



Government of Telangana
Registration And Stamps Department

780/2023

RETURNED

Payment Details - Citizen Copy - Generated on 09/02/2023, 12:10 PM

SRO Name: 1526 Kapra

Receipt No: 868

Receipt Date: 09/02/2023

Name: SOHAM MODI

CS No/Doct No: 796 / 2023

Transaction: Sale Deed

Challan No:

E-Challan No: 7285RJ151222

Chargeable Value: 100000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 15-DEC-22

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				500
Transfer Duty /TPT				1500
Deficit Stamp Duty				5400
User Charges				500
Mutation Charges				3000
Total:				10900

In Words: RUPEES TEN THOUSAND NINE HUNDRED ONLY

OTD
165810

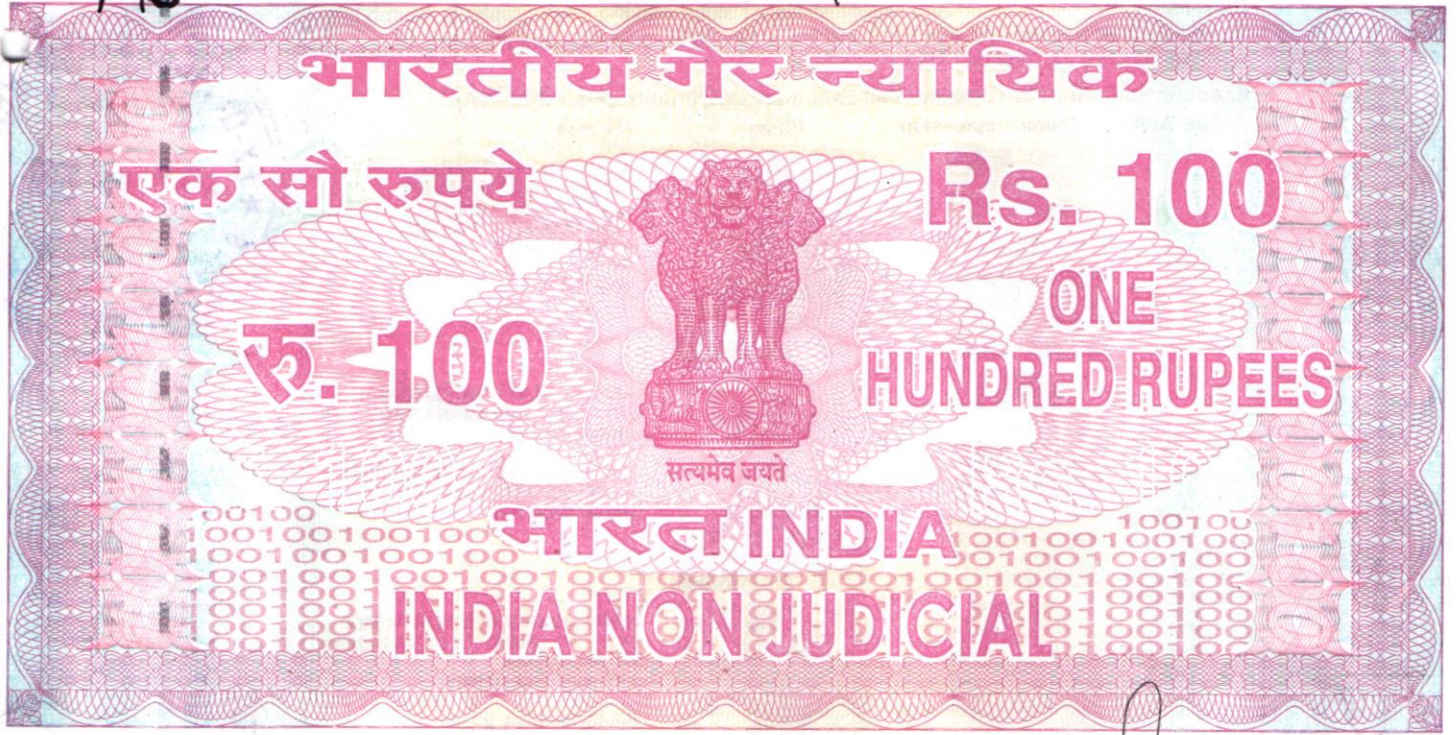
8

C - 606

mPL-Platinum

సహకార
కాఫీ

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2788 Date:18-05-2022

Sold to MAHENDAR

S/o. MALLES

For:M/s. MODI PROPERTIES PVT. LTD.

 AP 107319
K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

SALE DEED

This Sale deed is made and executed on this the 11th day of January, 2023 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Modi Properties Private Limited {AABCM4761E}, a Company duly incorporated under the Companies Act, 1956, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its authorised signatory, Shri. Soham Modi, S/o. Late Satish Modi, aged about 52 years, Occupation: Business.
2. Shri. Mehul V. Mehta, S/o. Late Vasant U. Mehta, aged 46 years, Occupation: Business, resident of 21, Bapubagh Colony, 1st Floor, P. G. Road, Secunderabad-500 003.
3. Shri. Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged 51 years, Occupation: Business, resident of 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D. V. Colony, Secunderabad.

Parties in Sl. No. 2 and 3 are being represented by their Joint Development Agreement cum General Power of Attorney Holder, M/s. Modi Properties Private Limited, a Company duly incorporated under the Companies Act, 1956, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 52 years, Occupation Business by way of document no.1941/2019, dated 01.04.2019 registered at SRO, Kapra, Medchal-Malkajgiri District.

Hereinafter after the parties are collectively referred to as the Vendor and severally as Vendor No. 1, Vendor No. 2 & Vendor No.3 respectively.

For Modi Properties Pvt. Ltd.,

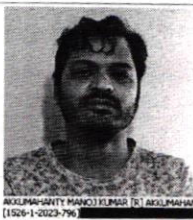
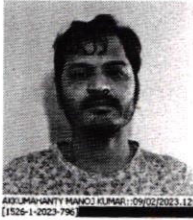
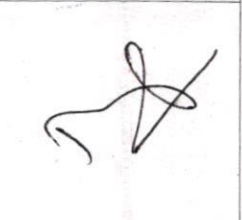
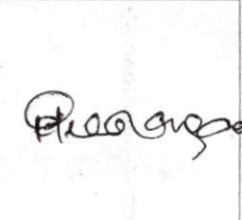

Authorised Signatory



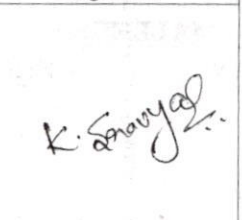
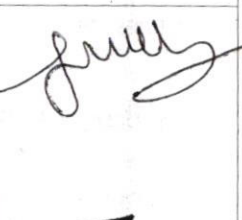
Presentation Endorsement:

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. 500/- paid between the hours of 12 and 1 on the 09th day of FEB, 2023 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			AKKUMAHANTY MANOJ KUMAR(R)AKKUMAHANTY BALATRI PURA SUNDARI . VENKATA RAMANA RAO AKKUMAHANTY NACHARAM,	
2	CL			AKKUMAHANTY MANOJ KUMAR S/O. VENKATA RAMANA RAO AKKUMAHANTY HNO.4-2-216/106 403 RAVI CHANDRA APTS, KARTHIKEYA NAGAR NACHARAM HYD	
3	EX			K PRABHAKAR REDDY (GPA VIDE DOCT NO.104/IV/2021 DT.30-04-2021 AT SRO KAPRA S/O. K.PADMA REDDY 5-4-187/3 AND 4, 2 FLOOR SOHAMMANSION, HYDERABAD, MANSION, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			SRAVYA A R/O.HYD	
1			G RAHUL R/O.KARIMNAGAR	

09th day of February, 2023

Signature of Sub Registrar
Kapra**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX2788 Name: Akkamahanty Manoj Kumar	S/O Akkamahanty Ramana Rao, Hyderabad, Rangareddi, Andhra Pradesh, 500076	

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Bk - 1, CS No 796/2023 & Doct No 780/2023.
Sheet 1 of 8
Sub Registrar Kapra

IN FAVOUR OF

1. Mr. Akkumahanty Manoj Kumar, Son of Mr. Venkata Ramana Rao Akkumahanty, aged about 33 years
Occupation: Service (Pan No.ATKPA0087A, Mobile No.90328 59133) and
2. Mrs. Akkumahanty Bala Tripura Sundari, Wife of Mr. Venkata Ramana Rao Akkumahanty, aged about 56 years both are residing at H. No: 4-2-216/106,403, Ravi Chandra Apartments, Karthikeya Nagar, Nacharam, Hyderabad-500 076 (Pan No.CELPS5642D, Mobile No.99595 54040) hereinafter referred to as the 'Purchaser'

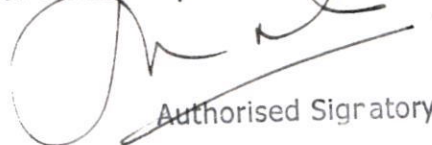
The terms 'Vendor' and the 'Purchaser' herein used shall wherever the context so admits and include their respective heirs, successors, legal representatives, executors, nominee, assignees etc., as the parties themselves.

- A. Whereas the Purchaser has purchased a deluxe flat bearing no.606 on the sixth floor, in block no. 'C' admeasuring 1800 sft. of super built-up area (i.e., 1450 sft. of built-up area & 350 sft. of common area) together with proportionate undivided share of land to the extent of 58.39 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) vide Sale Deed bearing document no. 2866 of 2022 dated 02-05-2022 registered at SRO, Kapra.
- B. Whereas the Vendor is the absolute owner of the car parking space bearing no.LBA-19A in the lower basement floor admeasuring about 105 sft., in the project known as 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) herein after referred to as the 'Scheduled Property'.
- C. At the request of the Purchaser, the Vendor has agreed to sell the said car parking for a consideration of Rs. 1,00,000/-(Rupees One Lakhs Only) on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs.1,00,000/-(Rupees One Lakhs Only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Property which is more particularly described at the foot of this document.
- 2) Henceforth the Vendor shall not have any right, title or interest in the Schedule Property which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 3) The Vendor has delivered vacant position of the Schedule Property to the Purchaser and the Purchaser doth hereby confirms and acknowledges the same.
- 4) The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.

For Modi Properties Pvt. Ltd.,


Authorized Signatory



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX2788 Name: Akkumahanty Manoj Kumar	S/O Akkumahanty Ramana Rao, Hyderabad, Rangareddi, Andhra Pradesh, 500076	

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	5400	0	0	0	5500
Transfer Duty	NA	0	1500	0	0	0	1500
Reg. Fee	NA	0	500	0	0	0	500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	10900	0	0	0	11000

Rs. 6900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 500/- towards Registration Fees on the chargeable value of Rs. 100000/- was paid by the party through E-Challan/BC/Pay Order No ,7285RJ151222 dated ,15-DEC-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10950/-, DATE: 15-DEC-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9297767229922,PAYMENT MODE:CASH-1001138,ATRN:9297767229922,REMITTER NAME: MANOJ KUMAR,EXECUTANT NAME: MODI PROPERTIES PRIVATE LIMITED ,CLAIMANT NAME: MANOJ KUMAR).

Date:

09th day of February,2023

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 780 of 2023 of Book-1 and assigned the identification number 1/1526-780-2023 for Scanning on 09-FEB-23 .

Registering Officer

Kapra

(E.Rajasekhar Reddy)

Bk - 1, CS No 796/2023 & Doct No
780/2023. Sheet 2 of 8 Sub Registrar
Kapra

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- 5) The market value of the property is Rs. 1,00,000/-.
- 6) The Purchaser has verified the title and extent of the Scheduled Property and will not raise objection on this count hereafter.
- 7) The Purchaser confirms that the Vendor has the absolute right to sell the Scheduled Property and will not raise any objections on this account hereafter.

SCHEDULE OF PROPERTY

All that the portion forming one car parking space bearing no.LBA-19A in the lower basement floor admeasuring about 105 sft., in the residential complex named as 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and marked in "RED" colour in the plan enclosed and bounded as under:

North	Driveway
South	Parking Space No. LBA-19
East	Parking Space No. LBA-20A
West	Parking Space No. LBA-18A

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

WITNESSES:

1. 
2. 

For Modi Properties Pvt. Ltd.,


Authorised Signatory

VENDOR



PURCHASER

Bk - 1, CS No 796/2023 & Doct No
780/2023. Sheet 3 of 8 Sub Registrar
Kapra



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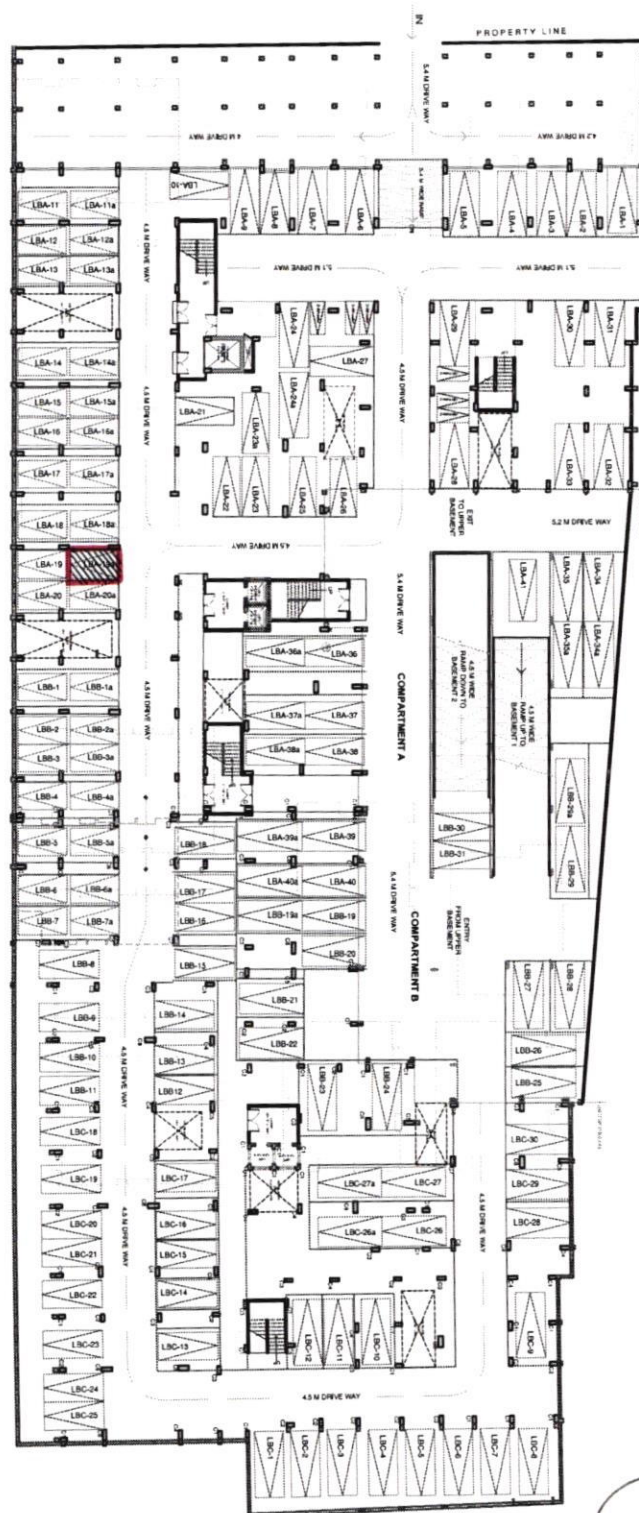


Plan Showing Car Parking Space No.LBA-19A on the lower basement floor of 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District.

Vendor : M/s. Modi Properties Private Limited

Purchaser : Mr. Mr. Akkumahanty Manoj Kumar, S/o.Mr. Venkata Ramana Rao Akkumahanty
Mrs. Akkumahanty Bala Tripura Sundari, W/o. Mr. Venkata Ramana Rao Akkumahanty

Parking Area : 105 Sft.



WITNESSES:

- 1.
- 2.

(L) BASEMENT CELLAR 2 -
No. of Car Parkings : 102

For Modi Properties Pvt. Ltd.,

Authorised Signatory

VENDOR

PURCHASER

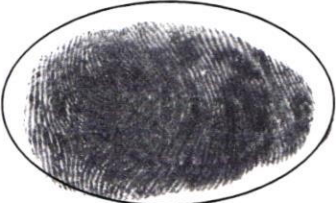
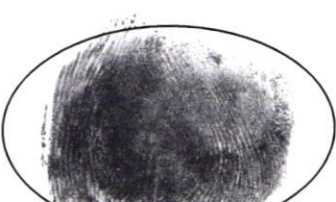
Bk- 1, CS No 796/2023 & Doct No
780/2023. Sheet 4 of 8 Sub Registrar
Kapra



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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	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI PROPERTIES PRIVATE LIMITED A COMPANY DULY INCORPORATED UNDER THE COMPANIES ACT, 1956, HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD-500 003 REP. BY ITS AUTHORISED SIGNATORY:- SHRI. SOHAM MODI, S/O. LATE SATISH MODI.
			<u>GPA ON BEHALF OF VENDOR VIDE GPA NO.</u> <u>104/BK-IV/2021, Dt.30-04-2021, Regd., at SRO,</u> <u>Kapra, Medchal-Malkajgiri District:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION M G ROAD SECUNDERABAD-500 003.
			<u>PURCHASER:</u> 1. MR. AKKUMAHANTY MANOJ KUMAR S/O. MR. VENKATA RAMANA RAO AKKUMAHANTY R/O. H. NO: 4-2-216/106,403 RAVI CHANDRA APARTMENTS KARTHIKEYA NAGAR NACHARAM, HYDERABAD-500 076.
			2. MRS. AKKUMAHANTY BALA TRIPURA SUNDARI W/O. MR. VENKATA RAMANA RAO AKKUMAHANTY R/O. H. NO: 4-2-216/106,403 RAVI CHANDRA APARTMENTS KARTHIKEYA NAGAR NACHARAM, HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

- 
- 

I send here with our photograph(s) and finger prints in the form prescribed through our representative, Mr. A. Manoj Kumar as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Medchal-Malkajgiri District.

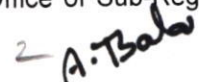
SIGNATURE OF THE REPRESENTATIVE

For Modi Properties Pvt. Ltd.,

Authorised Signatory

SIGNATURE OF THE VENDOR





SIGNATURE OF THE PURCHASERS

Bk - 1, CS No 796/2023 & Doct No
780/2023. Sheet 5 of 8 Sub Registrar
Kapra

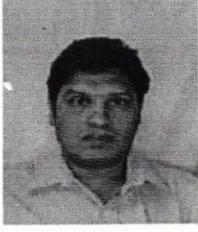


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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



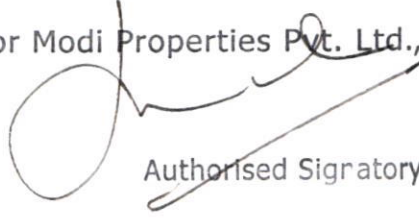
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరతాబాద్, టంగూరా హిల్స్
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

For Modi Properties Pvt. Ltd.,


Authorised Signatory



भारत सरकार
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



9204

ఆధార్ - సామాన్యని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013



Bk - 1, CS No 796/2023 & Doct No
780/2023. Sheet 6 of 8 Sub Registrar
Kapra

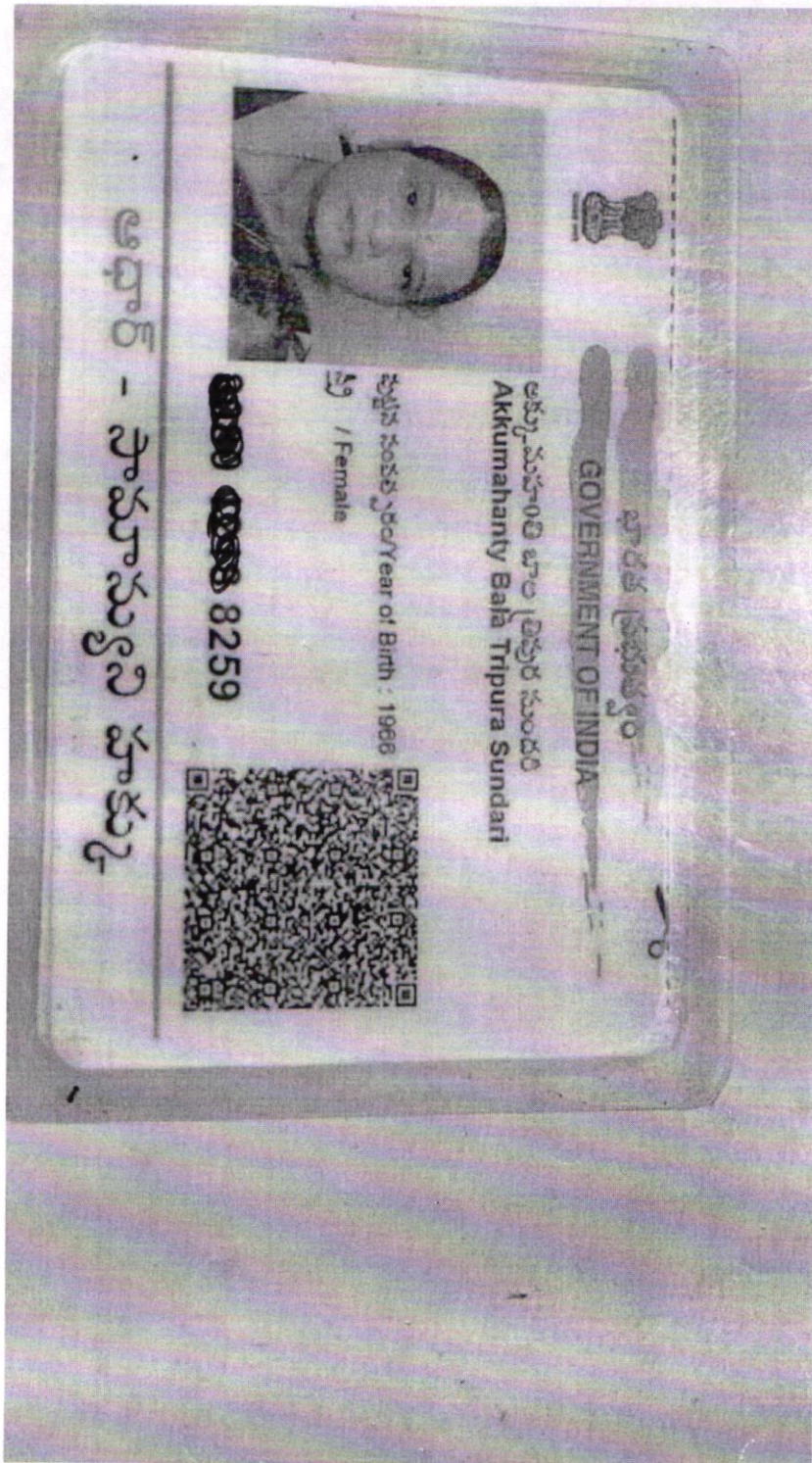
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You

today at 8:23 pm



A. Babu

0:37

3:03



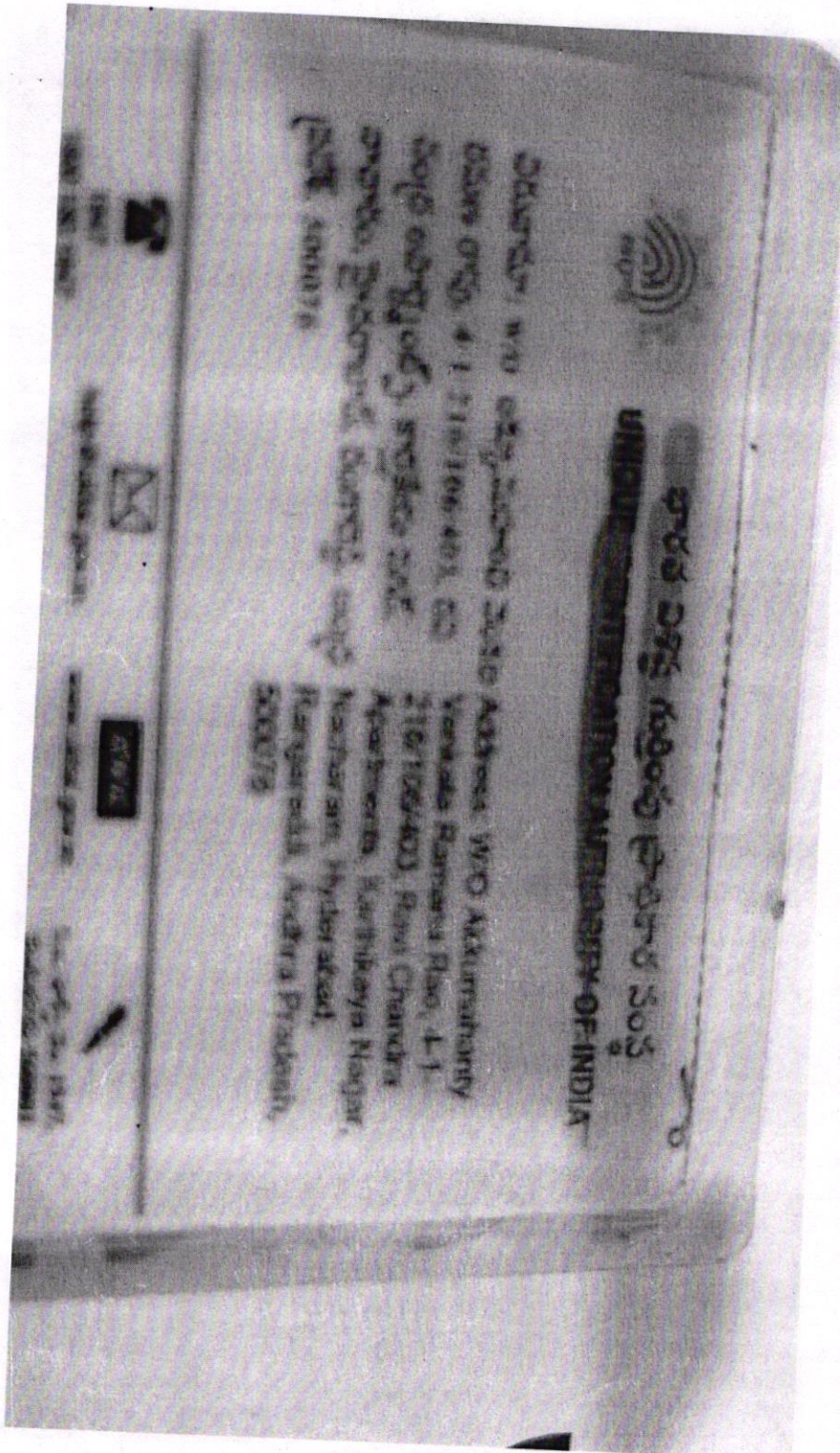
You

today at 8:29 pm



Bk - 1, CS No 796/2023 & Doct No
780/2023. Sheet 7 of 8 Sub Registrar
Kapra

A. B. Babar



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భారత ప్రభుత్వం
Government of India

అక్కుమహంతి మనోజ్ కుమార్
Akkumahanty Manoj Kumar
పుట్టిన తేదీ/DOB: 28/12/1988
పురుషుడు/ MALE

2788
VID : 9195 4866 1738 6657
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరునామా:
S/O అక్కుమహంతి రమణ రావు,
4-1-216/106/403, రవి చంద్ర అపార్ట్ మెంట్స్,
కార్తికేయ నగర్, నాచారం, హైదరాబాద్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500076

Address:
S/O Akkamahanty Ramana Rao, 4-1-
216/106/403, Ravi Chandra Apartments,
Karthikeya Nagar, Nacharam, Hyderabad,
Rangareddy,
Andhra Pradesh - 500076

2788
VID : 9195 4866 1738 6657
1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

క్రొవ్వు అక్కుమహంతి
Sravya Akkamahanty
పుట్టిన తేదీ / DOB: 19/08/1990
స్త్రీ / Female

Issue Date: 31/10/2012

0827
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరునామా: సంబంధిత: అక్కుమహంతి మనోజ్ కుమార్,
4-1-216/106/403, రవి చంద్ర అపార్ట్ మెంట్స్, కార్తికేయ నగర్,
నాచారం, ఉప్పల్, కె.వి.రంగారెడ్డి, తెలంగాణ, 500076

Address: C/O: Akkamahanty Manoj Kumar,
4-1-216/106/403, Ravi Chandra Apartments,
Karthikeya Nagar, Nacharam, Uppal, K.v.
Rangareddy, Telangana, 500076

Print Date: 05/01/2022

8603 4734 0827
1947 | help@uidai.gov.in | www.uidai.gov.in

K. Sravya

భారత ప్రభుత్వం
Government of India

గడ్డమిడి రాహుల్
Gaddameedi Rahul
పుట్టిన తేదీ/DOB: 01/06/1989
పురుషుడు/ MALE

Issue Date: 27/01/2012

3840
VID : 9126 1794 7198 1512
నా ఆధార్, నా గుర్తింపు

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