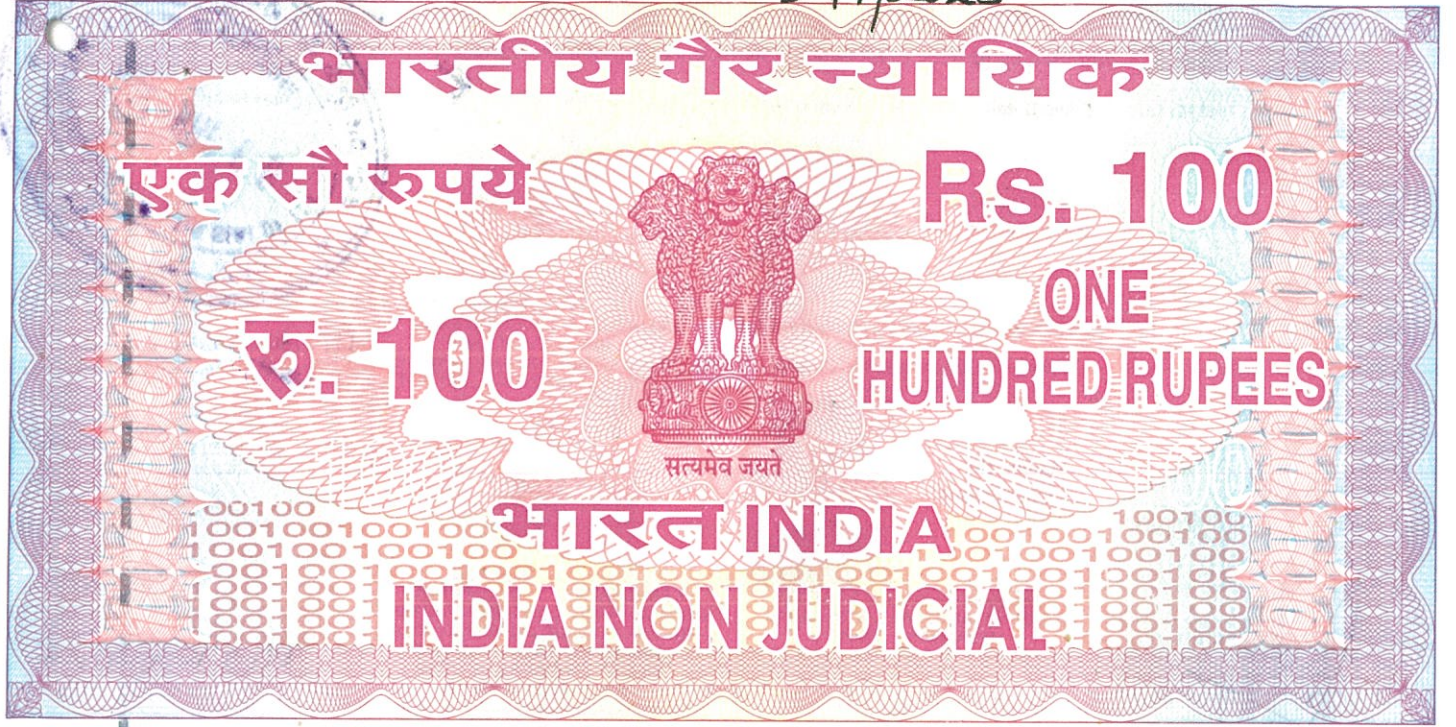


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తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240928133000097131

Date: 28 SEP 2024, 01:30 PM

Purchased By:

CH RAMESH

S/o CH NARSING RAO

R/o HYDERABAD

For Whom

MEHTA & MODI REALTY KOWKUR LLP

BF 233926

Denomination: 100

Sub Registrar
Ex. Officio Stamp Vendor
SRO: MEDCHAL (R.O)**SALE DEED**

This Sale deed is made and executed on this the 31st day of January' 2025 at S.R.O, Malkajgiri, Medchal-Malkajgiri District by and between:

1. M/s. Mehta & Modi Realty Kowkur LLP (Pan No.ABLFM7631F), a Limited Liability Partnership Firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its authorsied signatory, Mr. Anand S. Mehta, S/o. Mr. Suresh U. Mehta, aged about 46 years, Occupation Business.
2. Shri. Prem Kumar Sanghi, S/o. Late M. L. Sanghi, aged about 50 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
3. Shri. Prem Kumar Sanghi HUF, rep. by its Karta, Shri Prem Kumar Sanghi, S/o. Late M. L. Sanghi, aged about 50 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
4. Smt. Sushma Sanghi, W/o. Shri. Prem Kumar Sanghi, aged 49 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
5. Shri Nilesh Agarwal, S/o. Shri K. N. Agarwal, aged about 50 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 53225/- paid between the hours of _____ and _____ on the 31st day of JAN, 2025 by Sri Anand S Mehta

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	Aadhar No XXXXXXXX6094 NAME: HANUMESH RAMRAO KULKARNI S/O RAMRAO KULKARNI ALWAL, TIRUMALAGIRI, HYDERABAD, TELANGANA, 500010	 HANUMESH RAMRAO KULKARNI: [1512-1-2025-613]	 HANUMESH RAMRAO KULKARNI S/O. RAMRAO KULKARNI B-256, JANAPRIYA ARCADIA, KOWKUR VILLAGE, ALWAL MANDAL,, MM DIST
2	EX	Aadhar No XXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 IV/2022 [R] M/S MEHTA & MODI I [1512-1-2025-613]	 K PRABHAKAR REDDY (GPA DOCT NO.94/BK-IV/2022)[R]M/S MEHTA & MODI REALTY KOWKUR LLP REP BY ITS:- ANAND S MEHTA (AUTHORISED SIGNATORY/DAGPA HOLDER) S/O SURESH U MEHTA 5-4-187/3&4, SOHAM MANSION, M G ROAD,, SEC-BAD

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX8962 NAME: SHRUTHI MANOJ KULKARNI C/O MANOJ HANUMESH KULKARNI Balanagar, Balanagar, K.v. Rangareddy, Telangana, 500018	 SHRUTHI MANOJ KULKARNI::3 [1512-1-2025-613]	 SHRUTHI MANOJ KULKARNI ERRAGADDA HYDERABAD
2	Aadhar No: XXXXXXXX9816 NAME: MANOJ HANUMESH KULKARNI C/O HANUMESH RAMRAO KULKARNI Balanagar, Balanagar, K.v. Rangareddy, Telangana, 500018	 MANOJ KUMAR KULKARNI::31/V [1512-1-2025-613]	 MANOJ KUMAR KULKARNI ERRAGADDA HYDERABAD

31st day of January, 2025

Biometrically Authenticated by
SBO REDDYPALLI SRIKANTH
on 31-JAN-2025 13:33:31
Signature of Sub Registrar
Malkajgiri

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Malkajgiri

6. Shri. Nilesh Agarwal HUF, rep. by its Karta, Shri Nilesh Agarwal, S/o. Shri K. N. Agarwal, aged about 50 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.
7. Smt. Mukta Agarwal, W/o. Shri Nilesh Agarwal, aged about 45 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.

hereinafter collectively as the Vendor and several as Vendor no. 1, Vendor no. 2 and so on. Vendor nos. 2 to 7 are hereinafter also referred to as the Owners and Vendor no. 1 is herein also referred to as the Developer. The Owners are being represented by their Joint Development Agreement cum General Power of Attorney Holder, M/s. Mehta & Modi Realty Kowkur LLP, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its authorised signatory, Mr. Anand S Mehta, S/o. Mr. Suresh U. Mehta by way of document no. 5379/2019, dated 09-07-2019, registered at SRO, Malkajigiri, Medchal-Malkajigiri District.

IN FAVOUR OF

Mr. Hanumesh Ramrao Kulkarni, Son of Mr. Ramrao Kulkarni aged about 64 years, residing at Flat No. B-256, Janapriya Arcadia, Near Hunuman Temple, Kowkur Village, Alwal Mandal, Medchal-Malkajigiri District, Telangana-500 010 (Pan No. AELPK3783M, Mobile No.91777 04110) hereinafter referred to as the Purchaser.

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

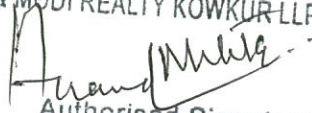
Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser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

1. TITLE OF PROPERTY:

- 1.1 Mr. Prem Kumar Sanghi, Prem Kumar Sanghi HUF, Sushma Sanghi, Nilesh Agarwal, Nilesh Agarwal HUF, Mukta Agarwal, the Owners herein are the absolute owners of land admeasuring Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajigiri District (formerly known as Malkajigiri Mandal, R.R. District) (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder) having purchased the same by way of registered sale deeds as per details given below:

Sl. No.	Sale deed no.	Sale deed date	Extent in Guntas	Sy. Nos.	Vendors	Purchasers
1.	2446/13	16.04.2011	0-18.68	196	Mr. G. Pratap Reddy, Narsimha Reddy, Krishna Veni, Vijaya, Sitram Reddy, Maheshwari, Madhava Reddy, Vimala Rajeswari, Vinoda Parameswari, Ram Reddy, Mallikarjun Reddy	Mr. Prem Kumar Sanghi, Prem Kumar Sanghi HUF, Sushma Sanghi, Nilesh Agarwal, Nilesh Agarwal HUF, Mukta Agarwal
2.	2447/13	16-04-2011	0-23.91	196		
3.	2444/13	16-04-2011	0-17.73	196		
4.	2445/13	16-04-2011	0-19.68	196		

All the above documents registered at SRO, Vallabhanagar, Medchal-Malkajigiri District.

For MEHTA & MODI REALTY KOWKUR LLP

 Authorised Signatory



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	585375	0	0	0	585475
Transfer Duty	NA	0	159675	0	0	0	159675
Reg. Fee	NA	0	53225	0	0	0	53225
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	10645	0	0	0	10645
Total	100	0	809920	0	0	0	810020

Rs. 745050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 53225/- towards Registration Fees on the chargeable value of Rs. 10645000/- was paid by the party through E-Challan/BC/Pay Order No .637CKH230125 dated 23-JAN-25 of ,ICICIRB/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 809970/-, DATE: 23-JAN-25, BANK NAME: ICICIRB, BRANCH NAME: . BANK REFERENCE NO: 1483391233039.PAYMENT MODE:NB-1001138,ATRN:1483391233039,REMITTER NAME: HANUMESH RAMRAO KULKARNI,EXECUTANT NAME: MEHTA AND MODI REALTY KOWKUR LLP,CLAIMANT NAME: HANUMESH RAMRAO KULKARNI).

Date:

31st day of January,2025

Signature of Registering Officer
Malkajgiri

Certificate of Registration

Registered as document no. 599 of 2025 of Book-1 and assigned the identification number 1 - 16 - 2 - 599 - 2025 for Scanning on 31-JAN-25 .

Registering Officer
Malkajgiri
(R Srikanth)

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- 1.2 Mr. Mohammed Habeebulla was the original Pattedar of the land admeasuring Ac. 9-38 gts., in Sy. No. 196 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal and R.R. District) and Mr. Gowmarapu Jangaiah was recorded as a protected tenant on the said land.
- 1.3 Mr. Gowmarapu Jangaiah became the owner of Ac. 4-38 gts., in Sy. No. 196 of Kowkur Village, by way of ownership certificate granted under Sections 35 and 37 of the Hyderabad Tenancy and Agricultural Lands Act 1950.
- 1.4 After the death of G. Jangaiah, the revenue authorities have mutated the names of G. Laxma Reddy (brother of G. Jangaiah) and G. Pratap Reddy, son of G. Jangaiah as owners of Ac. 2-19 gts., each by way of proceeding no. Kowkur/ROR/12/89 dated 09-09-1991.
- 1.5 After the death of G. Jangaiah his share of land devolved to all his legal heirs namely G. Pratap Reddy (son), G. Narsimha Reddy (son), G. Krishna Veni alias S. Kistamma (daughter), G. Vijaya alias Mandadi Vijaya (daughter). The revenue authorities had recorded G. Pratap Reddy as the sole owner of the entire extent of Ac. 2-19 gts., and patta passbook/title book as per the details given below were issued in his favour.

Patta No.	Passbook no	Title book no	Sy. No.	Extent in Ac.-gts
142	274568	212960	196	2-19

- 1.6 The issue of legal heirs of G. Jangaiah was resolved by way of a compromise in the partition suit in O.S. no. 1141 of 2006 on the file of the learned IV Additional Senior Civil Judge, Ranga Reddy District instituted by the other legal heirs, viz., G. Narsimha Reddy, G. Vimala Rajeswari, G. Venkat Ram Reddy, G. Vinoda Parmeswari, G. Mallikarjun Reddy and G. Pratap Reddy. All the legal heirs of G. Janga Reddy have executed the sale deeds in favour of the Owners.
- 1.7 Accordingly, the Owners each have become owner of 1/6th undivided share in the Scheduled Land.
- 1.8 The Vendor no.1 has agreed to take on development the Scheduled Land from the Owners, by constructing a Housing Project with 7 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. 5379/2019, dated 09.07.2019 registered at SRO, Malkajgiri. Further the Developer and Owners reached an understanding for the amendment/division of shares among themselves by way of rectification deed bearing document no.7083/2019, dated 25.09.2019 registered at SRO, Malkajgiri.
- 1.9 As per the terms of the JDA the Vendor no. 1 shall develop the Housing Project at its own cost on the Scheduled Land. The ownership of the flats proposed to be developed has been determined in the said JDA. The Owners and Developer shall be free to sell the flats allotted to them without any further reference to each other.
- 1.10 The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure-A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Owners.
- 1.11 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 19.10.2019 under registration no. P02200001314.

For MEHTA & MODI REALTY KOWKUR LLP


Authorised Signatory



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2. DETAILS OF PERMITS:

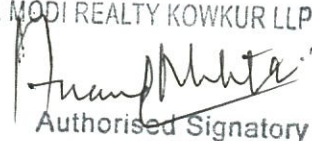
- 2.1 The Vendor/Owners have obtained permission from GHMC in file no. 1/C27/22157/2018 vide permit no.1/C27/14075/2019 dated 21.09.2019 for developing the Scheduled Land into a residential complex consisting of 119 flats with two basements, seven upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.2 As per building permit order, other correspondence and documentation with GHMC and other departments the proposed development of flats in the 7 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 A701, signifying block number, floor number and flat number. For the purpose of this agreement 7 floors have been numbered as first floor, second floor till seventh 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
A	5	Six	A 705	Seventh

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. 2 blocks of flats labeled as A & Bare proposed to be constructed.
- 3.1.2. Each block consists of 7 floors.
- 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
- 3.1.4. Total of 119 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 9,400 sftis 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.

For MEHTA & MODI REALTY KOWKUR LLP


Authorized Signatory



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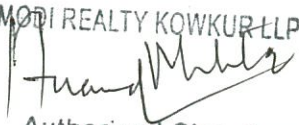
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- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, 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 8,779 sq. yds., after leaving 901 sq.yds for road widening / Peripheral area. Each flat has been assigned proportionate undivided share from in the net land for development.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Greenwood Heights' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as 'Greenwood Heights' shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

For MEHTA & MODI REALTY KOWKUR LLP

Authorized Signatory



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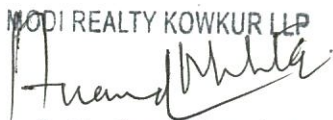
5. DETAIL OF FLAT BEING SOLD:

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

6. SALE CONSIDERATION:

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

For MEHTA & MODI REALTY KOWKUR LLP


Authorised Signatory



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7. COMPLETION OF CONSTRUCTION & POSSESSION:

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

8 OWNERS ASSOCIATION:

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

For MEHTA & MODI REALTY KOWKUR LLP


Anand Mehta
Authorised Signatory



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

9 RESTRICTION ON ALTERATIONS & USE:

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

9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years i.e. upto the ending of year 2025 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

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

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

For MEHTA & MODI REALTY KOWKUR-LLP

Authorised Signatory



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10 NOC FOR SURROUNDING DEVELOPMENT :

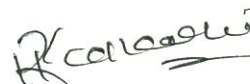
- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 10.2 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 issued permit for construction.
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.

For MEHTA & MODI REALTY KOWKUR LLP


Authorised Signatory



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- 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.
11.1.7 Irrigation department.
11.1.8 Environment department and pollution control board.

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

12 GUARANTEE OF TITLE:

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

13 OTHER TERMS:

- 13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.
- 13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

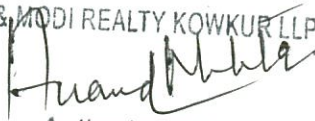
DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajigiri District (formerly known as Malkajigiri Mandal, R. R. District) and bounded by:

North	Neighbours land in Sy. No. 196
South	Approved layout and common passage
East	Neighbours land in Sy. No. 196
West	Neighbours land in Sy. No. 196

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 MEHTA & MODI REALTY KOWKUR LLP


Authorised Signatory

VENDOR

(M/s. Mehta & Modi Realty Kowkur LLP
rep by Mr. Anand S. Mehta)



PURCHASER

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Malkajgiri

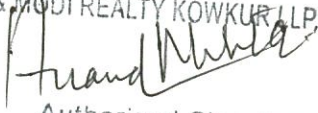


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ANNEXURE- A

1.	Names of Purchasers:	1.Mr. Hanumesh Ramrao Kulkarni S/o.Mr. Ramrao Kulkarni
2.	Purchaser's residential address:	R/o. Flat No. B-256, Janapriya Arcadia, Near Hunuman Temple, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District, Telangana-500 010.
3.	Pan no. of Purchasers:	AELPK3783M
4.	Aadhaar card no. of Purchasers:	8023 9372 6094
5.	Name address & registration no. of Owners Association	'Greenwood Welfare Association' vide certificate of registration no.687 of 2021, dated 16-11-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	116 on the first floor, in block no. 'A'
	b. Undivided share of land:	82.47 Sq. yds.
	c. Super built-up area:	1945 Sft.
	d. Built-up area + common area:	1498 + 447 Sft.
	e. Carpet area	1421 Sft.
	f. Car parking type and area	Single Parking - 105 Sft
7.	Total sale consideration:	Rs.1,06,45,000/-(Rupees One Crore Six Lakhs Forty Five Thousand Only)
8.	Details of Payment:	
	a. Rs.53,23,000/-(Rupees Fifty Three Lakhs Twenty Three Thousand Only) paid by way of D. D. No.502285, dated 16-12-2024 drawn on ICICI Bank, Hyderabad.	
	b. Rs.52,72,000/-(Rupees Fifty Two Lakhs Seventy Two Thousand Only) paid by way of D. D. No.502315, dated 22-01-2025 drawn on ICICI Bank, Hyderabad.	
	c. Rs.50,000/-(Rupees Fifty Thousand Only) paid by way of cheque no.004663, dated 15-12-2024 drawn on ICICI Bank, Hubli Branch.	

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

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


PURCHASER

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9.

Description of the Schedule Flat:

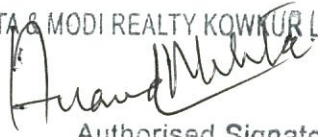
All that portion forming a deluxe flat bearing no. 116 on the first floor in block no. 'A', admeasuring 1945 sft. of super built-up area (i.e., 1498 sft. of built-up area & 447 sft. of common area, 1421 sft. of carpet area) together with proportionate undivided share of land to the extent of 82.47 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as "Greenwood Heights", forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded as under:

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

ANNEXURE – 1 – A

1. Description of the Flat : DELUXE flat bearing no.116 on the first floor in block no. 'A' of 'Greenwood Heights' forming part of Sy. No.196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District)
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 7 upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 82.47 sq. yds, U/s Out of Ac. 2-00 Gts
4. Built up area Particulars:
 - a) In the Basement Floor : 105 sft. parking space for single car
 - b) In the First Floor : 1945 sft
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 1,06,45,000/-

Date: 31-01-2025

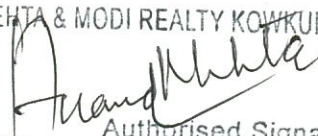
For MEHTA & MODI REALTY KOWKUR LLP

 Authorised Signatory

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 and further declare that the said Scheduled Property not assessed and PTIN number is not allotted for the above flat.

Date: 31-01-2025

For MEHTA & MODI REALTY KOWKUR LLP

 Authorised Signatory
 Signature of the Vendor


 Signature of the Purchaser

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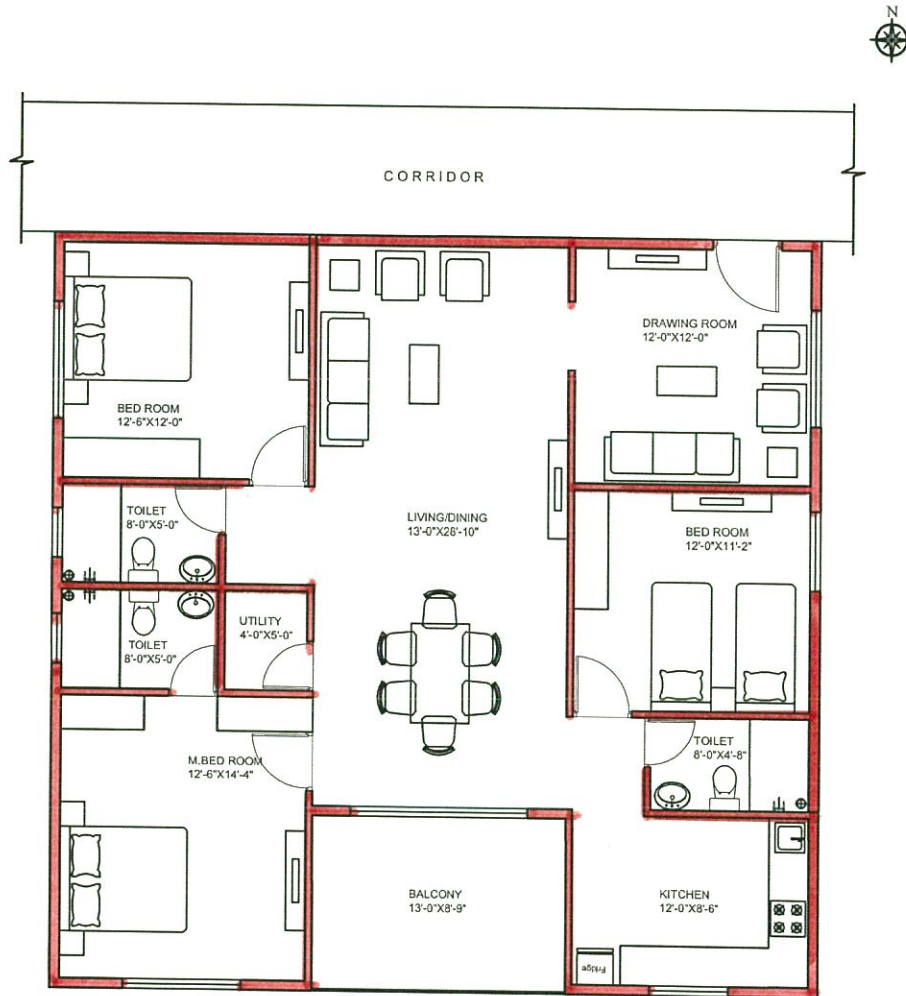
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ANNEXURE- B

Plan of the Scheduled Flat:

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



TYPE - V
1945 SFT

For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
Authorised Signatory

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

Ramesh
PURCHASER

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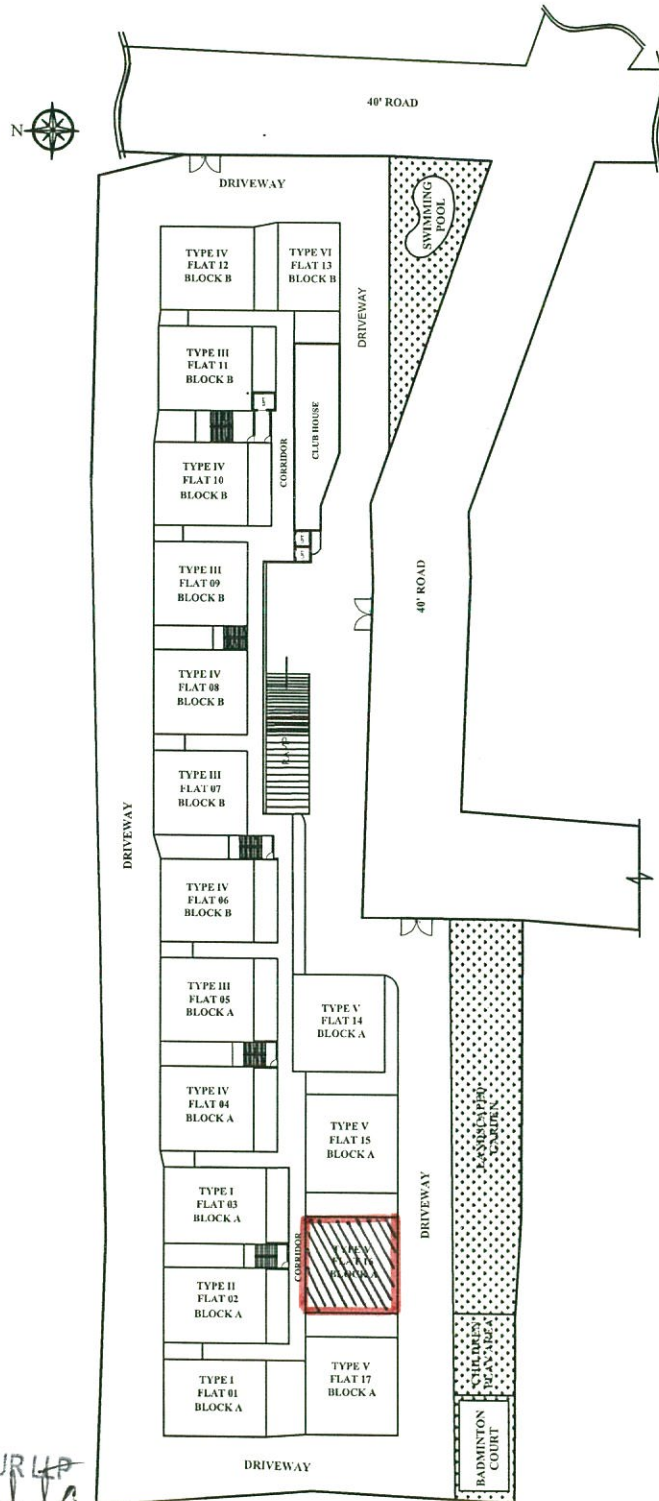


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ANNEXURE – C

Layout plan of the Housing Project:



For MEHTA & MODI REALTY KOWKUR LLP
Anand S. Mehta
Authorised Signatory

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

Kowkur
PURCHASER

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GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.
 PREM KUMAR SANGHI & OTHERS
 H. No. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh,, HYDERABAD, Telangana

FILE No.	:	1/C27/22157/2018
PERMIT No.	:	1/C27/14075/2019
DATE	:	21 September, 2019

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 21 November, 2018 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant		PREM KUMAR SANGHI & OTHERS					
2	Developer / Builder		Modi Properties Pvt Ltd			Lic.No.	BL/1171/2008 valid up to 16.10.2023	
3	Licensed Technical Person		ABDUL NAYEEM NASIR (Architect)			Lic.No.	CA/1990/12947	
4	Structural Engineer		Zaki Ahmed			Lic.No.	47/Strl.Engineer/TP10/GHMC	
5	Others		NA					
B	SITE DETAILS							
1	T.S. No./Survey no./Gram khantam/Abadi		196					
2	Premises No.		2					
3	Plot No./Door No./House No.		N.A					
4	Layout / Sub Divn. No.		NA					
5	Road/Street		Yapral Road					
6	Locality		Kowkoor					
7	Village		KOWKUR					
8	Town/ City		Hyderabad					
C	DETAILS OF PERMISSION SANCTIONED							
Building - A-1 (PROP BUILDING) (Height (m): 20.9)								
1	Floors		Ground		Upper floors		Parking floors	
2	Use		No.	Area (m2)	No.	Area (m2)	Level	No. Area (m2)
a	Residential		1	2,826.68	6	16,775.62	Cellar	2 6,491.45
b	Commercial		0	0.00	0	0.00	-	- -
c	Others		0	0.00	0	0.00	-	- -
d	No. of floors		2 Cellar + Ground + 6 upper floors					
e	Compound Wall		971.63 RM					
f	Set backs (m)		Front		Rear		Side I Side II	
			7		7		7 7	
* The setbacks mentioned in the proceeding are minimum required.Actual setbacks will be as per the drawing PDF.								
3	Site Area (m2)		8099.63					
4	Road affected area (m2)		758.74					
5	Nala affected area (m2)		0					
6	Net Area(m2)		7340.89					
7	Tot-lot (m2)		826.43					
8	Height (m)		20.90					
9	No. of RWHPs		1					
10	No. of Tree		400 Trees					
11	Others		NA					
D	DETAILS OF FEES (RS.) :							
1	Building Permit Fees : Proposed compound wall			19,433.00	2	Building Permit Fees : Proposed Covered builtup area 2,001,200.00		
3	B.C. & E.B.C. on built up area,			3,001,800.00	4	Building Permit Fees : Advertisment & Postage Charges 5,000.00		
5	Development Charges : Proposed built up area			2,450,375.00	6	B.C. & E.B.C. on site area, 917,625.00		
7	Sub Division Charges,			110,115.00	8	Development Charges : Open area excluding coverage 917,625.00		
9	Vacant Land tax,			189,648.00	10	Rain Water Harvesting Charges, 156,819.00		
11	Environmental Impact Fees,			842,330.00	12	Shelter Fees, 1,101,130.00		
13	Proportionate Layout Charges,			917,625.00	14	City Level Infrastructure Impact Fees, 2,787,200.00		
TOTAL: 15,417,925.00								

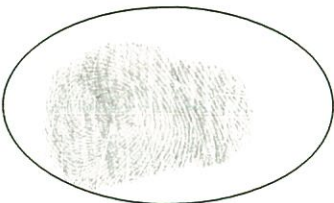
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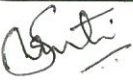
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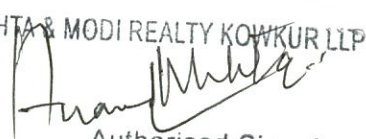


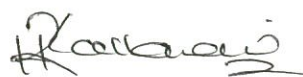
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI REALTY KOWKUR LLP 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 SIGNATORY:- SHRI. ANAND S. MEHTA S/O. SHRI SURESH U. MEHTA.
			<u>GPA ON BEHALF OF VENDOR VIDE GPA NO.</u> <u>94/BK-IV/2022, Dt.03-06-2022, Regd., at SRO,</u> <u>Malkajgiri, Medchal-Malkajgiri District:</u> 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.
			<u>PURCHASER:</u> MR. HANUMESH RAMRAO KULKARNI S/O. MR. RAMRAO KULKARNI R/O. FLAT NO. B-256 JANAPRIYA ARCADIA NEAR HUNUMAN TEMPLE KOWKUR VILLAGE, ALWAL MANDAL MEDCHAL-MALKAJGIRI DISTRICT TELANGANA-500 010.

SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory
SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

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VENDOR:



భారత ప్రభుత్వం
Government of India



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



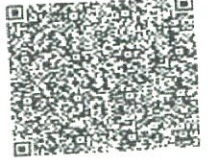
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ఆధార్ - సామాన్యని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
Authorised Signatory

To
అనంద్ సురేష్ మెహతా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
8885000518
307656913
24/11/2015
MA076569137FT



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

Kandi Prabhakar Reddy

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భారత ప్రభుత్వం
Government of India

హనుమేష్ రాంరావ్ కుల్కర్ణి
Hanumesh Ramrao Kulkarni
పుట్టిన తేదీ/DOB: 30/06/1960
పురుషుడు/ MALE

8023 9372 6094

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

Address:
S/O Ramrao Kulkarni, flat no b-256, janapriya arcadia, near hanuman temple, kowkoor, Alwal, Hyderabad, Telangana - 500010

చిరునామా:
S/O రాంరావ్ కుల్కర్ణి, ఫ్లాట్ నో బి-256, జనప్రియ ఆర్కేడియా, హనుమాన్ దేవాలయం దగ్గర, కొవ్కూర్, అల్వల్, హైదరాబాద్, తెలంగాణ - 500010

8023 9372 6094

13/01/2014



శ్రుతి మనోజ్ కుల్కర్ణి
Shruti Manoj Kulkarni
పుట్టిన తేదీ / DOB: 08/05/1992
స్త్రీ / Female

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5209 8047 8962

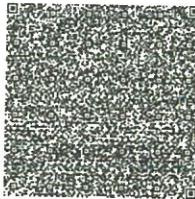
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Signature

70375303



KA703753030FH



8023 9372 6094

సమాచిత సంఖ్య / Enrollment No. : 0654/02454/14726

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India



మనోజ్ హనుమేష్ కుల్కర్ణి
Manoj Hanumesh Kulkarni
పుట్టిన తేదీ / DOB: 16/03/1990
పురుషుడు / Male

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7303 5955 9816

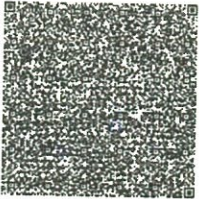
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Signature

70375265



KA703752652FH



సమాచిత సంఖ్య / Enrollment No. : 0654/02454/14727

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India



31/08/2011

To
Manoj Hanumesh Kulkarni

చివ్విట్ హనుమేష్ కుల్కర్ణి
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Telangana - 500018
9573882231

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5209 8047 8962

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599/2025. Sheet 18 of 18 Sub Registrar
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