

Government of Telangana
Registration And Stamps Department

22/03/2023

RETURNED

Payment Details - Citizen Copy - Generated on 24/04/2023, 12:18 PM

SRO Name: 1526 Kapra

Receipt No: 2466

Receipt Date: 24/04/2023

Name: ANAND S.MEHTA

CS No/Doct No: 2279 / 2023

Transaction: Sale Deed

Challan No:

E-Challan No: 461GLX130423

Chargeable Value: 7550000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 13-APR-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				37250
Transfer Duty /TPT				111750
Deficit Stamp Duty				409650
User Charges				1000
Mutation Charges				7450
Total:				567100

In Words: RUPEES FIVE LAKH SIXTY SEVEN THOUSAND ONE HUNDRED ONLY

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Government of Telangana
Registration And Stamps Department

22/3/2023
RETURNED

Payment Details - Citizen Copy - Generated on 24/04/2023, 12:19 PM

SRO Name: 1526 Kapra

Receipt No: 2467

Receipt Date: 24/04/2023

Name: ANAND S.MEHTA

CS No/Doct No: 2279 / 2023

Transaction: Sale Deed

Challan No:

E-Challan No: D99JCA200423

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 20-APR-23

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				500
Transfer Duty /TPT				1500
Deficit Stamp Duty				5500
Total:				7500

In Words: RUPEES SEVEN THOUSAND FIVE HUNDRED ONLY

Prepared By: UMAKANTH

Signature by SR - 423

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Docno. 2243/2023.

SCANNED



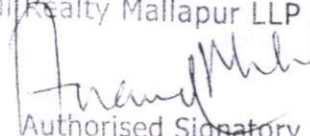
తెలంగాణ తెలంగాణ TELANGANA
S.No. 3416 Date:25-03-2023
Sold to: M.MAHENDAR
S/O. LATE M.MALLESH
For Whom:M/s.MODI REALTY MALLAPUR LLP




AT 402340
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 24th day of April, 2023 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates) a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad-500 003, represented by its authordsied representative, Shri. Anand S. Mehta, S/o. Shri Suresh U. Mehta, aged about 46 years, Occupation: Business. {Pan No.AAEFM1459R}.
2. M/s. Gulmohar Residency {Pan No. AAGFG4971Q}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad-500 067, represented by its Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Mallapur LLP vide document no.3741/2019, dated 08.07.2019 registered at SRO, Kapra.,
3. M/s. Jade Estates {Pan No. AAFFJ2885D}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad-500 067, represented by its Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Mallapur LLP vide document no.3741/2019, dated 08.07.2019 registered at SRO, Kapra.,

For Modi Realty Mallapur LLP

Authorised Signatory

 Sanyal Mehta
 Jayash Chatterjee

Parties in Sl. No. 2 & 3 are being represented by their Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Mallapur LLP, a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M.G.Road, Secunderabad-500 003, represented by its authorised representative, Shri. Anand S. Mehta, S/o. Shri Suresh U. Mehta, aged about 46 years, Occupation Business, by way of document no. 3741/2019, dated 08.07.2019 registered at SRO, Kapra.

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

IN FAVOUR OF

1. Mr. Sanjoy Bhattacharjee, S/o. Late Probhat Bhattacharjee, aged about 55 years, Occupation: Service (Pan No.AIKPB7036M, Mobile No.98496 07407) and
2. Mrs. Jayati Bhattacharya, W/o. Mr. Sanjoy Bhattacharjee, aged about 48 years both are residing at Plot No. 66, V-1 Plaza, Sri Laxmi Nagar Colony, P. S. Rao Nagar, Dammaiguda, Nagaram, Keesara Mandal, Medchal-Malkajgiri District-500083 (Pan No.AKOPB4209J, Mobile No.98668 66384) hereinafter jointly referred to as the 'Purchasers'

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 Sri M. Venkata Narasimha Rao, was the original pattedar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), Telangana.
- 1.2 The name of Late Sri M. Venkata Narasimha Rao has been duly recorded as the pattedar and possessor in the Khasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 onwards at the office of the Mandal Revenue Office, Uppal Mandal, Medchal-Malkajgiri District, Telangana.
- 1.3 Upon the death of Late Sri M. Venkata Narasimha Rao, his son Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.
- 1.4 Mr. M. Venkata Rama Rao has from time to time sold portions of Sy. No.19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for Road widening (Ac. 0-39 Gts.).
- 1.5 Mr. M. Venkata Ramana Rao, Mrs. M. Geetabai, Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Mr. M. Venkata Rama Rao and they have jointly executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the above referred land have been partitioned by metes and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen to the share of Mr. M. Venkata Rama Rao. The above partition has been recorded and mutated in the Revenue Records.

For Modi Realty Mallapur LLP

Anand Mehta *Sanjay Bhattacharjee* *Jayati Bhattacharya*


- 1.6 Accordingly, Mr. Venkata Rama Rao became the pattedar, possessor and absolute lawful owner of land admeasuring Ac. 12-13 Gts. forming a portion of Sy. No. 19 of Mallapur Village Uppal Mandal, Ranga Reddy District. He sold Ac. 4-00 gts., to M/s. Gulmohar Residency & Jade Estates, out of the land owned by him, as per details given under.
- 1.7 M/s. Gulmohar Residency (Vendor no. 2 herein) became the absolute owner of land in Sy. Nos. 19 situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), Telangana admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed date 22.12.2005, bearing document no.12683/05 registered at the office of the Sub-Registrar, Uppal (hereinafter this land is referred to as the Scheduled A Land and is more fully described at the foot of the document).
- 1.8 M/s. Jade Estates (Vendor no.3 herein) became the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal- Malkajgiri District, (formerly known as Ranga Reddy District), Telangana admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no. 12684/05 registered at the office of the Sub-Registrar, Uppal, (hereinafter this land is referred to as the Scheduled B Land and is more fully described at the foot of the document).
- 1.9 The total land owned by Vendor no. 2 & Vendor no. 3 admeasuring Ac. 8-00 gts., forming a part of Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) Telangana is hereinafter referred to as the Scheduled Land and is more fully described at the foot of the document.
- 1.10 Accordingly, Vendor no. 2 has become owner of 50% share in the Scheduled Land and Vendor no. 3 has become owner of 50% share in the Scheduled Land.
- 1.11 The Vendor no.1 has agreed to take on development the Scheduled Land from the Vendor no. 2 and Vendor no. 3, for construction of a Housing Project with 6 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. 3741/2019, dated 08.07.2019 registered at SRO, Kapra.
- 1.12 The flat being sold under this deed 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 and Vendor no. 3.
- 1.13 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 05.09.2019 under registration no. P02200001129.

2. DETAILS OF PERMITS:

- 2.1 The Vendor / Owners have obtained permission from GHMC vide permit no. 1/C/05652/2021 dated 17.04.2021 for developing the Scheduled Land into a residential complex consisting of 345 flats with two basements, six upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

For Modi Realty Mallapur LLP

Authorised Signatory

2.2 As per building permit order, other correspondence and documentation with GHMC and other departments the proposed development of flats in the 6 upper floors (excluding the parking floors in the basement) has been referred to as ground floor, first floor, second floor and so on. However, in the documentation between the Vendor and the Purchaser (including in the registered JDA) the flats on each floor have been labeled as A101, A201, A301 and so on till A601, signifying block number, floor number and flat number. For the purpose of this agreement 6 floors have been numbered as first floor, second floor till sixth floor. The usage of the term 'ground floor' has been avoided. An example for flat no. 5 in block A is given under.

Block no. in GHMC plan	Flat no. in GHMC plan	Floor no. in GHMC plan	Flat no. assigned in Agr. of Sale	Floor no. given in Agr. of Sale
A	5	Ground	A 105	First
A	5	First	A 205	Second
A	5	Second	A 305	Third
A	5	Third	A 405	Fourth
A	5	Fourth	A 505	Fifth
A	5	Fifth	A 605	Sixth

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. 8 blocks of flats labeled as A, B, C, D, E, F, G & H are proposed to be constructed.
 - 3.1.2. Each block consists of 5/6 floors.
 - 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
 - 3.1.4. Total of 345 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 6 floors admeasuring about 24,842 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.
 - 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 27,216 sq. yds., after leaving 483.75 sq. yds for road widening. Each flat has been assigned proportionate undivided share from the net land for development.

For Modil Realty Mallapur LLP

Pranav Khaita, *Sanyal Bhattacharjee*, *Jayashree Bhatt*

3.2. The proposed project of development on the entire Scheduled Land is styled as 'Gulmohar Residency' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as 'Gulmohar Residency' 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.

5. DETAIL OF FLAT BEING SOLD:

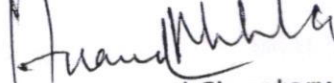
- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to 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.

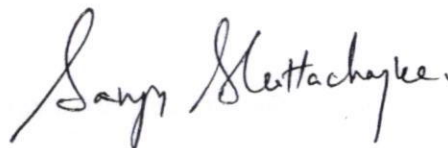
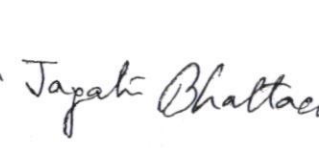
For Mdn Realty Mallapur LLP

Anand Mishra, *Sanyal K. H. Chhajee*, *Jayati Chatterjee*

- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permission and other documents and is fully satisfied with regard to the title of the Vendor and the authority of the 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 lump sum 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.
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.

For Modi Realty Mallapur LLP


Anand Mishra
Authorised Signatory

 Sanjay Ghatak
 Jagati Chatterjee

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

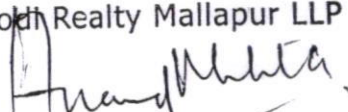
8. OWNERS ASSOCIATION:

- 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.
- 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 to day 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.

For Mohn Realty Mallapur LLP


Anand Bhatta
Authorised Signatory

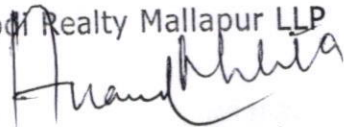

Sanjay Bhattacharya
Jayant Bhattacharya

- 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 outside wires 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 damage caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

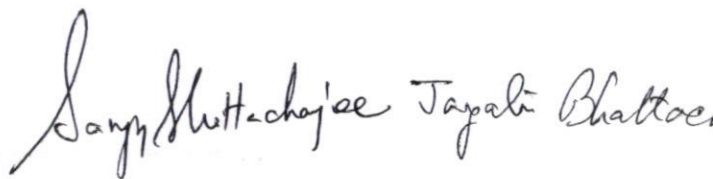
10. NOC FOR SURROUNDING DEVELOPMENT :

- 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.

For Moh Realty Mallapur LLP


Anand Bhatta

Authorised Signatory


Sanjay Shett-Chojee Jayanti Bhatnagar

- 10.2 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.
- 10.3 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.
- 10.4 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 issue permit for construction.
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.
 - 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.

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 Schedule 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.

For Modi Realty Mallapur LLP

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

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 imposes 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 transferee of all or any rights therein shall only be subject to such conditions.

DETAILS OF SCHEDULED A LAND

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	:	Sy. No. 19 (Part)
South	:	100' Road
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20 & 12/1

DETAILS OF SCHEDULED B LAND

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	:	Sy. No. 22
South	:	Sy. No. 19 (Part)
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20

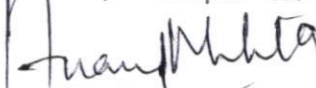
DETAILS OF SCHEDULED LAND

All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) marked in red and bounded by:

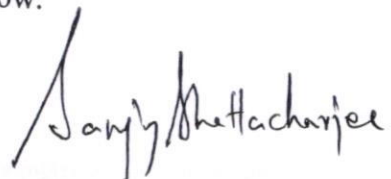
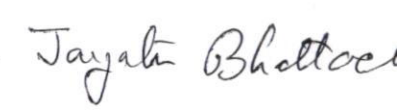
North	:	Sy. No. 22
South	:	100' Road
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20

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 Realty Mallapur LLP


Authorised Signatory

VENDOR

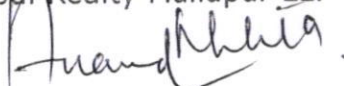
 

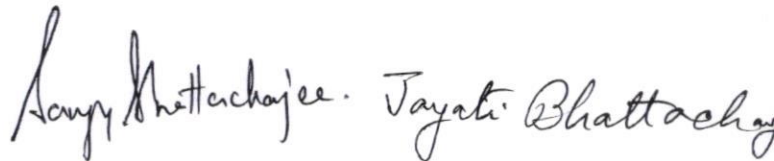
PURCHASER

ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Sanjoy Bhattacharjee, S/o. Late Probhat Bhattacharjee 2. Mrs. Jayati Bhattacharya, W/o. Mr. Sanjoy Bhattacharjee
2.	Purchaser's residential address:	R/o. Plot No. 66, V-1 Plaza, Sri Laxmi Nagar Colony, P. S Rao Nagar, Dammaiguda, Nagaram, Keesara Mandal Medchal-Malkajgiri District-500 083.
3.	Pan no. of Purchaser:	AIKPB7036M - AKOPB4209J
4.	Aadhaar card no. of Purchaser:	5966 0745 1046 - 7809 5635 3365
5.	Name address & registration no. of Owners Association	'Gulmohar Welfare Association' vide certificate of registration no.686 of 2021, dated 16-11-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	505 on the fifth floor, in block no. 'C'
	b. Undivided share of land:	84.38 Sq. yds.
	c. Super built-up area:	1660 Sft.
	d. Built-up area + common area:	1329 + 331 Sft.
	e. Carpet area	1185 Sft.
	f. Car parking type and area	Family Parking - 210 Sft.
7.	Total sale consideration:	Rs.75,50,000/-(Rupees Seventy Five Lakhs Fifty Thousand Only)
8.	Details of Payment:	
	a.	Rs.22,00,000/-(Rupees Twenty Two Lakhs Only) paid by way of cheque no.003204, dated 10-02-2022 drawn on ICICI Bank, S. D. Road, Secunderabad.
	b.	Rs.21,37,064/-(Rupees Twenty One Lakhs Thirty Seven Thousand and Sixty Four Only) paid by way of cheque no.323903, dated 31-03-2022 issued by ICICI Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement.
	c.	Rs.16,48,000/-(Rupees Sixteen Lakhs Forty Eight Thousand Only) paid by way of cheque no.428546, dated 12-04-2023 issued by ICICI Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement.
	d.	Rs.12,25,000/-(Rupees Twelve Lakhs Twenty Five Thousand Only) paid by way of cheque no. 021066, dated 18-02-2022 drawn on Union Bank of India, Seethaphalmandi Branch, Secunderabad.
	e.	Rs.3,39,936/-(Rupees Three Lakhs Thirty Nine Thousand Nine Hundred and Thirty Six Only) paid by way of online transfer.

For Modi Realty Mallapur LLP


Authorised Signatory



VENDOR
(M/s. Modi Realty Mallapur LLP)

PURCHASER

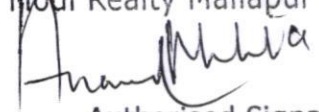
9. **Description of the Schedule Flat:**

All that portion forming a deluxe flat bearing no.505 on the fifth floor, in block no.'C', admeasuring 1660 sft. of super built-up area (i.e., 1329 sft. of built-up area & 331 sft. of common area) together with proportionate undivided share of land to the extent of 84.38 sq. yds. and a reserved parking space for family car in the basement admeasuring about 210 sft. in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under:

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

ANNEXURE - 1 - A

1. Description of the Flat : DELUXE flat bearing no. 505 on the fifth floor, in block no. 'C', in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 6 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 84.38 sq. yds, U/s Out of Ac. 8-00 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 210 sft. space for family car parking
- b) In the Fifth Floor : 1660 sft
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 75,50,000/-

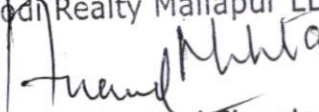
For Modi Realty Mallapur LLP

Authorised Signatory

Date: 24-03-2023

Signature of the Vendor

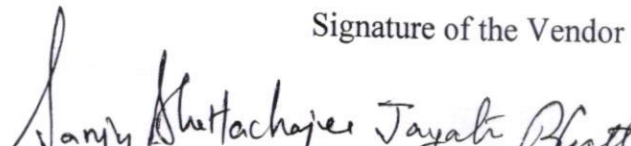
C E R T I F I C A T E

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

For Modi Realty Mallapur LLP

Authorised Signatory

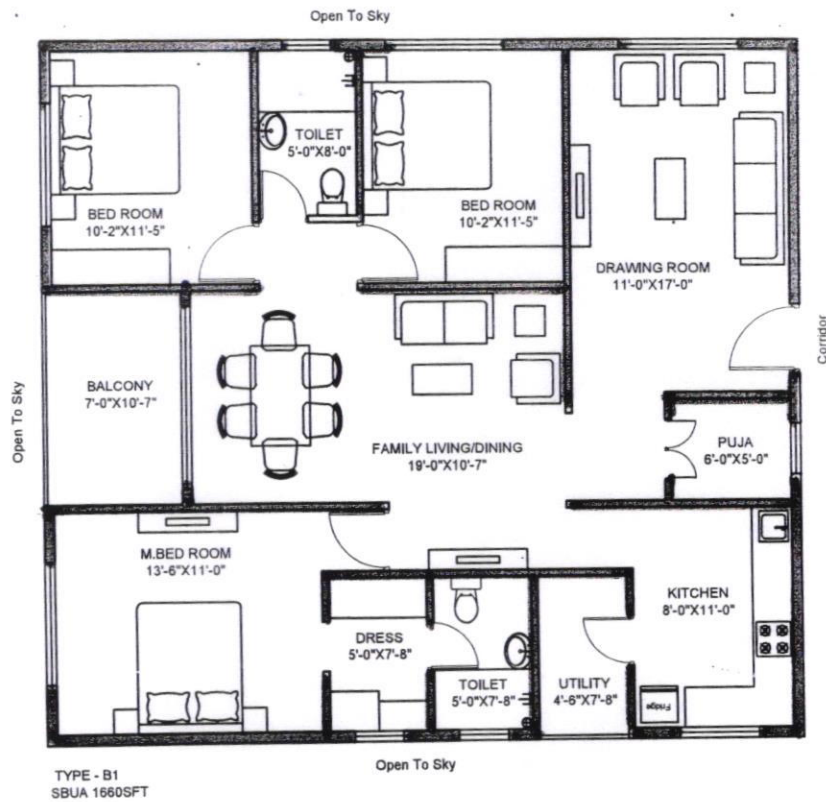
Date: 24-04-2023

Signature of the Vendor


Anand Mishra

ANNEXURE- B

Plan of the Scheduled Flat:



TYPE - B1
SBUA 1660SFT

For Modi Realty Mallapur LLP

Anand Mehta
Authorised Signatory

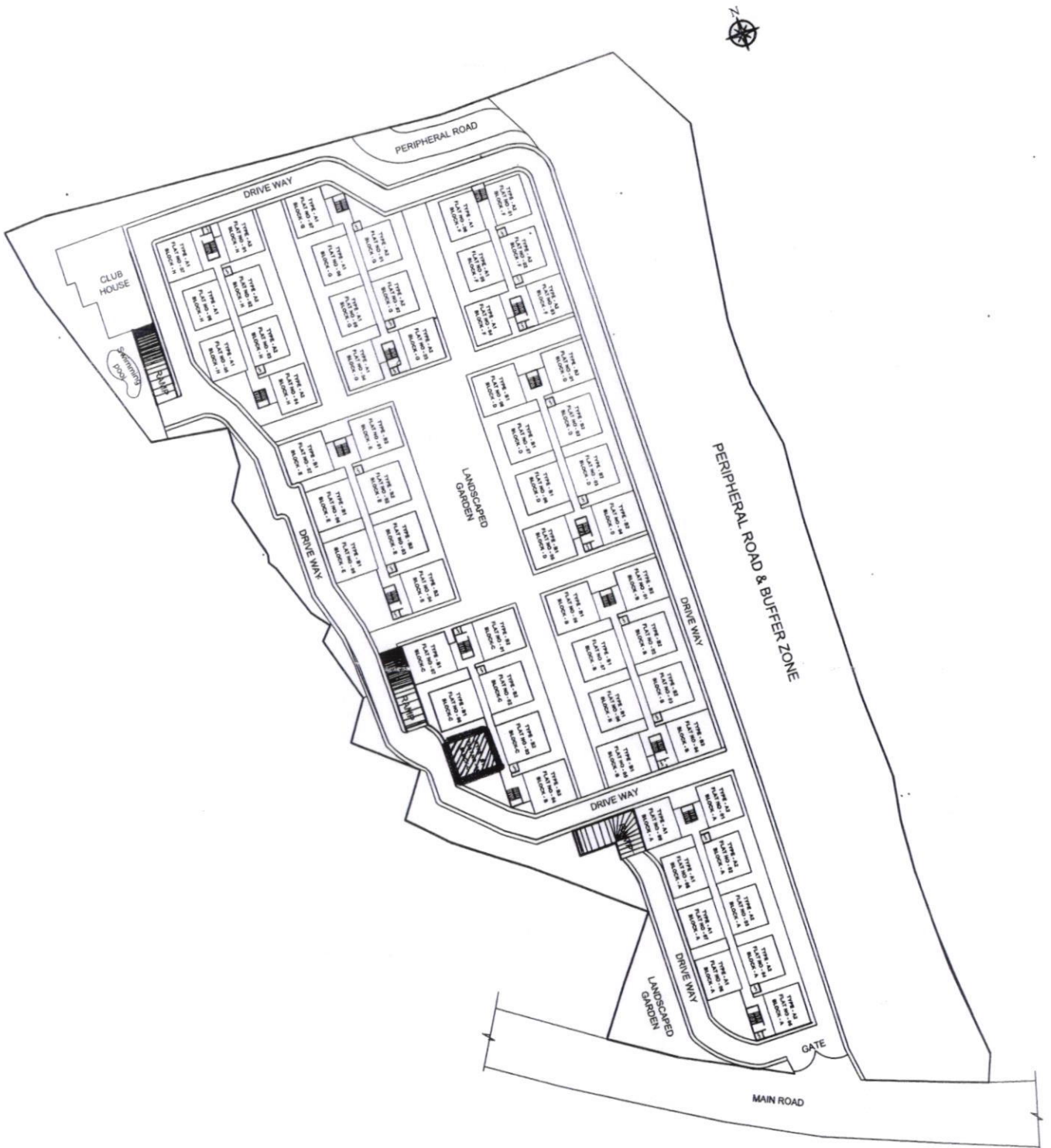
VENDOR
(M/s. Modi Realty Mallapur LLP
rep by Mr. Anand S. Mehta)

Sanyal Shekharjee Jayati Bha

PURCHASER

ANNEXURE - C

Layout plan of the Housing Project:



For Modi Realty Mallapur LLP

Anand Mishra

Authorised Signatory

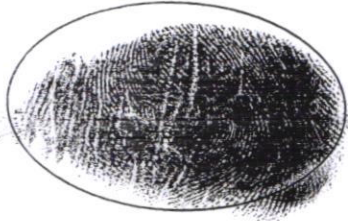
VENDOR
(M/s. Modi Realty Mallapur LLP)

Sany Shettacharjee Jayak Chatterjee

PURCHASER

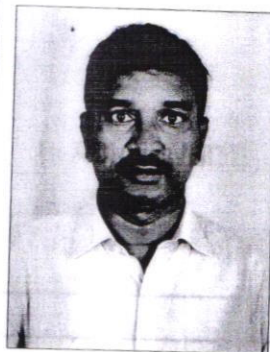
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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 REALTY MALLAPUR LLP,
(FORMERLY KNOWN AS M/S. MODI ESTATES)
A REGISTERED LLP HAVING ITS OFFICE AT
5-4-187/3 & 4, SOHAM MANSION, II FLOOR
M. G. ROAD, SECUNDERABAD-500 003
REP. BY ITS AUTHORSIED REPRESENTATIVE:-
SHRI. ANAND S. MEHTA
S/O. SHRI SURESH U. MEHTA.



**GPA ON BEHALF OF VENDOR VIDE GPA NO.
105/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
II FLOOR, M. G. ROAD
SECUNDERABAD-500 003.



PURCHASER:

1. MR. SANJOY BHATTACHARJEE
S/O. LATE PROBhat BHATTACHARJEE
R/O. PLOT NO. 66, V-1 PLAZA
SRI LAXMI NAGAR COLONY
P. S. RAO NAGAR, DAMMAIGUDA
NAGARAM, KEESARA MANDAL
MEDCHAL-MALKAJGIRI DISTRICT-500083.

2. MRS. JAYATI BHATTACHARYA
W/O. MR. SANJOY BHATTACHARJEE
R/O. PLOT NO. 66, V-1 PLAZA
SRI LAXMI NAGAR COLONY
P. S. RAO NAGAR, DAMMAIGUDA
NAGARAM, KEESARA MANDAL
MEDCHAL-MALKAJGIRI DISTRICT-500083.

SIGNATURE OF WITNESSES:

1. *Ranjit Chakraborty*
2. *Surapur*

For Modi Realty Mallapur LLP

Anand Mehta
Authorised Signatory

SIGNATURE OF THE VENDOR

Sanjoy Bhattacharjee Jayati Bhattacharya

SIGNATURE OF THE PURCHASER

VENDOR:

భారత ప్రభుత్వం
Government of India

అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
పుట్టిన తేదీ / DOB 13/06/1977
పురుషుడు / Male




6452

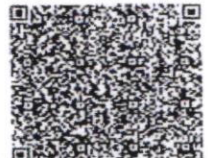
ఆధార్ - సామాన్యని హక్కు

To
అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
8885000518

24/11/2015
307656913

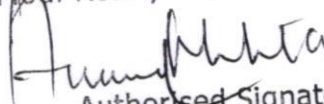


MA076569137FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :



For Medi Realty Mallapur LLP


Authorised Signatory

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male



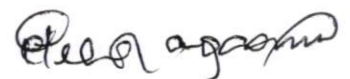
9204

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





భారత ప్రభుత్వం

Uniona Identification Authority of India

నిమోదు సంఖ్య / Enrollment No. : 2017/60838/35862

To
Bhattacharjee Sanjoy
బిట్టాచార్జీ సంజయ్
S/O Probat Kumar Bhattacharya
Plot No 66 H No 5-42/66
Sri Laxmi Nagar Colony
PS Rao Nagar Road No 7 Dammalguda
Nagarani
Nagarani, Keesara, K.v. Rangareddy,
Telangana - 500083
9849607407

11/03/2011

KA221732046FH
22173204



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

భారత ప్రభుత్వం 1046

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

బిట్టాచార్జీ సంజయ్
Bhattacharjee Sanjoy

పుట్టిన తేదీ / DOB: 02/01/1968

పురుషుడు / Male

భారత ప్రభుత్వం 1046



నా ఆధార్, నా గుర్తింపు

Sanjoy Bhattacharjee



భారత ప్రభుత్వం

Uniona Identification Authority of India

నిమోదు సంఖ్య / Enrollment No. : 2017/60832/45821

To
Bhattacharya Jayati
బిట్టాచార్జీ జయతి
W/O Sanjoy Bhattacharjee
5-42/66 Plot No 66
Road No 7 Sri Laxmi Nagar Colony
P S Rao Nagar
Dammalguda
Nagarani
Nagarani, Keesara, K.v. Rangareddy,
Telangana - 500083
9866866384

11/03/2011

KA221732032FH
22173203



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

భారత ప్రభుత్వం 3365

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

బిట్టాచార్జీ జయతి
Bhattacharya Jayati

పుట్టిన తేదీ / DOB: 28/01/1974

స్త్రీ / Female

భారత ప్రభుత్వం 3365



నా ఆధార్, నా గుర్తింపు

Jayati Bhattacharya





Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-2243/2023

Date: 24/04/2023

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.	1015502424
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	MALLAPUR VILLAGE
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.JADE ESTATES REP BY DAGPA HOLDER M/S.MODI REALTY MALLAPUR LLP REP BY ANAND S.MEHTA (S/o. SURESH U.MEHTA) 2. M/S.GULMOHAR RESIDENCY REP BY DAGPA HOLDER M/S.MODI REALTY MALLAPUR LLP REP BY ANAND S.MEHTA (S/o. SURESH U.MEHTA) 3. M/S.MODI REALTY MALLAPUR LLP REP BY ANAND S.MEHTA (S/o. SURESH U.MEHTA) 4. K PRABHAKAR REDDY (GPA VIDE DOCT NO.105/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. SANJOY BHATTACHARJEE (S/o. LATE.PROBHAT BHATTACHARJEE) 2. JAYATI BHATTACHARYA (W/o. SANJOY BHATTACHARJEE)
Document Registration No.	1526-2243/2023 [1]
Document Registration Date	24/04/2023

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.



A handwritten signature in black ink, appearing to be 'S. S. S.', written over a horizontal line.

Signature of Sub-Registrar
(KAPRA)

Sub-Registrar
KAPRA

