.102
VICTORY ARCADE, GANDHI NAGAR
NEW BAKARAM
HYDERABAD.



VENDEE:

1. MR. D. SURENDER REDDY
S/o. MR. D. RAM REDDY
R/O. H. NO: 5-12-240/1/304
FLAT NO. 304, SAGAR RESIDENCY
MANGAPURAM COLONY
MOULA-ALI, UPPAL
MEDCHAL-MALKAJGIRI DISTRICT.



2. MRS. D. MADHAVI LATHA
W/O. MR. D. SURENDER REDDY
R/O. H. NO: 5-12-240/1/304
FLAT NO. 304, SAGAR RESIDENCY
MANGAPURAM COLONY
MOULA-ALI, UPPAL
MEDCHAL-MALKAJGIRI DISTRICT.

SIGNATURE OF WITNESSES:

1. E. Subba Rao

2. [Signature]

For B & C ESTATES

[Signature]
Partner

For B & C ESTATES

[Signature]
Partner

[Signature] R. Sowjanya
SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE VENDOR

[Signature]
D. Madhavi Latha
SIGNATURE OF THE VENDEE

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भारत सरकार



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Government of India

नमो भु संख्या / Enrollment No. : 1093/20258/00501

To
Rajavolu Venkata Ramana
राजवोलु वेन्कट रमना
S/O Late Rajavolu Venkateswara Rao
1-1-534/5
Victory Arcade FLAT NO-102
GANDHI NAGAR
NEW BAKARAM
Hyderabad
Andhra Pradesh - 500080

12/10/2011



UF295961655IN
29596165



Rajavolu

मि आधार संख्या / Your Aadhaar No. :

8119

आधार - सामान्य नि पंक्ति



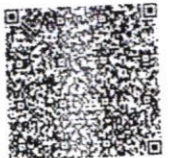
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GOVERNMENT OF INDIA

राजवोलु वेन्कट रमना
Rajavolu Venkata Ramana



जन्म वर्ष / Year of Birth 1973
प्रादेश / Male

8119



आधार - सामान्य नि पंक्ति



भारत प्रभुत्व
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Government of India

नमो भु संख्या / Enrollment No. : 1093/20258/00503

To
R Sowjanya
र सोज्या
W/O Rajavolu Venkata Ramana
1-1-534/5
Victory Arcade FLAT NO-102
GANDHI NAGAR
NEW BAKARAM
Hyderabad
Andhra Pradesh - 500080

12/10/2011



UF295962041IN
29596204

R. Sowjanya



मि आधार संख्या / Your Aadhaar No. :

7442

आधार - सामान्य नि पंक्ति



भारत प्रभुत्व
GOVERNMENT OF INDIA

र सोज्या
R Sowjanya



जन्म वर्ष / Year of Birth 1978
प्रादेश / Female

7442



आधार - सामान्य नि पंक्ति



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Government of India

Enrollment No.: 2840/50062/00027

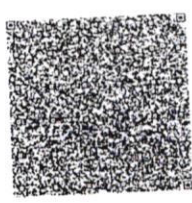
To
Dubbaka Surender Reddy
FI No-304 Sagar Residency
Mangapuram colony
Moula Ali R R Dist
Hyderabad
Andhra Pradesh 500040
9948477660

175548473



ME755484735FH

Dubbaka Surender Reddy



आपका आधार क्रमांक / Your Aadhaar No. :

4496

मेरा आधार, मेरी पहचान

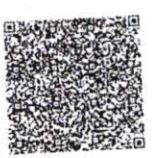


भारत सरकार
Government of India

Dubbaka Surender Reddy
DOB : 03/01/1966
Male



4496



मेरा आधार, मेरी पहचान



Government of India

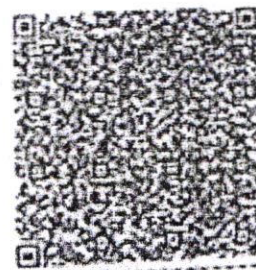
దుబ్బాక మాధవి లతా
Dubbaka Madhavi Latha

D. Madhavi Latha



పుట్టిన సంవత్సరం / Year of Birth. 1976

స్త్రీ / Female



2249

నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India

Address: LIG 151, Meerpet
moulali, A.P.H.B.Colony,
Hyderabad, Andhra Pradesh, 500040

Address: LIG 151, Meerpet
moulali, A.P.H.B.Colony,
Hyderabad, Andhra Pradesh,
500040

భారత ప్రభుత్వం
Government of India

ఈతకల్లపల్లి సుబ్బా రాయుడు
Etekallapalli Subba Rayudu

పుట్టిన తేదీ DOB 02/06/1946

పురుషుడు / Male

4139



నా ఆధార్, నా గుర్తింపు

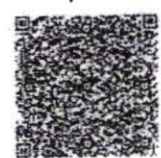
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Government of India

మెగావత్ బాల్ సింగ్
Megavath Bal Singh

పుట్టిన సంవత్సరం / Year of Birth. 1987

పురుషుడు / Male

0933



కె. సుబ్బారావు

7766 5017 4139

1947

help@uidai.gov.in

www.uidai.gov.in

Unique Identification Authority of India

చిరునామా: S/O. పోయ, 2-11
రాళ్ల గుడపల్లి, లాచయ నాయక రాం
మార్కెట్, రాళ్ల గుడపల్లి
మెకవనంపల్లి కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్ 501202

Address: S/O. Pomya, 2-11,
ralla gudupally, lachaya
nayak thanda, mominpet
Rallagudpalle, K.V
Rangareddy
Mekavanampalli, Andhra
Pradesh, 501202

0933

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

ఆధార్ - సామాన్యని హక్కు

Ac Payee only



Telangana State Co-operative Apex Bank Ltd.
MOULALI BRANCH
(Govt. Partnered Scheduled Bank)
D.No 1-7-177A Opp GHMC Office, Kamalanagar, Hyderabad - 500 062
BC/TSB/MOA/18 IFS CODE : TSAB0000120

Pay COMMISSIONER, GHMC,

Rupees five thousand Seven hundred only

Only ₹ 5700/-

FOR TELANGANA STATE CO-OPERATIVE APEX BANK LTD.

Name of the Purchaser D. Surendra

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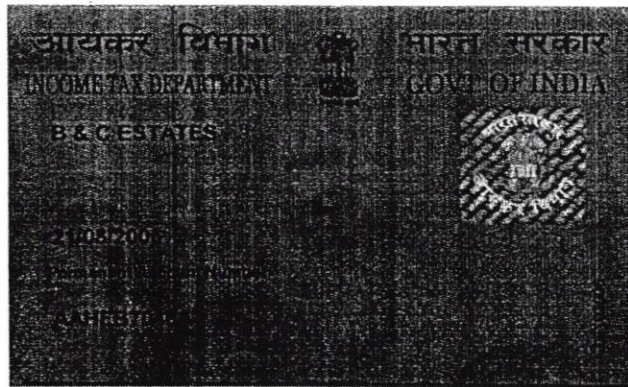
for three months only from the date of instrument



The Seal of Authorised Signatories
Sub Registrar office
Please sign above
KAPRA

500256020

VENDOR:



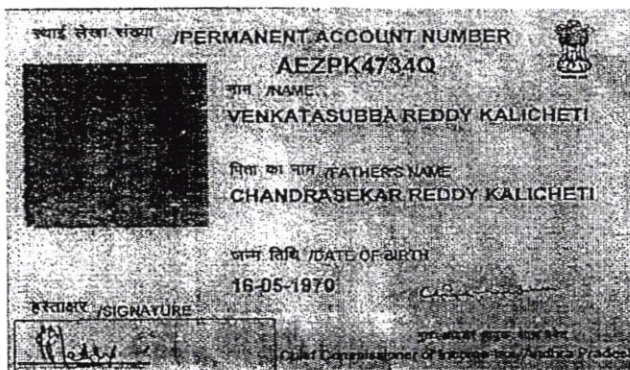
For B & C ESTATES

Partner



For B & C ESTATES

Partner



Aadhaar No 3287 6953 9204

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