



Government of Telangana
Registration And Stamps Department

1230/23

Payment Details - Citizen Copy - Generated on 03/03/2023, 11:07 AM

SRO Name: 1526 Kapra

Receipt No: 1364

Receipt Date: 03/03/2023

Name: SOHAM MODI

CS No/Doct No: 1229 / 2023

Transaction: Sale Deed

Challan No:

E-Challan No: 384RSR091222

Chargeable Value: 100000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 09-DEC-22

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

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

RETURNED

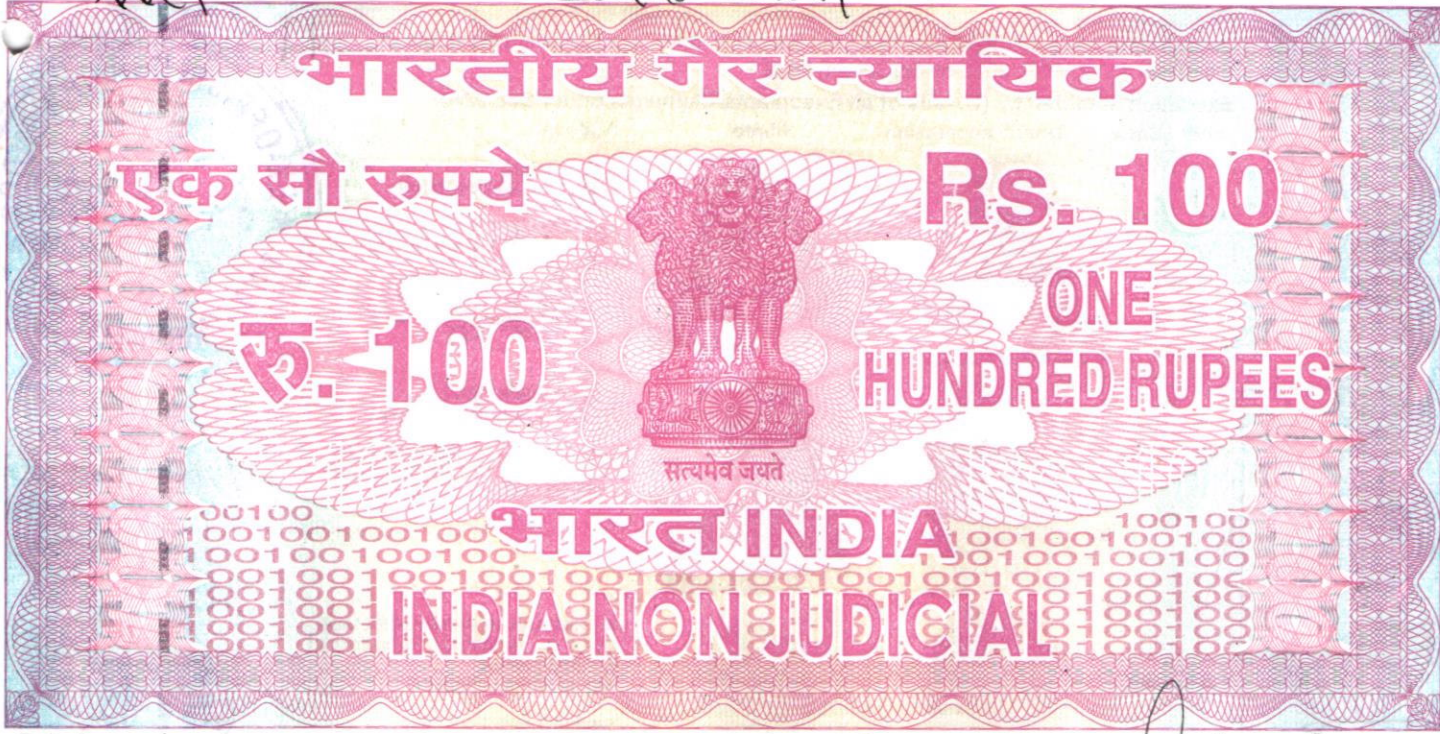
112145

నవ-రిజిస్ట్రార్
కాఫీ

SCANNED

1229

Doc no. 1230/2023.



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2789 Date:18-05-2022

Sold to MAHENDAR

S/o. MALLESH

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

 **AP 107320**

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

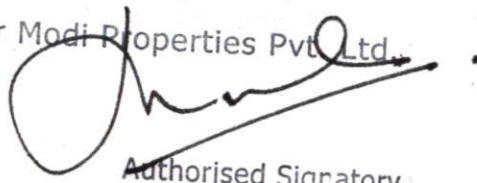
This Sale deed is made and executed on this the 11th day of January, 2023 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

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

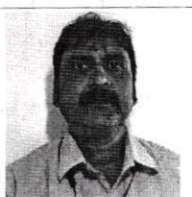
Presentation Endorsement:

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 11 and 12 on the 03rd day of MAR, 2023 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address
1	CL		 C.KEETHANA: 03/03/2023, 10:51 [1526-1-2023-1229]	C.KEETHANA W/O. L.E.V.RAJIV KUMAR HNO.2-4-123 FNO.202 SANTOSHI HEIGHTS, SWAROOP NAGAR UPPAL M.M.DIST <i>Sri C.</i>
2	CL		 L.E.V.RAJIV KUMAR: 03/03/2023, 10:51 [1526-1-2023-1229]	L.E.V.RAJIV KUMAR S/O. LANKA SITARAMAYYA HNO.2-4-123 FNO.202 SANTOSHI HEIGHTS, SWAROOP NAGAR UPPAL M.M.DIST <i>L.E.V. Rajiv Kumar</i>
3	EX		 2021 AT SRO KAPRA: 03/03/2023, 10:51 [1526-1-2023-1229]	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 FLOORSHAMMANSION, HYDERABAD, MANSION, HYDERABAD <i>K. Prabhakar Reddy</i>

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G MANNEM: 03/03/2023, 10:57 [1526-1-2023-1229]	G MANNEM R/O.HYD	<i>G. Mannem</i>
2		 M MAHENDAR: 03/03/2023, 10:50 [1526-1-2023-1229]	M MAHENDAR R/O.HYD	<i>M. Mahendar</i>

03rd day of March, 2023

[Signature]
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: XXXXXXXX4167 Name: L E V Rajiv Kumar	Uppal, K.v. Rangareddy, Telangana, 500076	

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IN FAVOUR OF

1. Mr. L. E. V. Rajiv Kumar, Son of Mr. Lanka Sitaramayya, aged about 35 years, Occupation: Service (Pan No. AEVPL0428A, Mobile No. 80084 10137) and
2. Mrs. C. Keerthana, Wife of Mr. L. E. V. Rajiv Kumar, aged about 35 years both are residing at H. No. 2-4-123, Flat No. 202, Santoshi Heights, Padmavathi Colony, Swaroop Nagar, Uppal, Medchal-Malkajgiri District, Telangana-500 036 (Pan No. AOTPC4810K, Mobile No. 98495 73832) 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 deluxe flat bearing no.706 on the seventh 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. 1457 of 2022 dated 04-03-2022 registered at SRO, Kapra.
- B. Whereas the Vendor is the absolute owner of the car parking space bearing no.UBB-22A in the upper 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: XXXXXXXX0210 Name: Keerthana Challa	C/O L E V Rajiv Kumar, Uppal, Medchal, Malkajgiri, Telangana, 500039	

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	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 ,384RSR091222 dated ,09-DEC-22 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10950/-, DATE: 09-DEC-22, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 0938400759727, PAYMENT MODE: NB-1001138, ATRN: 0938400759727, REMITTER NAME: L E V RAJIV KUMAR, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: L E V RAJIV KUMAR

Date:

03rd day of March, 2023

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 1230 of 2023 of Book-1 and assigned the identification number 1 - 1526 - 1230 2023 for Scanning on 03-MAR-23 .

Registering Officer

Kapra

(E.Rajasekhara Reddy)

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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.UBB-22A in the upper 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	Retaining wall and Open Space
South	Ramp and Driveway
East	Parking Space No. UBB-22
West	Driveway

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:

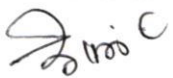
1. 
2. 

For Modi Properties Pvt. Ltd.,


Authorised Signatory

L.E.V. Rajiv Kumar

VENDOR



PURCHASER

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1230/2023. Sheet 3 of 7 Sub Registrar
Kapra

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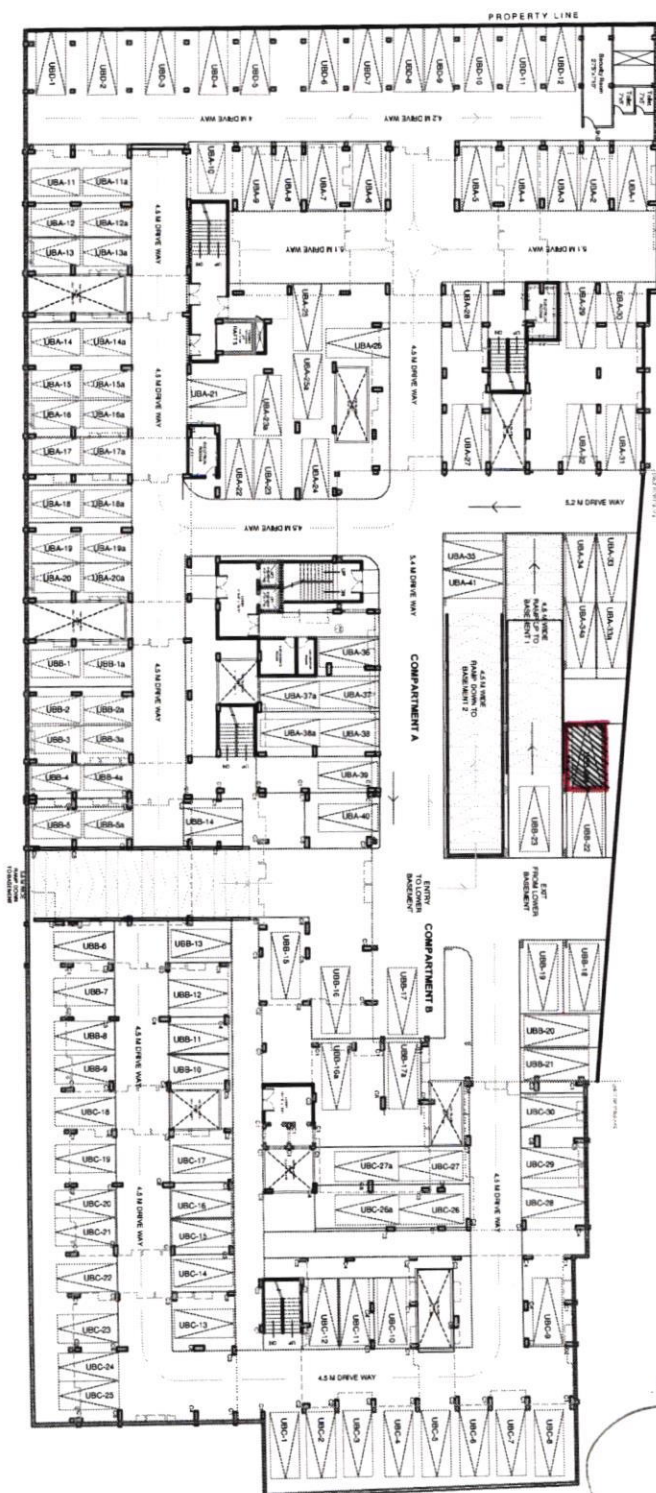


Plan Showing Car Parking Space No. UBB-22A on the upper basement floor of 'Mayflower Platinum', forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District.

Vendor : M/s. Modi Properties Private Limited

Purchaser : Mr. Mr. L. E. V. Rajiv Kumar, Son of Mr. Lanka Sitaramayya
Mrs. Mrs. C. Keerthana, Wife of Mr. L. E. V. Rajiv Kumar

Parking Area : 105 Sft.



WITNESSES:

1.

2.

(U) BASEMENT CELLAR 1
No. of Car Parkings : 106

For Modi Properties Pvt. Ltd.,

Authorised Signatory

VENDOR

L. E. V. Rajiv Kumar

PURCHASER

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1230/2023. Sheet 4 of 7 Sub Registrar
Kapra



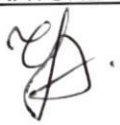
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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 SIGNAOTRY:- 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. L. E. V. RAJIV KUMAR S/O. MR. LANKA SITARAMAYYA R/O. H. NO. 2-4-123 FLAT NO. 202, SANTOSHI HEIGHTS PADMAVATHI COLONY, SWAROOP NAGAR UPPAL, MEDCHAL-MALKAJGIRI DISTRICT TELANGANA-500 039.
			2. MRS. C. KEERTHANA W/O. MR. L. E. V. RAJIV KUMAR R/O. H. NO. 2-4-123 FLAT NO. 202, SANTOSHI HEIGHTS PADMAVATHI COLONY, SWAROOP NAGAR UPPAL, MEDCHAL-MALKAJGIRI DISTRICT TELANGANA-500 039.

SIGNATURE OF WITNESSES:

1. 
2. 

For Modi Properties Pvt. Ltd.,


Authorised Signatory

SIGNATURE OF THE VENDOR

L.E.V. Rajiv Kumar



SIGNATURE OF THE PURCHASER

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Kapra

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भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 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
ఖైరాబాద్, 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

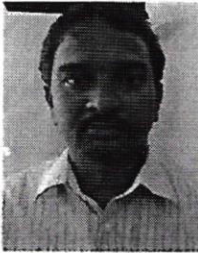
Aadhaar - Aam Aadmi ka Adhikar

For Modi Properties Pvt. Ltd.,


Authorised Signatory



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



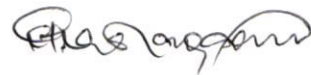
3287 6953 9204

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



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Kapra



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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0000/00612/12648

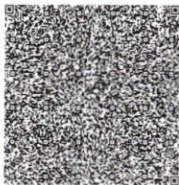
To
L E V Rajiv Kumar

Flat no C706, Mayflower Platinum,
Near Noma Kalyanaramandapuram,
Mallapur,
VTC: Uppal, PO: Mallapur,
District: K.V. Rangareddy,
State: Telangana, PIN Code: 500076,
Mobile: 8008410137

27127577



KG27127577FI



आपका आधार क्रमांक / Your Aadhaar No.:

~~0000 0000~~ 4167

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 09/03/2012



L E V Rajiv Kumar
DOB: 04/10/1987
Male

L.E.V Rajiv Kumar

~~0000 0000~~ 4167

मेरा आधार, मेरी पहचान



భారత ప్రభుత్వము
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ సంఖ్య / Enrollment No.: 2081/12164/10494

To

కీర్తిస చల్లా

Keerthana Challa

C/O: L E V Rajiv Kumar,

Flat No 202 Santoshi Heights, Padmavathi Colony

Swaroop Nagar,

Uppal,

VTC: Uppal,

PO: Uppal,

Sub District: Uppal, District: Medchal-Malkajgiri,

State: Telangana,

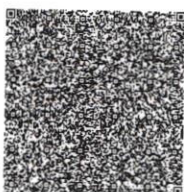
PIN Code: 500039,

Mobile: 7702839791

72046531



MF72046531FI



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

~~0000 0000~~ 0210

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



Issue Date: 24/04/2013



కీర్తిస చల్లా
Keerthana Challa
పుట్టిన తేదీ / DOB: 11/10/1987
స్త్రీ / Female

Keerthana Challa

~~0000 0000~~ 0210

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మండ మహేందర్
Manda Mahendar

పుట్టిన సంవత్సరం / Year of Birth: 1978

పురుషుడు / Male

4848

ఆధార్ - సామాన్య నివాస

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మండ మల్లెశ్ లేట్, 28-77, అల్డ్ నెరెడ్మెట్, గోవత్ స్కూల్, వరల్డ్, మల్కాజ్గిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్. 500056

Address: S/O Manda Mallesh Late, 28-77, Old Neredmet, govt school, Neredmet, Malkajgiri, Hyderabad, Andhra Pradesh, 500056

1947
1550 150 1947

help@uidai.gov.in

www.uidai.gov.in

24 గంటల సేవ 1947

భారత ప్రభుత్వం
Government of India

గగనం మన్నెం
Gaganam Mannem

పుట్టిన తేదీ / DOB: 12/03/1979

పురుషుడు / MALE

0670

VID: 9106 2782 8341 8292

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O గగనం రామ చంద్రయ్య, 3-13-105/45 సూర్య నగర్ మల్లపూర్, మల్లపూర్, కేవల రంగారెడ్డి, తెలంగాణ - 500076

Address: S/O: Gaganam Ram Chandralah, 3-13-105/45 surya nagar mallapur, mallapur, Uppal, K.V. Rangareddy, Telangana - 500076

0670

Bk - 1, CS No 1229/2023 & Doct No
1230/2023. Sheet 7 of 7 Sub Registrar
Kapra

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