



Government of Telangana
Registration And Stamps Department

RETURNED

Payment Details - Citizen Copy - Generated on 17/03/2023, 11:50 AM

SRO Name: 1526 Kapra

Receipt No: 1685

Receipt Date: 17/03/2023

Name: SOHAM MODI

Transaction: Sale Deed

CS No/Doct No: 1566 / 2023

Chargeable Value: 11723200

DD No:

Challan No:

E-Challan No: 508TBS100323

Bank Name:

Challan Dt:

E-Challan Dt: 10-MAR-23

E-Challan Bank Name: ICICIRB

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				58620
Transfer Duty /TPT				175860
Deficit Stamp Duty				644720
User Charges				1000
Mutation Charges				11724
Total:				891924

In Words: RUPEES EIGHT LAKH NINETY ONE THOUSAND NINE HUNDRED TWENTY FOUR ONLY

OTD
815461

Q

15357/2023



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4549 Date: 14-07-2022

Sold to: MAHENDAR

S/o. MALLESH

For Whom: MODI PROPERTIES PVT. LTD.

[Signature]

AP 147466

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 15th day of March' 2023 at S.R.O, Kapra, Medchal-Malakajgiri 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 53 years, Occupation: Business.
2. Shri. Mehul V. Mehta, S/o. Late Vasant U. Mehta, aged 45 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 50 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 53 years, Occupation Business by way of document no.1941/2019, dated 01.04.2019 registered at SRO, Kapra, Medchal-Malakajgiri 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.,

[Signature]
Authorised Signatory

[Signature]
S. Shukla

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. 58620/- paid between the hours of 12 and 1 on the 17th 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			DIPSIKHA PHUKAN W/O. SAMIRON PHUKAN FNO.A-503 CONCRETE PALAZZO, RAGHAVENDRA NAGAR NACHARAM M.M.DIST <i>S. Phukan</i>
2	CL			SAMIRON PHUKAN S/O. KIRON PHUKAN FNO.A-503 CONCRETE PALAZZO, RAGHAVENDRA NAGAR NACHARAM M.M.DIST <i>S. Phukan</i>
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 <i>Prabhakar</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address
1			P PIYUSH RAJ R/O HYD
2			B DEEPAK R/O HYD

Signature

*Abhavi Piyyush Raj**Deepika Borga**Kapra*Signature of Sub Registrar
Kapra

17th day of March, 2023

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: XXXXXXXX6457 Name: Samiron Phukan	Pune City, Pune, Maharashtra, 411045	

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 Kapra

IN FAVOUR OF

1. Mr. Samiron Phukan, Son of Mr. Kiron Phukan, aged about 49 years, Occupation: Service (Pan No. AKXPP6003D, Mobile No.97658 00479) and
2. Mrs. Dipsikha Phukan, Wife of Mr. Samiron Phukan, aged about 40 years both are residing at Flat No. A-503, Concrete Palazzo, Raghavendra Nagar, Nacharam, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076 (Pan No.BDTPP3347J, Mobile No.97658 00479) hereinafter jointly referred to as the 'Purchaser'

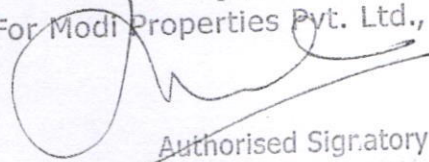
The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1. Late Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as R. R. District) Telangana, admeasuring about Ac. 10-02 Gts.
- 1.2. Late Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her granddaughter, Mrs. M. Geetha Bai, by will dated 9th June, 1992.
- 1.3. Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Mrs. M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the Mrs. M. Geetha Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.
- 1.4. Mrs. M. Geetha Bai had sold a portion of Sy. No. 82/1 admeasuring about 444 sq. yds, to Mr. Vadla Vivekananda vide registered sale deed bearing document no. 854/1996, dated 19.02.1996, registered at Sub Registrar, Uppal. Mr. Vadla Vivekananda in turn sold the said land to Mrs. Bhima Sudha Rani vide registered sale deed bearing document no.10738/04, dated 25.10.2004 registered at Sub-Registrar, Uppal.
- 1.5. M/s. Mehta & Modi Homes became owner of land admeasuring 11,213 sq. yds, forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder), having purchased the same by way of sale deed no. 9609/06 dated 29.06.2006, sale deed no. 9610/06, dated 29.06.2006 & agreement of sale cum GPA no. 507/07, dated 10.01.2007, all registered at SRO Uppal., duly executed by its former owners viz., Mrs. M. Geetha Bai, wife of Mr. N. Krishna Rao and Bhima Sudha Rani, wife of Bhima Srinivas.
- 1.6. Mr. Suresh U. Mehta, Kusum S. Mehta, Deepak U. Mehta, Aradhana S. Mehta, Hardik D. Mehta, Sudhir U. Mehta, Bhavesh V. Mehta, Mehul V. Mehta, Rahul B. Mehta and Meet B. Mehta purchased the Scheduled Land from M/s. Mehta & Modi Homes by way of 4 registered deeds bearing document nos. 1612/09, 1613/09, 1799/09 & 1843/09 dated 21.07.2009, 21.07.2009, 28.07.2009 & 30.07.2009 respectively, registered at the SRO Kapra.

For Modi Properties Pvt. Ltd.,



Authorised Signatory

S. Phukan
S. Phukan

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:
3	Aadhaar No: XXXXXXXX1704 Name: Dipsikha Phukan	W/O SAMIRON PHUKAN, Pune City, Pune, Maharashtra, 411045

Photo



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	644720	0	0	0	644820
Transfer Duty	NA	0	175860	0	0	0	175860
Reg. Fee	NA	0	58620	0	0	0	58620
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	11724	0	0	0	11724
Total	100	0	891924	0	0	0	892024

Rs. 820580/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 58620/- towards Registration Fees on the chargeable value of Rs. 11723200/- was paid by the party through E-Challan/BC/Pay Order No ,508TBS100323 dated ,10-MAR-23 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 891974/-, DATE: 10-MAR-23, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 5712978843037, PAYMENT MODE: NB-1001138, ATRN: 5712978843037, REMITTER NAME: SAMIRON PHUKAN, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: SAMIRON PHUKAN

Date:
17th day of March, 2023

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 1535 of 2023 of Book-1 and assigned the identification number 1526 - 1535
2023 for Scanning on 17-MAR-23 .

Registering Officer
Kapra
(E.Rajasekhhar Reddy)

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- 1.7 Mr. Suresh U. Mehta, Kusum S. Mehta, Deepak U. Mehta, Aradhana S. Mehta, Hardik D. Mehta, Sudhir U. Mehta, Rahul B. Mehta and Meet B. Mehta, gifted the Scheduled Land to the Mr. Mehul V. Mehta and Bhavesh V. Mehta (Vendor No. 2 & 3 herein), admeasuring 11,213 sq. yds, by way of gift deed registered as document no. 2334/2017 dated 07.06.2017 and registered at the SRO Kapra.
- 1.8 Accordingly, Mr. Mehul V. Mehta, Vendor No. 2 herein become owner of 60% undivided share in the Scheduled and Mr. Bhavesh V. Mehta, Vendor No. 3 herein become owner of 40% undivided share in the Scheduled Land.
- 1.9 The Vendor No.1 has agreed to take on development the Scheduled Land from the Vendor No. 2 & Vendor No. 3, by constructing a Housing Project with 10 floors of flats, 2 basements for parking, along with certain common amenities and entered in to a Joint Development Agreement cum General Power of Attorney bearing document no. 1941/2019, dated 01.04.2019 registered at SRO, Kapra.
- 1.10 The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure-A, fall to the share of the Vendor No. 1 and the Vendor No. 1 is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Vendor No. 2 & 3.
- 1.11 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 16.03.2019 under registration no. P02200000482.

2. DETAILS OF PERMITS:

- 2.1 The Vendor has obtained permission from GHMC in file no. 1/C1/03199/2018 vide permit no 1/C1/02082/2019 dated 04.02.2019 for developing the Scheduled Land into a residential complex consisting of 189 flats with two basements, ten upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 3 blocks of flats labeled as A, B & C are proposed to be constructed.
- 3.1.2. Each block consists of 10 floors.
- 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
- 3.1.4. Total of 189 flats are proposed to be constructed.
- 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 3.1.6. Clubhouse consisting of 10 floors admeasuring about 10,825 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.7. Each flat shall have a separately metered electric power connection.
- 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.

For Modi Properties Pvt. Ltd.,

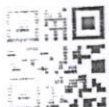
Authorised Signatory

S. Bhukar
S. Bhukar

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1535/2023.

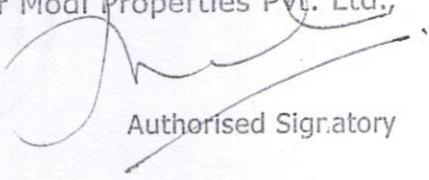
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- 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.
- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.1.13. The net extent of land being developed is 10,173 sq. yds, after leaving 1040 sq.yds for road widening. Each flat has been assigned proportionate undivided share from in the net land for development.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Mayflower Platinum' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Mayflower Platinum shall always be called as such and shall not be changed.
4. SCHEME OF SALE / PURCHASE :
- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

For Modi Properties Pvt. Ltd.,


Authorised Signatory



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5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

For Modi Properties Pvt. Ltd.,

Authorised Signatory

S. Ghulcan
Ghulcan

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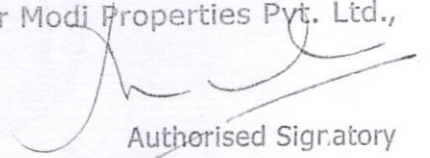
7. COMPLETION OF CONSTRUCTION & POSSESSION:

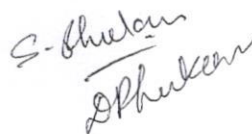
- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

For Modi Properties Pvt. Ltd.,

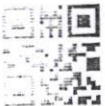

Authorised Signatory


S. Bhukar

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1535/2023. Sheet 6 of 17

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8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

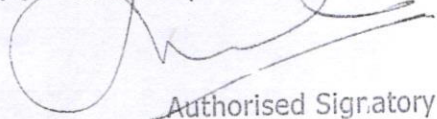
9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.

9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors, or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

For Modi Properties Pvt. Ltd.,


Authorised Signatory

S. Shukla
S. Shukla

Ek - 1, CS No 1566/2023 & Doct No
1535/2023. Sheet 7 of 17 Sub Registrar
Kapra



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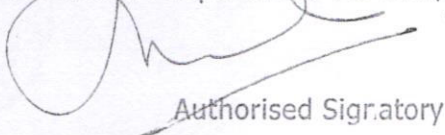
10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 10.1 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 10.2 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.3 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.

For Modi Properties Pvt. Ltd.,



Authorised Signatory

S. Bhukar
S. Bhukar

Ek - 1, CS No 156L/2023 & Decl No
1535/2023. Sheet 8 of 17 Sub Registrar
Kapra

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11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.

11.1.7 Irrigation department.

11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12 GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13 OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

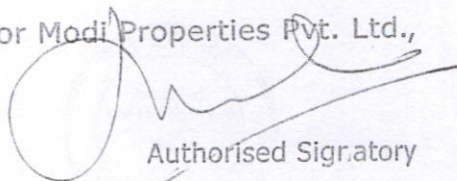
DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of 11,213 sq. yds, forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), under S.R.O. Kapra, and bounded by:

North	Railway Track
South	Main Road
East	Open land
West	40' wide road

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:

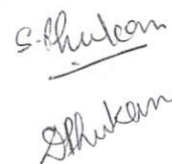
For Modi Properties Pvt. Ltd.,



Authorised Signatory

VENDOR

(M/s. Modi Properties Private Limited
rep by Mr. Soham Modi)



PURCHASER

BK-1, CS No 1506/2023 & Doct No
1535/2023.

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Kapra

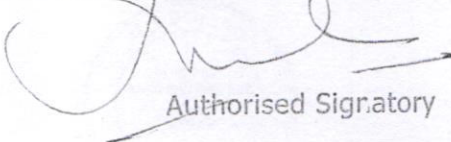
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ANNEXURE- A

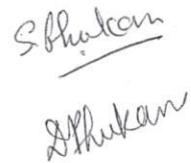
1.	Names of Purchaser:	1. Mr. Samiron Phukan, S/o. Mr. Kiron Phukan 2. Mrs. Dipsikha Phukan, W/o. Mr. Samiron Phukan
2.	Purchaser's residential address:	R/o. Flat No. A-503, Concrete Palazzo, Raghavendra Nagar, Nacharam, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076.
3.	Pan no. of Purchaser:	AKXPP6003D - BDTPP3347J
4.	Aadhaar card no. of Purchaser:	8013 9348 6457 - 4047 4433 1704
5.	Name address & registration no. of Owners Association	'Mayflower Platinum Welfare Association' vide certificate of registration no.622 of 2021, dated 25.10.2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	207 on the second floor, in block no.'A'
	b. Undivided share of land:	58.39 Sq. yds.
	c. Super built-up area:	1800 Sft.
	d. Built-up area + common area:	1450+ 350 Sft.
	e. Carpet area	1280 Sft.
	f. Car parking type and area	Double Parking - 210 Sft.
7.	Total sale consideration:	Rs.1,17,23,200/-(Rupees One Crore Seventeen Lakhs Twenty Three Thousand and Two Hundred Only)
8.	Details of Payment:	
	i.	Rs.29,93,323.99/-(Rupees Twenty Nine Lakhs Ninety Three Thousand Three Hundred Twenty Three and Ninety Nine Paise Only) paid by way of cheque no.427895, dated 14-03-2023 issued by ICICI Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement.
	ii.	Rs.30,31,676.01/-(Rupees Thirty Lakhs Thirty One Thousand Six Hundred Seventy Six and One Paise Only) paid by way of online transfer.
	iii.	Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.993323, dated 05-03-2023 drawn on State Bank of India, Wakad Branch, Pune, Maharashtra.
	iv.	Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.993324, dated 06-03-2023 drawn on State Bank of India, Wakad Branch, Pune, Maharashtra.
	v.	Rs.9,75,000/-(Rupees Nine Lakhs Seventy Five Thousand Only) paid by way of cheque no.993325, dated 07-03-2023 drawn on State Bank of India, Wakad Branch, Pune, Maharashtra.

For Modi Properties Pvt. Ltd.,

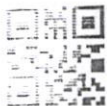

Authorised Signatory

VENDOR

(M/s. Modi Properties Private Limited
rep by Mr. Soham Modi)


S. Phukan

PURCHASER



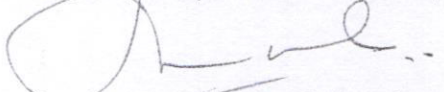
EK - 1, CS No 1566/2023 & Deed No
1535/2023. Sheet 10 of 17 Sub Registrar
Kapra

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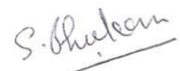


	vi. Rs.9,58,480/-(Rupees Nine Lakhs Fifty Eight Thousand Four Hundred and Eighty Only) paid by way of cheque no.993322, dated 26-02-2023 drawn on State Bank of India, Wakad Branch, Pune, Maharashtra. vii. Rs.8,00,000/-(Rupees Eight Lakhs Only) paid by way of cheque no.993320, dated 25-02-2023 drawn on State Bank of India, Wakad Branch, Pune, Maharashtra. iii. Rs.6,49,720/-(Rupees Six Lakhs Forty Nine Thousand Seven Hundred and Twenty Only) paid by way of cheque no.029050, dated 11-03-2023 drawn on ICICI Bank, RT Nagar Branch, Bangalore. ix. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.993319, dated 19-02-2023 drawn on State Bank of India, Wakad Branch, Pune, Maharashtra. x. Rs.90,000/-(Rupees Ninety Thousand Only) paid by way of cheque no.029049, dated 11-03-2023 drawn on ICICI Bank, RT Nagar Branch, Bangalore. xi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.000001, dated 15-02-2023 drawn on HDFC Bank, Nacharam Branch, Hyderabad.
9.	<u>Description of the Schedule Flat:</u> All that portion forming a luxury flat bearing no.207 on the second floor, in block no. 'A' 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 double car in the basement admeasuring about 210 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 bounded as under: North by : 6'-6" wide corridor South by : Open to Sky East by : Open to Sky West by : Open to Sky

For Modi Properties Pvt. Ltd.,


Authorised Signatory

VENDOR
(M/s. Modi Properties Private Limited
rep by Mr. Soham Modi)





PURCHASER

Ex-1, CS No 1560/2023 & Decr No
1535/2023.

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Kapra



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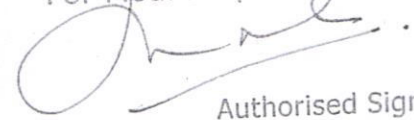


ANNEXURE-1-A

1. Description of the Building : LUXURY flat bearing no.207 on the second floor, in block no. 'A' 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)
- (a) Nature of the roof : R.C.C. (2 Basements for Parking and + 10 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 58.39 sq. yds, U/s Out of 11,213 sq. yds
4. Built up area Particulars:
- a) In the Basement Floor : 210 sft. parking space for double car
- b) In the Second Floor : 1800 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 1,17,23,200/-

Date: 15-03-2023

For Modi Properties Pvt. Ltd.


Authorised Signator

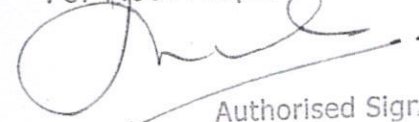
Signature of the Vendor

C E R T I F I C A T E

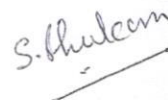
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 15-03-2023

For Modi Properties Pvt. Ltd.


Authorised Signator

Signature of the Vendor


S. Phulcan


S. Phulcan

Signature of the Purchaser

Ek-1, CS No 1566/2023 & Doct No
1535/2023.

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Kapra



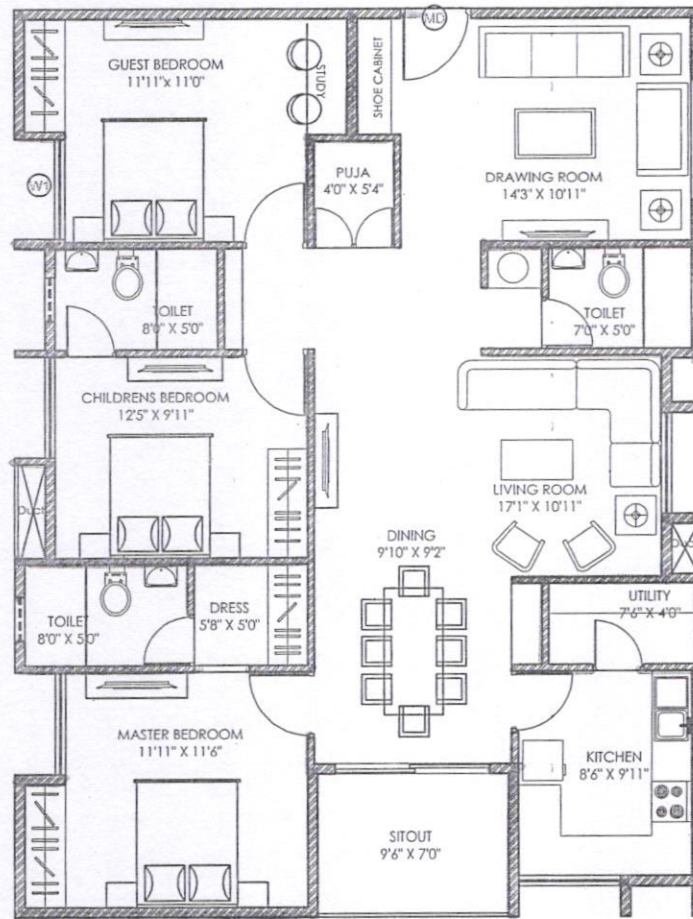
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ANNEXURE- B

Plan of the Scheduled Flat:

North by : 6'-6" wide corridor
 South by : Open to Sky
 East by : Open to Sky
 West by : Open to Sky



TYPE - III

Area - 1800 sft

For Modi Properties Pvt. Ltd.,


 Authorised Signatory

VENDOR

(M/s. Modi Properties Private Limited
 rep by Mr. Soham Modi)

S. Phukan

S. Phukan

PURCHASER

EP - 1, CS No 1566/2023 & Doc No

1535/2023. Sheet 13 of 17 Sub Registrar

Kapra

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ANNEXURE – C

Layout plan of the Housing Project:



For Modi Properties Pvt. Ltd.,


Authorised Signatory

VENDOR

(M/s. Modi Properties Private Limited
rep by Mr. Soham Modi)

S. Shukla

PURCHASER

Exh -1, CS No 1560/2023 & Decr No
1535/2023.

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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
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VENDOR:

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.



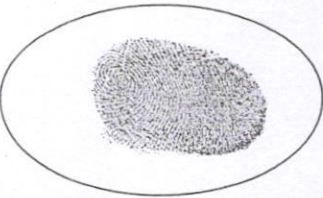
GPA ON BEHALF OF VENDOR VIDE GPA NO. 104/BK-IV/2021, Dt.30-04-2021, Regd., at SRO, Kapra, Medchal-Malkajgiri District:

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.



PURCHASER:

1. MR. SAMIRON PHUKAN
S/O. MR. KIRON PHUKAN
R/O. FLAT NO. A-503, CONCRETE PALAZZO
RAGHAVENDRA NAGAR
NACHARAM, UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076.



2. MRS. DIPSIKHA PHUKAN
W/O. MR. SAMIRON PHUKAN
R/O. FLAT NO. A-503, CONCRETE PALAZZO
RAGHAVENDRA NAGAR
NACHARAM, UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

1. Akhouri Rajesh Raf
2. Deepika Bora.

For Modi Properties Pvt. Ltd.,

Authorised Signatory

SIGNATURE OF THE VENDOR

S. Phukan

S. Phukan

SIGNATURE OF THE PURCHASER

EP - 1, CS No 1501/2023 & Exec No-
1535/2023.

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Kapra



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भारत सरकार

GOVERNMENT OF INDIA



సోహం సతీష్ మోడి

Soham Satish Modi

పుట్టిన సం./YoB: 1969

పురుషుడు Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దిరుసాదా:

S/O: సతీష్ మోడి, ప్లాట్ నెం.

280, రోడ్ నెం-25, పెద్దమ్మ

దేవాలయం దగ్గర జుబిలీ హిల్స్

ఖైరాబాద్, బంజారా 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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For Modi Properties Pvt. Ltd.,

[Signature]
Authorised Signatory



భారత ప్రభుత్వం

Government of India



కండి ప్రభాకర్ రెడ్డి

Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974

పురుషుడు / Male



3287 6953 9204

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

ఆధార్ - సామాన్యని హక్కు

[Signature]

Ek - 1, CS No 1500/2023 & Ext No
1535/2023.

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Kapra

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भारत सरकार
Government of India

समिरन फुकन
Samiron Phukan
जन्म तारीख / DOB: 01/07/1973
पुरुष / Male

Issue Date: 04/03/2012

8013 9348 6457

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: टी 1502 राहुल आर्कुस, पुणे बंगलोर हाइवे पश्चान एग्जिट, सुप्रीम हक बन्नर, पुणे शहर, पुणे, महाराष्ट्र, 411045

Print Date: 31/10/2021

Address: D1502 RAHUL ARCUS, PUNE BANGALORE HIGHWAY PASHAN EXIT, NEAR SUPREME HQ, BANNER, Pune City, Pune, Maharashtra, 411045

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

दीपशिखा फुकन
Dipsikha Phukan
जन्म तारीख / DOB: 09/01/1983
महिला / Female

Issue Date: 06/12/2011

4017 4436 1704

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: दब्ल्यू/ओ समीरोन फुकन, टी 1502 राहुल आर्कुस, पुणे बंगलोर हाइवे पश्चान एग्जिट, सुप्रीम हक बन्नर, पुणे शहर, पुणे, महाराष्ट्र, 411045

Print Date: 31/10/2021

Address: W/O SAMIRON PHUKAN, D1502 RAHUL ARCUS, PUNE BANGALORE HIGHWAY PASHAN EXIT, NEAR SUPREME HQ, BANNER, Pune City, Pune, Maharashtra, 411045

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

अखोरी प्रियुष राज
Akhouri Piyush Raj
जन्म तिथि/DOB: 19/03/1987
पुरुष / MALE

Issue Date: 16/12/2015

2189

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: अखोरी प्रेम कुमार, फ्लैट न सी-109, जस्मीन, कॉन्क्रीट पैलास, स्ट्रीट नंबर 5, राघवेंद्र नगर बस्ती, व्यजयंथी सिनेमा के पीछे, उपपल, के.वी. रंगारेड्डी, तेलंगना - 500076

Print Date: 31/10/2021

Address: C/O Akhouri Prem Kumar, Flat No C-109, Jasmine, Concrete Palazzo, Street Number 5, Raghavendra Nagar Colony, Behind Vyjayanthi Cinema, Uppal, K.V. Rangareddy, Telangana - 500076

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भारत सरकार
Government of India

दीपिका बोरा
Deepika Bora
जन्म तिथि/DOB: 23/08/1986
महिला / FEMALE

Issue Date: 16/12/2015

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मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: W/O अखोरी प्रियुष राज, हाउस-न-187, ग्राउंड फ्लोर, आनंदमयी धाम, दोपीएस विद्यालय के पास, सेक्टर-45, गुरुगोबिंद, गुरुगोबिंद, हरियाणा - 122001

Print Date: 31/10/2021

Address: W/O Akhouri Piyush Raj, House-No-187, Ground Floor, Anandmayee Dham, Near DPS School, Sector-45, Gurgaon, Gurgaon, Haryana - 122001

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1535/2023.

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Kapra



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-1535/2023

Date: 17/03/2023

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of Greater Hyderabad Municipal Corporation (GHMC).

House No.	NA
PTIN/Assessment No.	1015502279
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	MALLAPUR VILLAGE
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.MODI PROPERTIES PRIVATE LTD REP BY SOHAM MODI (S/o. LATE SATISH MODI) 2. BHAVESH V MEHTA REP BY DAGPA HOLDER MODI PROPERTIES PRIVATE LTD REP BY SOHAM MODI (S/o. LATE SATISH MODI) 3. MEHUL V MEHTA REP BY DAGPA HOLDER MODI PROPERTIES PRIVATE LTD REP BY SOHAM MODI (S/o. LATE SATISH MODI) 4. K PRABHAKAR REDDY (GPA VIDE DOCT NO.104/IV/2021 DT.30-04-2021 AT SRO KAPRA (S/o. K.PADMA REDDY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. SAMIRON PHUKAN (S/o. KIRON PHUKAN) 2. DIPSIKHA PHUKAN (W/o. SAMIRON PHUKAN)
Document Registration No.	1526-1535/2023 [1]
Document Registration Date	17/03/2023

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



Sub-Registrar
Signature of Sub-Registrar
(KAPRA)