

Government of Telangana
Registration And Stamps Department

5434/24

Payment Details - Citizen Copy - Generated on 05/10/2024, 12:06 PM

SRO Name: 1526 Kapra

Receipt No: 5984

Receipt Date: 05/10/2024

Name: ANAND S MEHTA

CS No/Doct No: 5674 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: D90MLS051024

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-OCT-24

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Transfer Duty/TPT

500

Deficit Stamp Duty

1500

Total:

5500

In Words: RUPEES SEVEN THOUSAND FIVE HUNDRED ONLY

7500 + 50 + 12

→ 7562

Prepared By: AKHILL

Signature by SR

Sub-Registrar
Kapra

OP
876104



Government of Telangana
Registration And Stamps Department

5434/24

Payment Details - Citizen Copy - Generated on 05/10/2024, 12:05 PM

SRO Name: 1526 Kapra

Receipt No: 5983

Receipt Date: 05/10/2024

Name: ANAND S MEHTA

CS No/Doct No: 5674 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: 800TDJ041024

Chargeable Value: 100000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 04-OCT-24

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

User Charges

Cash

Challan

DD

E-Challan

Total:

500

In Words: RUPEES FIVE HUNDRED ONLY

500 + 50 + 12

5825

Prepared By: AKHILL

RETURNED

Signature by SR

Sub-Registrar
Kapra

5434/2024



తెలంగాణ తెలంగాణ TELANGANA

BC 558399

Tran Id: 240517112525786576
 Date: 17 MAY 2024, 11:28 AM
 Purchased By:
 MAHENDER
 S/o MALLESH
 R/o SEC-BAD
 For Whom
 MODI REALTY MALLAPUR LLP

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 the 5th day of October' 2024 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 authoursied 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

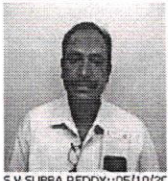
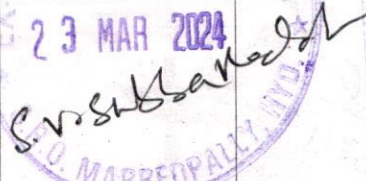
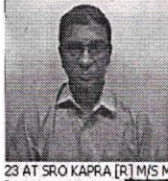
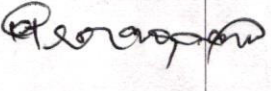
Anand Mehta
 Authorised Signatory

S.V. Subbarao

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 500/- paid between the hours of 12 and 09 on the 05th day of OCT, 2024 05th day of OCT, 2024 by Sri Anand S Mehta

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

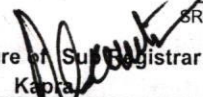
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 S V SUBBA REDDY::05/10/2024 [1526-1-2024-5674]	S V SUBBA REDDY S/O. JAYA RAMI REDDY FLAT NO.A-309,GULMOHAR RESIDENCY, MALLAPUR,UPPAL,MMDIST	 23 MAR 2024 S.V. SUBBA REDDY MARREDPALY, INDIA
2	EX		 23 AT SRO KAPRA [R] M/S M [1526-1-2024-5674]	K PRABHAKAR REDDY GPA VIDE DOCT NO.145/BK-IV/2023 & POWER NO.54/23 DT:04-11-23 AT SRO KAPRA[R]M/S MODI REALTY MALLAPUR LLP REP BY ANAND S MEHTA . SURESH U MEHTA 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD SECUNDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500003,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 NAEEM KHAN::05/10/2024 [1526-1-2024-5674]	NAEEM KHAN R/O THANE MH	
1		 VIPLOVE SURYAWANSHI::11 [1526-1-2024-5674]	VIPLOVE SURYAWANSHI R/O MADHYA PRADESH	

05th day of October,2024

Signature of Sub Registrar



Biometrically Authenticated by
SRO RAGEER SATISH KUMAR
on 05-OCT-2024 11:39:57

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX7573 Name: Sreenadham Venkata Subba Reddy	S/o Sreenadham jayarami Reddy, Kapra, Medchal-malkajigiri, Telangana, 500040	

Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sub Registrar
Sheet 1 of 8 Kapra

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IN FAVOUR OF

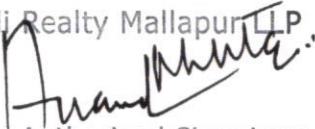
Mr. S. V. Subba Reddy, Son of Mr. Jaya Rami Reddy, aged about 53 years, Occupation: Service residing at Flat No.A-309, Gulmohar Residency, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076, (Pan No. BZNPS8736A, Aadhaar No. XXXX XXXX 7573, Mobile No.76748 08777), hereinafter referred to as the 'Purchaser'

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

- A. Whereas the Purchaser has purchased deluxe flat bearing no. 309 on the third floor, in block no. 'A', admeasuring 1360 sft. of super built-up area (i.e., 1089 sft. of built-up area & 271 sft. of common area) together with proportionate undivided share of land to the extent of 69.13 sq. yds. and a reserved parking space for single car bearing no. STA-24 in the basement admeasuring about 105 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) vide Sale Deed bearing document no. 1737 of 2022 dated 15-03-2022 registered at SRO, Kapra.
- B. Whereas the Vendor is the absolute owner of the car parking space bearing no.STA-24A in the stilt / basement floor admeasuring about 105 sft., in the project known as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) herein after referred to as the 'Scheduled Property'.
- C. At the request of the Purchaser, the Vendor has agreed to sell the said car parking for a consideration of Rs. 1,00,000/-(Rupees One Lakhs Only) on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER:

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

For Modi Realty Mallapur LLP.

Authorised Signatory

S.V. Subba Reddy

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	5500	0	0	0	5600
Transfer Duty	NA	0	1500	0	0	0	1500
Reg. Fee	NA	0	500	0	0	0	500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	8000	0	0	0	8100

Rs. 7000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 500/- towards Registration Fees on the chargeable value of Rs. 100000/- was paid by the party through E-Challan/BC/Pay Order No .800TDJ041024,D90MLS051024 dated ,04-OCT-24,05-OCT-24 of ,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 550/-, DATE: 04-OCT-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4833516465539,PAYMENT MODE:NB-1001138,ATRN:4833516465539,REMITTER NAME: MR. S V SUBBA REDDY,EXECUTANT NAME: MODI REALTY MALLAPUR LLP,CLAIMANT NAME: MR. S V SUBBA REDDY) .(2). AMOUNT PAID: Rs. 7500/-, DATE: 05-OCT-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3008689443639,PAYMENT MODE:NB-1001138,ATRN:3008689443639,REMITTER NAME: MR. S V SUBBA REDDY,EXECUTANT NAME: MODI REALTY MALLAPUR LLP,CLAIMANT NAME: MR. S V SUBBA REDDY) .

Date:

05th day of October,2024

Signature of Registering Officer

Certificate of Registration

Registered as document no. 5434 of 2024 of Book-1 and assigned the identification number 1 - 1526 - 5434 - 2024 for Scanning on 05-OCT-24 .

Registering Officer

KAPRA

(R Satish Kumar)

Bk - 1, CS No 5674/2024 & Doct No 5434/2024. Sheet 2 of 8 Sub Registrar KAPRA

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

SCHEDULE OF PROPERTY

All that the portion forming one car parking space bearing no. STA-24A in the stilt / basement floor admeasuring about 105 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 marked in "RED" colour in the plan enclosed and bounded as under:

North	Parking Space No. STA-25A
South	Parking Space No. STA-23A
East	Parking Space No. STA-13
West	Parking Space No. STA-24

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

WITNESSES:

1. 

2. 

For Modi Realty Mallapur LLP

Authorized Signatory

V E N D O R

S.V. Subbarao 

P U R C H A S E R

Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sheet 3 of 8 Sub Registrar
KAPRA



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Plan Showing Car Parking Space No. STA-24A on the stilt / basement floor of 'Gulmohar Residency', forming part of Sy. No. 19 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District.

Vendor : M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates) represented by its authorised representative, Shri. Anand S. Mehta, S/o. Shri Suresh U. Mehta

Purchaser : Mr. S. V. Subba Reddy, S/o. Mr. Jaya Rami Reddy

Parking Area : 105 Sft.



WITNESSES:

- 1.
- 2.

For Modi Realty Mallapur LLP

Authorised Signatory

VENDOR

PURCHASER

Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sheet 4 of 8 Sub Registrar
KAPRA

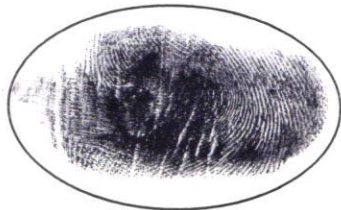


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE 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 AUTHORIZED REPRESENTATIVE:-
SHRI. ANAND S. MEHTA
S/O. SHRI SURESH U. MEHTA.



GPA ON BEHALF OF VENDOR VIDE GPA NO.
145/BK-IV/2023 & Power Authentication No.
54/2023, Dt.04-11-2023 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:

MR. S. V. SUBBA REDDY
S/O. MR. JAYA RAMI REDDY
R/O. FLAT NO.A-309
GULMOHAR RESIDENCY
MALLAPUR VILLAGE, UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

1.

2.

For Modi Realty Mallapur LLP

Authorised Signatory

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sheet 5 of 8 Sub Registrar
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EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE
PARTNERS OF THE MODI REALTY MALLAPUR HELD AT THE REGISTERED
OFFICE OF THE LLP.

COMPANY: Modi Realty Mallapur LLP

REGISTERED OFFICE: 5-4-187/3&4, II floor, Soham Mansion, M G Road, Secunderabad,
500003

MEETING HELD ON: 23RD August, 2021

PARTNERS PRESENT: Mr. Soham Modi & Mr. Anand Suresh Mehta

**ITEM: GENERAL AUTHORIZATION TO MR. ANAND MEHTA (DESIGNATED
PARTNER) TO ACT ON BEHALF OF THE LLP ON ALL MATTERS RELATED
TO COMMERCIAL INTEREST OF THE LLP**

"RESOLVED THAT the Consent of the Partners be and is hereby accorded to authorize Mr. Anand S Mehta (Designated Partner) DPIN (01314936) approve the execution and signing all agreements / documents entered into between the LLP and any party connected with the LLP and the execution of the Power of Attorney by the LLP in favor of the LLP".

"RESOLVED FURTHER THAT Mr. Anand S Mehta (Designated Partner) DPIN (01314936) of the LLP be and are hereby authorized to negotiate, finalize and execute agreements, documents, negotiate with the vendor on behalf of the LLP and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to any of the matters of commercial interest to the LLP.

"RESOLVED FURTHER THAT the Stamp of the LLP, if required, be affixed and stamped on such documents as may be required to be executed under the seal of the LLP."

****Certified True Copy****

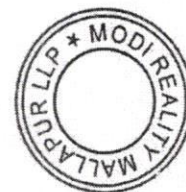
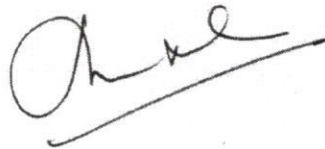
For Modi Realty Mallapur LLP

Mr. Soham Satish Modi : Designated Partner

DIN: 00522546

Place: Hyderabad

Date: 23rd August, 2021.



Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sheet 6 of 8 Sub Registrar
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VENDOR:


భారత ప్రభుత్వం
Government of India

అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
పుట్టిన తేదీ / DOB 13/08/1977
పురుషుడు / Male

8656 7880 6452

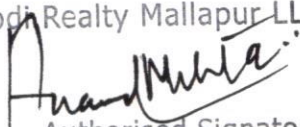
ఆధార్ - సామాన్యని హక్కు

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
9885000518
307656913
24/11/2015

MA076569137FT


మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

For Modi Realty Mallapur LLP


Authorised Signatory


భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013
10/07/2013



Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sheet 7 of 8 Sub Registrar
Kapra



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आधार - आम आदमी का अधिकार

Bk - 1, CS No 5674/2024 & Doct No
5434/2024. Sheet 8 of 8 Sub Registrar
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