



Government of Telangana Registration And Stamps Department

Signature by SR

44/23/24

Payment Details - Citizen Copy - Generated on 03/08/2024, 12:39 PM

SRO Name: 1526 Kapra

Receipt No: 4859

Receipt Date: 03/08/2024

Name: GAURANG MODY

Transaction: Sale Deed

CS No/Doct No: 4565 / 2024

Chargeable Value: 1150000

DD No:

Challan No:

E-Challan No: 770SER020824

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 02-AUG-24

E-Challan Bank Name: SBIN

Bank Branch:

E-Challan Bank Branch:

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Mutation Charges

Total:

In Words: RUPEES EIGHTY NINE THOUSAND SIX HUNDRED FIFTY ONLY

Amount Paid By

Cash

Challan

DD

E-Challan

5750

17250

63150

500

3000

89650

Prepared By: CHAYADEVI

Signature by SR

Sub-Registrar
Kapra

OTP

848577

Doc. No: - 4423/24

4565 SCANNED



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

BC 539251

Tran Id: 240130120755246365
Date: 30 JAN 2024, 12:10 PM
Purchased By:
MAHENDAR
S/o MALLESH
R/o HYD
For Whom
M/S MODI PROPERTIES PVT LTD

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren. No. 16-05-033/2024
Plot No.227, Near C.C. Court,
West Marredpally, Sec-Bad
Ph 9849355156

SALE DEED

This Sale Deed is made and executed on this 3rd day of August, 2024 at S.R.O, Kapra, Medchal-Malkajgiri District by:

M/s. Modi Properties Pvt. Ltd., (formerly known as M/s. Modi Properties & Investments Pvt. Ltd.,) a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its authorized representative, Mr. Gaurang Mody, Son of Late Jayantilal Mody, aged about 56 years, Occupation: Business., hereinafter called the "Vendor" {Pan No. AABCM4761E}

AND

M/s. Gurudev Engineering Company a partnership firm having its office at 4-3-129, Hill Street, Ranigunj, Secunderabad represented by its partner, Mr. Ricken V. Desai, Son of Mr. Desai Vinod Kantilal, aged about 46 years, Occupation: Business {Pan No.AABFG5902E, Mobile No. 98490 97474) hereinafter called the "Consenting Party"

IN FAVOUR OF

Mr. Ganshaheed Shaik, Son of Mr. Moulali Shaik, aged about 41 years, Occupation: Service resident of C2/401, Good Will Orchid, Lohegaon Road, Pune City, P. O. Dhanori, Dist: Pune, Maharastra-411 015 {Pan No.BKLPS7543A, Mobile No. 98232 47770} hereinafter called the "Purchaser"

The Expression Vendor, Consenting Party and Purchaser shall mean and include his/her/their heirs, successor, legal representatives, executors, nominees, assignees etc.,

For Modi Properties Pvt. Ltd.

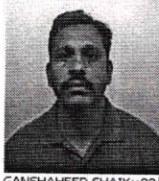
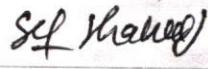
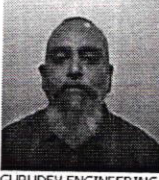
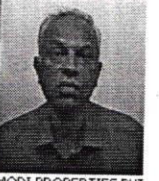
For GURUDEV ENGINEERING CO.

[Signature]

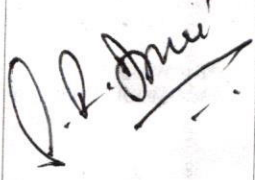
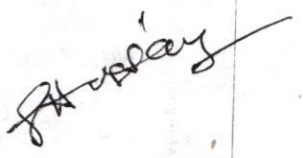
Presentation Endorsement:

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. 5750/- paid between the hours of 12 and 1 on the 03rd day of AUG, 2024 by Sri Modi Properties Pvt Ltd

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GANSHAHEED SHAIK::02/C [1526-1-2024-4565]	GANSHAHEED SHAIK S/O. MOULALI SHAIK C2/401 GOOD WILL ORCHID LOHEGAON ROAD, PUNE CITY MAHARASTRA 411015	
2	EX		 GURUDEV ENGINEERING [1526-1-2024-4565]	GURUDEV ENGINEERING COMPANY REP BY RICKEN V DEASAI S/O. DESAI VINOD KANTILAL H NO 4-3-129 HILL STREET RANIGUNJ, SEC-BAD	
3	EX		 MODI PROPERTIES PVT [1526-1-2024-4565]	MODI PROPERTIES PVT LTD REP BY GAURANG MODY S/O. LATE JAYANTILAL MODY H NO 5-4-187/3 & 4,2ND FLOOR SOHAM MANSION M G ROAD, SEC- BAD 500003	

Identified by Witness:

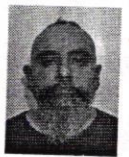
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 SONAL RICKEN DESAI::: [1526-1-2024-4565]	SONAL RICKEN DESAI R/O HYD-BAD	
2		 SHAIKE HUSSAIN MOHAM [1526-1-2024-4565]	SHAIKE HUSSAIN MOHAMMED R/O KRISHNA DIST AP	

03rd day of August, 2024


Signature of Sub Registrar
Kapra

Biometrically Authenticated by
SRO Mohammed Mehmood
on 03-AUG-2024 12:38:04

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Secunderabad, Hyderabad, Telangana, 500016	
2	Aadhaar No: XXXXXXXX3776 Name: Ricken V Desai	S/O Desai Vinod Kantilal, Hyderabad, Hyderabad, Andhra Pradesh, 500016	

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4423/2024. Sheet 1 of 10 Sub Registrar
Kapra

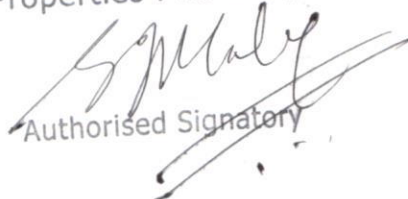
WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No. 174, admeasuring 4 acres 32 guntas, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) (hereinafter the said land is referred to as the "Schedule Land" by virtue of under given registered sale deeds executed in favour of the Vendor by the former owner M/s. Kissan Cement Pipe Company.

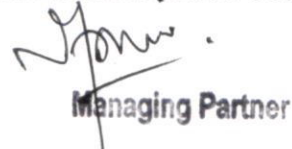
Sale Deed Dated	Schedule and area of land	Doc. No	Registered with
03/10/96	1 acre 10 guntas	25/97	SRO, Uppal, Medchal-Malkajgiri District, Book No. 1. Volume No. 2485, Page No. 169 to 186.
31/12/97	1 acre 3 guntas	562/98	SRO, Uppal, Medchal-Malkajgiri District, Book No. 1. Volume No. 2682, Page No. 31 to 48.
22/09/98	1 acre	7989/98	SRO, Uppal, Medchal-Malkajgiri District, Book No. 1. Volume No. 2845, Page No. 53 to 66.
24/02/99	1 acre along with A C Sheet Shed 1500 Sft.	1491/99	SRO, Uppal, Medchal-Malkajgiri District, Book No. 1. Scanning No. 1507-1/99.
07/04/99	19 guntas	2608/99	SRO, Uppal, Medchal-Malkajgiri District, Book No. 1. Scanning No. 2015/99.
Total Area: 4 acres 32 guntas.			

- B. Originally, the Schedule Land belonged to a partnership firm M/s. Kissan Cement Pipe Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No. 1883 in Book-I, Volume No. 304, Page 188 to 190 in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.
- C. The Vendor on the Schedule Land has constructed at his own cost blocks of residential apartments as a Group Housing Scheme named "Mayflower Park", consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.
- D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No 4549/P4/HUDA/99 dated 07/09/1999 and building permit no. BA/236/99-2000 dated 22/09/1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.
- E. The PURCHASER is desirous of purchasing all that flat bearing no.409 on the fourth floor, in block no. 'H', bearing municipal no.3-4-106/H/409, in Mayflower Park constructed by the Vendor having a super-built-up area of 450 sft, together with undivided share in the Schedule Land to the extent of 18 sq. yards and a reserved parking space for scooter admeasuring 15 sft as a package, which hereinafter is referred to as the Scheduled Flat for a consideration of Rs.11,50,000/-(Rupees Eleven Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same.

For Modi Properties Pvt. Ltd.,


Authorised Signatory

For GURUDEV ENGINEERING CO.


Managing Partner

set shakun

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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX7741 Name: Ganshaheed Shaik	S/o SHAIK MOULALI, Pune City, Pune, Maharashtra, 411015	

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	63150	0	0	0	63250
Transfer Duty	NA	0	17250	0	0	0	17250
Reg. Fee	NA	0	5750	0	0	0	5750
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	89650	0	0	0	89750

Rs. 80400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5750/- towards Registration Fees on the chargeable value of Rs. 1150000/- was paid by the party through E-Challan/BC/Pay Order No ,770SER020824 dated ,02-AUG-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 89700/-, DATE: 02-AUG-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5827372181525,PAYMENT MODE:NB-1001138,ATRN:5827372181525,REMITTER NAME: GANSHAHEED SHAIK,EXECUTANT NAME: MODI PROPERTIES PVT LTD,CLAIMANT NAME: GANSHAHEED SHAIK)

Date:
03rd day of August,2024

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 4423 of 2024 of Book-1 and assigned the identification number 1 - 1526 - 4423 - 2024 for Scanning on 03-AUG-24 .

Registering Officer
Kapra
(Mohammed Mehmood)



- F. The Consenting Party had agreed to purchase the Scheduled Flat from the Vendor in the year 1999. The Consenting Party had paid the full consideration to the Vendor in the year 1999 and the Vendor acknowledges the receipt of the full consideration. However, the Vendor did not execute a conveyance deed in favour of the Consenting Party. The Consenting Party had in turn sold the Scheduled Flat to the Purchaser herein and the Purchaser had paid the entire consideration for the Scheduled Flat to the Consenting Party herein. At the request of the Consenting Party the Vendor has agreed to execute the sale deed in favour of the Purchaser.
- G. The Vendor and the Purchaser are desirous of reducing into writing the terms of sale.

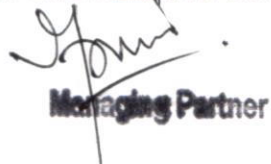
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum Rs.11,50,000/- (Rupees Eleven Lakhs Fifty Thousand Only) paid by the Purchaser and the receipt of which is acknowledged in the following manner:
 - i. Rs.1,00,000/- (Rupees One Lakhs Only) paid by way of online transfer vide reference ID: 419215168419, dated 10-07-2024 in favour of M/s. Gurudev Engineering Company.
 - ii. Rs.5,00,000/- (Rupees Five Lakhs Only) paid by way of online transfer vide reference ID: 421511760020, dated 02-08-2024 in favour of M/s. Gurudev Engineering Company.
 - iii. Rs.5,00,000/- (Rupees Five Lakhs Only) paid by way of online transfer vide reference ID: 421511765670, dated 02-08-2024 in favour of M/s. Gurudev Engineering Company.
 - iv. Rs.50,000/- (Rupees Fifty Thousand Only) paid by way of online transfer vide reference ID: 421511768907, dated 02-08-2024 in favour of M/s. Gurudev Engineering Company. The Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Flat which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.
2. Henceforth the Vendor shall not have any right, title or interest in the Schedule Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
3. The Plan of the Scheduled Flat constructed is given in Annexure-B attached herein.
4. The Vendor has delivered vacant position of the Schedule Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.
5. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:-
 - i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Schedule Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in Mayflower Park.

For Modi Properties Pvt. Ltd.,


Authorised Signatory

For GURUDEV ENGINEERING CO.


Managing Partner



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Kapra



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- ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter, raise any objection on this account.
- iii) That the Purchaser shall become a member of the Mayflower Park Owners Association that has been formed by the Owners of the apartments in Mayflower Park constructed on the Schedule Land. As a member, the Purchaser shall abide by the rules and bye laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
- iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Mayflower Park, shall vest jointly with the owners of the various tenements/apartment/parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/ parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.
- vi) The Vendor shall have the right to construct other buildings adjoining to and / or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.
- vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, before taking possession of the Schedule Apartment.

For Modi Properties Pvt. Ltd.,

Authorised Signatory.

For GURUDEV ENGINEERING CO.

Managing Partner

Sd/- Shaheer

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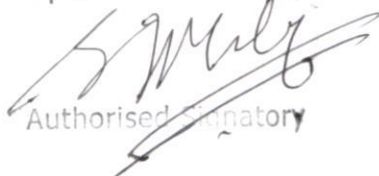


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- viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary
- ix) 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 he deems fit without any objection whatsoever from the Purchaser.
- x) That the blocks of residential apartments shall always be called Mayflower Park and the name thereof shall not be changed.
- xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations in the Schedule Premises without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose.
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.

For Modi Properties Pvt. Ltd.,


Authorised Signatory

For GURUDEV ENGINEERING CO.


Managing Partner



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SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring 4 Acres 32 Guntas, forming part of Survey No. 174, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Medchal-Malkajgiri District (formerly known Ranga Reddy District, are bounded as under:

North By:	Survey No. 175/1
South By:	Survey No. 171,172,161 & 168
East By:	Survey No. 144 to 146
West By:	40' Public Road

SCHEDULE 'B'

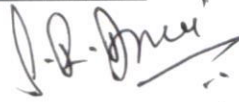
SCHEDULE OF PROPERTY HEREBY SOLD

All that the apartment bearing flat no. 409 on the fourth floor, in block no. 'H' bearing municipal no. 3-4-106/H/409, having super-built-up area of 450 sft with undivided share of land to the extent of 18 sq. yards, and a reserved parking space for scooter admeasuring 15 sft., as a package in "Mayflower Park" situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Medchal-Malkajgiri District (formerly known Ranga Reddy District) as shown in the annexed plan marked in "RED" colour and bounded in: PTIN No. 1010300055

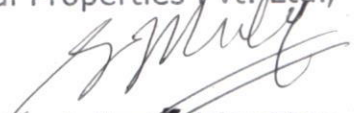
North By	Open to Sky
South By	Flat No. 408
East By	4' wide passage and Open to Sky
West By	Open to Sky

In WITNESS WHEREOF the VENDOR hereto has signed this Sale Deed on the 3rd day of August 2024 in the presence of the following witnesses

WITNESSES:

1. 
2. 

For Modi Properties Pvt. Ltd.,


Authorised Signatory

For GURUDEV ENGINEERING CO.


Managing Partner
CONSENTING PARTY



PURCHASER

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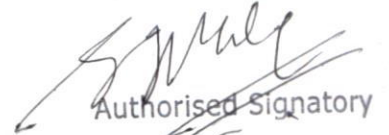
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ANNEXTURE-1-A

1. Description of the Flat : Apartment bearing flat no.409 on the fourth floor, in block no. 'H' bearing municipal no.3-4-106/H/409, of "Mayflower Park" situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Medchal-Malkajgiri District (formerly known Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (Ground Floor + 5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 23 years
3. Total Extent of Site : 18 sq. yds, U/S out of Ac. 4-32 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 15 sft. - parking space for scooter
- b) In the Fourth Floor : 450 Sft
5. Executant's Estimate of the MV of the Scheduled Flat : Rs.11,50,000/-

For Modi Properties Pvt. Ltd.,


Authorised Signatory

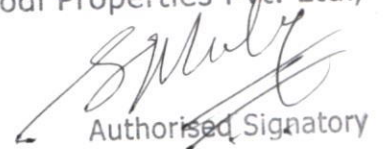
Signature of the Vendor

Date: 03-08-2024

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 Properties Pvt. Ltd.,


Authorised Signatory

Signature of the Vendor

Date: 03-08-2024

For GURUDEV ENGINEERING CO.


Managing Partner

Signature of the Consenting Party



Signature of the Purchaser

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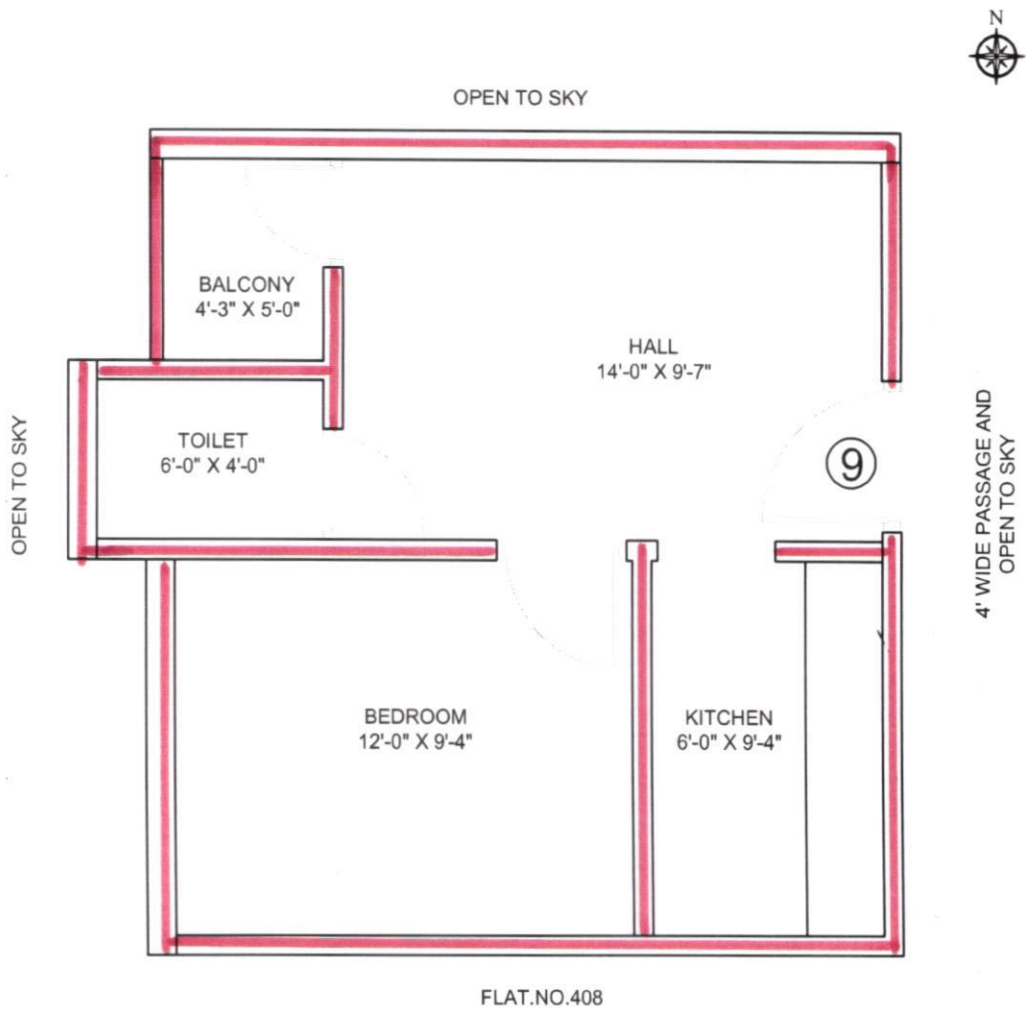


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ANNEXTURE-B

Plan of the Scheduled Flat:



For Modi Properties Pvt. Ltd.,

[Signature]
Authorized Signatory

VENDOR

(M/s. Modi Properties Pvt. Ltd.,
rep by Mr. Gaurang Mody)

For GURUDEV ENGINEERING CO.

[Signature]
Managing Partner

CONSENTING PARTY

[Signature]

PURCHASER

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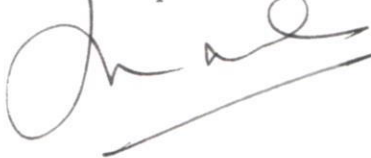


TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. MODI PROPERTIES PVT. LTD HELD ON THURSDAY THE 1ST DAY OF AUGUST, 2024 AT ITS REGISTERED OFFICE SITUATED AT 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD, TELANGANA-500 003.

“RESOLVED THAT Shri Gaurang Mody, S/o. Late Jayantilal Mody, aged about 56 years, be and is hereby authorized to sign and execute a Sale Deed along with M/s. Gurudev Engineering Company a partnership firm having its office at 4-3-129, Hill Street, Ranigunj, Secunderabad represented by its Partner Mr. Ricken V. Desai, Son of Mr. Desai Vinod Kantilal, aged about 56 years for all that the apartment bearing flat no. 409 on the fourth floor, in block no. ‘H’, bearing municipal no. 3-4-106/H/409, having super-built-up area of 450 sft with undivided share of Land to the extent of 18 sq. yards, and a reserved parking space for scooter admeasuring 15 sft as a package in “Mayflower Park” situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Medchal-Malkajgiri District (formerly known Ranga Reddy District) in favour of Mr. Ganshaheed Shaik, Son of Moulali Shaik, aged about 41 years, Occupation: Service resident of C2/401, Good Will Orchid, Lohegaon Road, Pune-411 015

“RESOLVED FURHTER THAT Shri Gaurang Mody (DIN: 00522520) having Pan: AIZPM3748A, be and is hereby appointed as Authorised Signatory of the company to sell, negotiate, finalise, sign and execute registration papers, documents, etc., and do all such acts, deeds, things and matters etc. as may be necessary to give effect and matters connected herewith.

For Modi Properties Pvt. Ltd



Soham Satish Modi
Managing Director
(DIN: 00522546)
Date: 01-08-2024
Place: Secunderabad

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4423/2024. Sheet 9 of 10 Sub Registrar
Kapra



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Government of India

సమాధి సంఖ్య / Enrollment No.: 1118/60013/00401

20/05/2013

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoli Gardens
Next to HDFC lane
Begumpet
Secunderabad
Andhra Pradesh - 500016
9848042067

[Signature]

KL 13044783FT
13044786



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

~~3669~~ 3669

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India

గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

~~3669~~ 3669



ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India

రికెన్ వి దేశాయ్
Ricken V Desai
పుట్టిన తేదీ / DOB : 10/08/1978
పురుషుడు / Male

ఆధార్ అనేది గుర్తింపు యాజు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్).
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication or scanning of QR code / offline XML).

~~3776~~ 3776

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

వియోమా: S/O దేశాయ్ వినోద్ కాంతిలాల్,
గ-గం-38/3, ప్రకాష్ నగర్, ఓల్డ్ ఎయిర్ పోర్ట్ దగ్గర,
బేగంపేట్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్,
500016
Address: S/O Desai Vinod Kantilal,
1-10-38/3, Prakash Nagar, Near Old Airport,
Begumpet, Hyderabad, PO.,
DIST:Hyderabad, Andhra Pradesh, 500016

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Government of India

గంశాహేద్ శైక్
Ganshaheed Shaik
జన్మ తారీఖు / DOB : 06/05/1983
పురుషుడు / Male

ఆధార్ హా అంజ్ఞానీయ పురావా ఆహే, నాగరికత్వ క్రితా జన్మతారఖేవా నాహీ.
హే ఫాకత్ పడతానీయాదీ వాపరలే జావే (ఆన్‌లైన్ ప్రమాణీకరణ క్రితా QR కోడ్‌వే
స్కానింగ్/ ఆఫ్‌లైన్ XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

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मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
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పతా: శ/వ శైక్ శౌతాలీ, సీర్/401, గుడ్ వీల్ ఆంజ్‌చిడ్,
లోహేగావ్ రోడ్, పుణే సిటీ, మహారాష్ట్ర, 411015
Address: S/o SHAIK MOULALI, C2/401, GOOD
WILL ORCHID, LOHEGAON ROAD, Pune City,
PO:Dhanori, DIST:Pune, Maharashtra, 411015

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Government of India

సోనల్ రికెన్ దేశాయ్
Sonal Ricken Desai
పుట్టిన తేదీ/DOB: 16/01/1980
FEMALE

ఆధార్ అనేది గుర్తింపు యాజు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్).
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

~~0774~~ 0774

4925 9429 0774

భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

వియోమా: W/O రికెన్ వి దేశాయ్, గ-గం-38/3, ప్రకాష్ నగర్, ఓల్డ్ ఎయిర్ పోర్ట్ దగ్గర, బేగంపేట్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500016
Address: W/O Ricken V Desai, 1-10-38/3, Prakash Nagar, Near Old Airport, Begumpet, Hyderabad, DIST: Hyderabad, Andhra Pradesh - 500016

~~0774~~ 0774

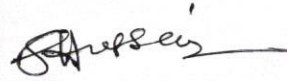
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4423/2024. Sheet 10 of 10 Sub Registrar
Kapra

 భారత ప్రభుత్వం
Government of India



షేక్ హస్సైన్ మొహమ్మద్
Shalke Hussain Mohammed
పుట్టిన తేదీ/ DOB: 20/11/1951
పురుషుడు / MALE





9135

నా ఆధార్, నా గుర్తింపు

 ఆధార్
Unique Identification Authority of India

చిరునామా:
S/O మొహమ్మద్ ఇబ్రహీమ్, 32-6-18బి
జయతి బూ డైమండ్ అపార్ట్మెంట్,
వాసుదేవర స్ట్రీట్, నలజ సాక్షి నగర్ వెనుక,
ప్రజాశక్తి నగర్, విజయవాడ అర్బన్, కృష్ణా,
ఆంధ్ర ప్రదేశ్ - 520010

Address:
S/O Mohammed Ibrahim, 32-6-
18B jayati Blue Diamond
Apartment, Vasudevara Street,
Behind Salaja Hospital,
Prajasakthi Nagar, Vijayawada
(Urban), Krishna,
Andhra Pradesh - 520010

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-4423/2024

Date: 05/08/2024

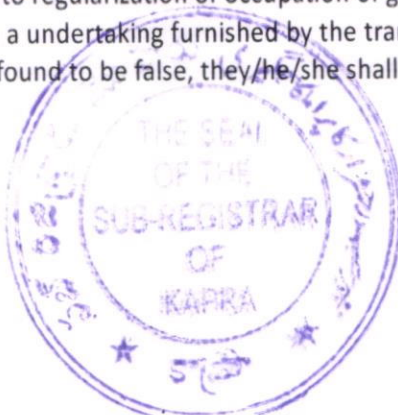
CERTIFICATE OF TRANSFER/ MUTATION

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.	3-4-106/H/409
PTIN/Assessment No.	1015504087
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	MALLAPUR VILLAGE
Transferor (Name of previous PT Assessee in the Tax Records)	1. MODI PROPERTIES PVT LTD REP BY GAURANG MODY (S/o. LATE JAYANTILAL MODY) 2. GURUDEV ENGINEERING COMPANY REP BY RICKEN V DEASAI (S/o. DESAI VINOD KANTILAL)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. GANSHAHEED SHAIK (S/o. MOULALI SHAIK)
Document Registration No.	1526-4423/2024 [01]
Document Registration Date	03/08/2024

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.



06/08/24
Signature of Sub-Registrar
(KAPRA)