

Government of Telangana Registration And Stamps Department

4035/25

Payment Details - Citizen Copy - Generated on 02/04/2025, 01:07 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 4296

Receipt Date: 02/04/2025

Name: K PRABHAKAR REDDY
Transaction: Sale Deed
Chargeable Value: 2550000 DD No:
Bank Name: DD Dt:
E-Challan Bank Name: ICICIRB Bank Branch:
E-Challan Bank Branch:
CS No/Doct No: 4105 / 2025
Challan No: E-Challan No: 448WGL270325
Challan Dt: E-Challan Dt: 27-MAR-25

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				51000
Deficit Stamp Duty				140150
User Charges				1000
Mutation Charges				2550
Total:				194700
In Words: RUPEES ONE LAKH NINETY FOUR THOUSAND SEVEN HUNDRED ONLY				

RETURNED

Prepared By: RAVIREDDY

Signature by SR
JOINT SUB-REGISTRAR - II
R.O. Medchal - Malkajgiri Dist

SCANNED

4035/2025



తెలంగాణ తెలంగాణ TELANGANA

BH 708117

Tran Id: 250123162628632873
Date: 23 JAN 2025, 04:29 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
MODI REALITY GENOME VALLEY LLP

K. GIRIBABU
LICENSED STAMP VENDOR
Lic. No. 30/1998
Ren.No. 16-02-019/2025
Amberpet, Hyderabad
Ph 8978716779

SALE DEED

This Sale deed is made and executed on this the 2nd day of April, 2025 at S.R.O, Medchal (R. O.), Medchal-Malkajgiri District by and between:

M/s. Modi Realty Genome Valley LLP {Pan No. ABFFM3063P}, a Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized representative, Mr. Gaurang J. Mody, S/o. Late Jayantilal Mody, aged about 54 years, Occupation: Business hereinafter referred to as the Vendor.

IN FAVOUR OF

Mr. Romit Nurani, Son of Mr. Siraj Nurani, aged about 34 years, Occupation: Service residing at Flat No. 302, Srikari Nivas, Plot No. 24 & 25, Opp. Sivasivani School, Beside Cineplanet, Kompally, Medchal-Malkajgiri District, Telangana-500 014 {Pan No.AOXPN5749L, Mobile No.98857 73023} 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.

For MODI REALITY GENOME VALLEY LLP

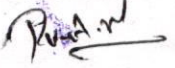
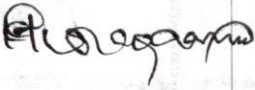
Authorized Representative

Romit

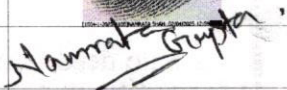
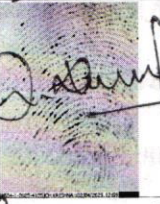
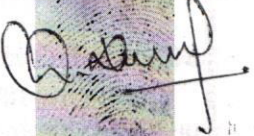
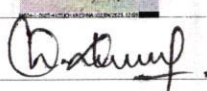
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 51000/- paid between the hours of _____ and _____ on the 02nd day of APR, 2025 by Sri K Prabhakar Reddy

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 XXXXXXXX4454 NAME: NURANI ROMIT S/O NOORANI SIRAJ KOMPALLE, QUTUBULLAPUR, K.V. RANGAREDDY, TELANGANA, 500014	 ROMIT NURANI::02/ [1504-1-2025-4105] ROMIT NURANI S/O. SIRAJ NURANI FNO.302 SRIKARI NVIAS PNO.24 & 25 CINEPLANET KOMPALLY, M M DIST	 
2	EX	Aadhar No XXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 K PRABHAKAR REDDY [1504-1-2025-4105] K PRABHAKAR REDDY (SPA HOLDER)[R]/M/S.MODI REALTY GENOME VALLEY LLP REP BY ITS:-GAURANG J MODY (AUTH.REP) . LATE JAYANTIALAL MODY	 

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX4328 NAME: NAMRATA SHAH W/O NAYAN SHAH Tirumalagiri, Tirumalagiri, Hyderabad, Telangana, 500009	 NAMRATA SHAH::02 [1504-1-2025-4105] NAMRATA SHAH MEDCHAL	 
2	Aadhar No: XXXXXXXX2635 NAME: CHATHIRI KRISHNA S/O NARASAIHA LATE Golconda, Hyderabad, Andhra Pradesh, 500008	 CH KRISHNA::02/04/ [1504-1-2025-4105] CH KRISHNA HYD	  

02nd day of April,2025

Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SRO P MADHUBABU
on 02-APR-2025 13:21:22

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Medchal (R.O)

1. TITLE OF PROPERTY:

- 1.1. Whereas, Mrs. Varala Kamalamma and Mr. B. Varada Reddy were the pattedars of part of land in Sy. No. 31 of Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District and their names were duly recorded in the Pahanis. Mr. B. Anthi Reddy is the son of Mr. B. Varada Reddy and became owner of Ac. 1-00 gts., in Sy. No. 31 by way of gift settlement deed registered as document no.1004/98 at SRO Medchal.
- 1.2. Mrs. K. V. Sujatha became owner of Ac. 2-30 gts., in Sy. No. 31, by way of three sale deeds, details of which are given under.

Sl. No.	Sale deed document no.	Sale Deed registered at	Vendor	Extent of Land Purchased in Sy. No. 31
1	11139/2002	SRO, Medchal	Mrs. Varala Kamalamma	Ac. 1-15 gts.,
2	1092/2003	SRO, Medchal	Mr. B. Varada Reddy	Ac. 0-24 gts.,
3	2168/2003	SRO, Medchal	Mr. B. Anthi Reddy	Ac. 0-31 gts.,

- 1.3. Ac. 2-30 gts., in Sy. No. 31 was mutated in favour of Mrs. K. V. Sujatha by way of proceeding no. MRO/Proc No. E/1065/2004 dated 03.06.2004. The MRO Medchal issued pattadar passbook and title deed bearing no. 440131, Patta no. 155 to her.
- 1.4. Mr. Sreekakulam Radha Swamy, S/o. Late Sreekakulam Venkata Subbaiah, became the owner of land admeasuring Ac. 0-30 gts forming part in Sy. No. 31 along with additional lands situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, having purchased the same by registered Agreement of Sale cum General Power of Attorney dated 16.12.2017, registered as document no. 9901/2017 at SRO Medchal from Smt. K. V. Sujatha.
- 1.5. M/s. Touchstone Property Developers Pvt. Ltd., rep by Mr. V. Sreekanth, S/o. Mr. V. Subbarama Chary became the owner of land admeasuring Ac. 2-00 gts forming part in Sy. No. 31 situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, having purchased the same by registered Agreement of Sale cum General Power of Attorney dated 8.12.2017, registered as document no. 9902/2017 at SRO Medchal from Smt. K.V. Sujatha.
- 1.6. The Vendor became the absolute owner, possessor and is in peaceful enjoyment of the land forming a part of Sy. No. 31, situated Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District admeasuring about Ac. 0-39 Gts. (hereinafter referred to as the Scheduled Land and is more particularly described in Schedule given under) by way of 2 registered sale deeds details of which are given below.

Sl. No.	Sale deed document no.	Date	Sale deed registered at	Vendors	Extent of land purchased in Sy. No. 31
1	4199/2018	31.03.18	SRO Medchal	Mrs. K.V. Sujatha, rep by its AGPA holder M/s. Touchstone Property Developers Pvt. Ltd	Ac. 0-36 gts
2	5192/2018	19.04.18	SRO Medchal	Mrs. K.V. Sujatha, rep by its AGPA holder Mr. Sreekakulam Radha Swamy	Ac. 0-03 gts

For MODI REALTY GENOME VALLEY LLP

Authorized Representative

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	140150	0	0	0	140250
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	51000	0	0	0	51000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	2550	0	0	0	2550
Total	100	0	194700	0	0	0	194800

Rs. 140150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 51000/- towards Registration Fees on the chargeable value of Rs. 2550000/- was paid by the party through E-Challan/BC/Pay Order No ,448WGL270325 dated ,27-MAR-25 of ,ICICIRB/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 194750/-, DATE: 27-MAR-25, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 8561444815655, PAYMENT MODE: NB-1001138, ATRN: 8561444815655, REMITTER NAME: ROMIT NURANI, EXECUTANT NAME: MODI REALTY GENOME VALLEY LLP, CLAIMANT NAME: ROMIT NURANI).

Date:

02nd day of April, 2025

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 4035 of 2025 of Book-1 and assigned the identification number 1- 1504 - 4035 - 2025 for Scanning on 02-APR-25 .

Registering Officer
Medchal (R.O)
(P Madhu Babu)

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- 1.7. The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 21-03-2020 under registration no. P02200001781.

2. DETAILS OF PERMITS:

- 2.1 The Vendor has obtained building permit from HMDA and Muraharipally Grampanchayat under application no. 013904/MED/R1/U6/HMDA/20072018 dated 07/11/2019 for developing the Scheduled Land into a residential complex of 107 flats, consisting of stilt floor for parking and five upper floors along with common amenities like roads, drainage, electric power connection, etc.
- 2.2 As per the building permit stilt floor for parking and 5 upper floors are proposed to be constructed. Each flat has been assigned a number in the building permit. Hereafter, the 5 upper floors are referred to as first floor, second floor and so on till fifth floor. The flats on first floor are labelled as 101, 102, 103 and so on. Similarly flats on the second are labelled as 201, 202, 203 and so on. The scheme of numbering has been followed for rest of the floors.

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. Total of 107 flats are proposed to be constructed in a single block.
 - 3.1.2. Parking is proposed to be provided on the stilt floor.
 - 3.1.3. Amenities and facilities proposed to be provided are –roads, generator for power backup, compound wall, security kiosk, overhead tanks, sumps, gym, cafeteria/canteen, recreation room, meeting room, creche, children park, etc.
 - 3.1.4. Each flat shall have a separately metered electric power connection.
 - 3.1.5. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.6. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant. On a later date drinking water from the water board may be optionally provided based on availability of infrastructure around the site.
 - 3.1.7. 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, common amenities, lifts, etc., as it deems fit and proper.
 - 3.1.8. Purchaser shall not be entitled to make changes to the elevation, external appearance, colour scheme, etc.
 - 3.1.9. 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.
 - 3.1.10. The net extent of land being developed is 4,719 sq yds. Each flat has been assigned proportionate undivided share of land equal to 44.10 sq yds.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Bloomdale Residency at Genome Valley' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as 'Bloomdale Residency at Genome Valley' shall always be called as such and shall not be changed.

For MODI REALTY GENOME VALLEY LLP

Authorized Representative

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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 roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For MODI REALTY GENOME VALLEY ALP

Authorized Representative

[Signature]

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- 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.

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.

For MODI REALTY GENOME VALLEY LLP

Authorized Representative

[Signature]

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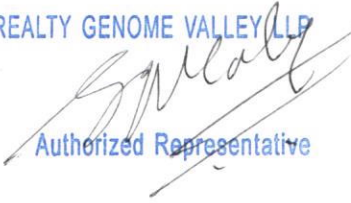
8. OWNERS ASSOCIATION:

- 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 parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

For MODI REALTY GENOME VALLEY LLP


Authorized Representative



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Medchal (R.O)



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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.

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 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.

For MODI REALTY GENOME VALLEY LLP

Authorized Representative

[Signature]

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Medchal (R.O)



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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, 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.

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

11.1.7 Irrigation department.

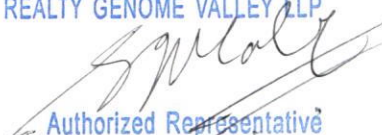
11.1.8 Environment department and pollution control board.

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

12 GUARANTEE OF TITLE:

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

For MODI REALTY GENOME VALLEY LLP


Authorized Representative



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Medchal (R.O)



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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.

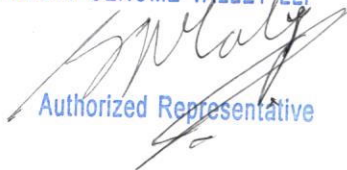
DETAILS OF SCHEDULED LAND

All that part and parcel of land admeasuring Ac.0-39 gts., forming part of Sy. No. 31, situated at Muraharipally Village, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) and bounded by:

North	Neighbour's land
South	Neighbour's land
East	Neighbour's land
West	33 feet wide road & Land belonging to M C Modi Educational Trust

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

For MODI REALTY GENOME VALLEY LLP


Authorized Representative

VENDOR

(M/s. Modi Realty Genome Valley LLP,
rep by Mr. Gaurang J. Mody)



PURCHASER

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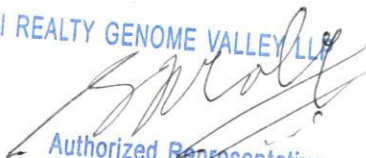


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ANNEXURE- A

1.	Names of Purchaser:	Mr. Romit Nurani, S/o. Mr. Siraj Nurani
2.	Purchaser's residential address	R/o. Flat No. 302, Srikari Nivas, Plot No. 24 & 25, Opp. Sivasivani School, Beside Cineplanet, Kompally, Medchal-Malkajgiri District, Telangana-500 014.
3.	Pan no. of Purchaser:	AOXP5749L
4.	Aadhaar card no. of Purchaser:	5742 9258 4454
5.	Name address & registration no. of Owners Association	'Bloomdale Welfare Association' vide certificate of registration no. 517 of 2024, dated 12-06-2024, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	401 on the fourth floor, in block no. 'A'
	b. Undivided share of land:	44.10 Sq. yds.
	c. Super built-up area:	800 Sft.
	d. Built-up area + common area:	640 + 160 Sft.
	e. Carpet area	536 Sft.
	f. Car parking type and area	Single Parking - 105 Sft.
7.	Total sale consideration:	Rs.25,50,000/-(Rupees Twenty Five Lakhs Fifty Thousand Only)
8.	Details of Payment:	
	a. Rs.23,50,000/-(Rupees Twenty Three Lakhs Fifty Thousand Only) paid by way online transfer.	
	b. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.005399, dated 10-03-2021 drawn on ICICI Bank, Ramachandrapuram Branch, Medak District.	
9.	<u>Description of the Schedule Flat:</u>	
	All that portion forming a deluxe flat bearing no.401 on the fourth floor in block no.'A' admeasuring 800 sft. of super built-up area (i.e., 640 sft. of built-up area & 160 sft. of common area) together with proportionate undivided share of land to the extent of 44.10 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Bloomdale Residency at Genome Valley', forming part of Sy. No. 31, situated at Murahiaripally Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Medchal Mandal, Ranga Reddy District) and bounded as under: North : Open to Sky, Staircase & Flat No. 402 South : Open to Sky East : 5' wide corridor West : Open to Sky	

For MODI REALTY GENOME VALLEY LLP

Authorized Representative

VENDOR
(M/s. Modi Realty Genome Valley LLP,
rep by Mr. Gaurang J. Mody)


PURCHASER

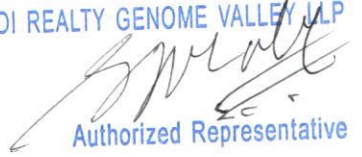
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4035/2025. Sheet 10 of 17 Sub Registrar
Medchal (R.O)



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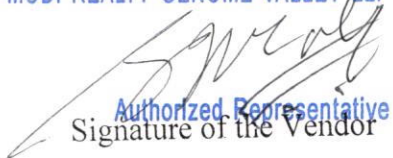
ANNEXURE - 1 - A

1. Description of the Flat : DELUXE flat bearing no.401 on the fourth floor, in block no.'A' in the residential complex named as 'Bloomdale Residency at Genome Valley', forming part of Sy. No. 31, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Medchal Mandal, Ranga Reddy District).
- (a) Nature of the roof : R.C.C. (Basement for Parking and + 5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 44.10 Sq. yds, U/s Out of Ac. 0-39 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 105 Sft. parking space for one car
- b) In the Fourth Floor : 800 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 25,50,000/-
- Date: 02-04-2025
- For MODI REALTY GENOME VALLEY LLP

Authorized Representative
Signature of the Vendor

C E R T I F I C A T E

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

Date: 02-04-2025

For MODI REALTY GENOME VALLEY LLP

Authorized Representative
Signature of the Vendor


Signature of the Purchaser

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Medchal (R.O)



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ANNEXURE- B

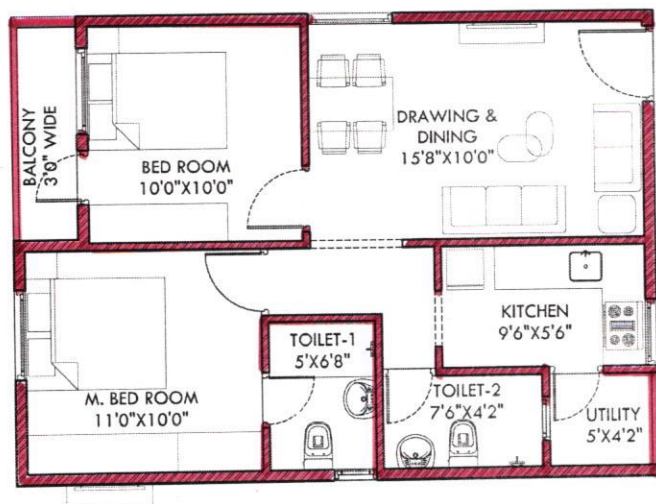
Plan of the Scheduled Flat:

North : Open to Sky, Staircase & Flat No. 402

South : Open to Sky

East : 5' wide corridor

West : Open to Sky



For MODI REALTY GENOME VALLEY LLP

Authorized Representative

VENDOR

(M/s. Modi Realty Genome Valley LLP,
rep by Mr. Gaurang J. Mody)

PURCHASER

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4035/2025. Sheet 12 of 17 Sub Registrar
Medchal (R.O)

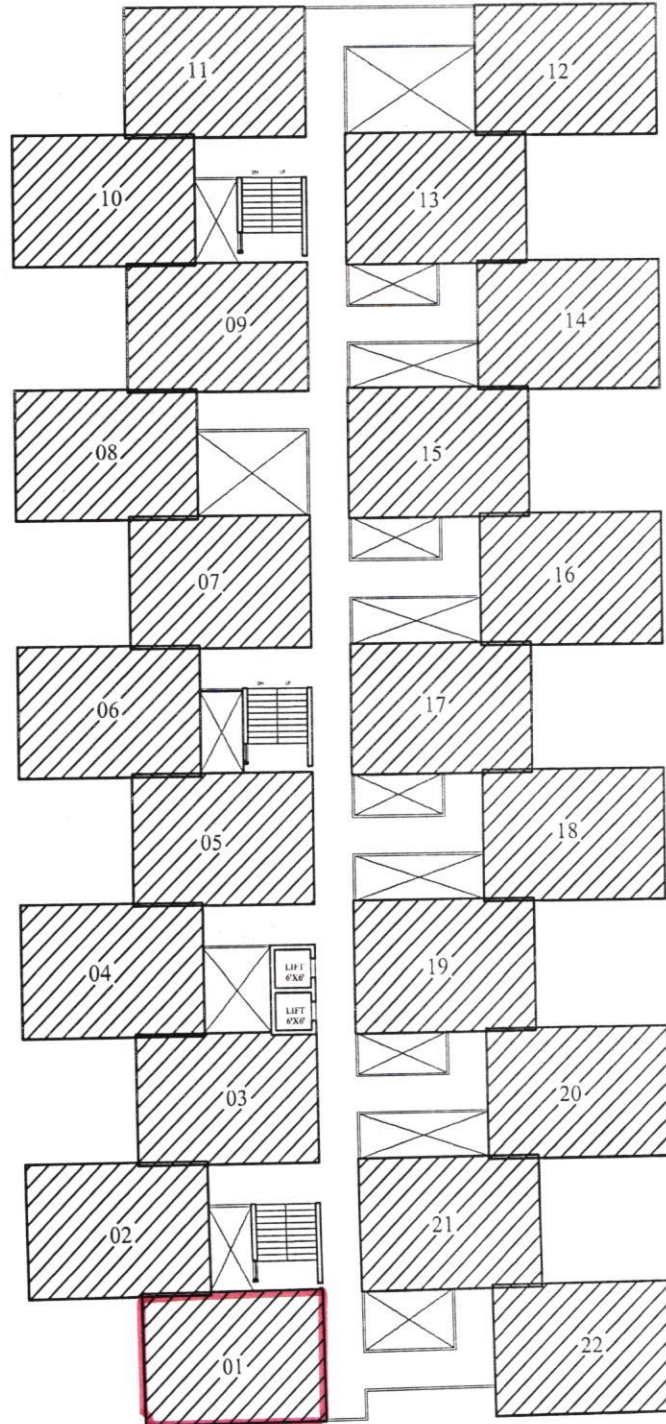


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ANNEXURE – C

Layout plan of the Housing Project:



For MODI REALTY GENOME VALLEY LLP

Authorized Representative

VENDOR
(M/s. Modi Realty Genome Valley LLP,
rep by Mr. Gaurang J. Mody)

PURCHASER

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Medchal (R.O)



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**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **013904/MED/R1/U6/HMDA/20072018**

Date : **07 November, 2019**

Application Date **20/07/2018**

To

The Executive Authority/Commissioner,

Muraharipalle village/Gram panchayath/ Municipality ,

Shamirpet mandal,

Medchal-Malkajgiri District.

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building consisting of **A (PROPOSED BUILDING) : 1Stilt + 5 Upper floors in plot nos -** in Survey No. **31/P** of **Muraharipalle Village, Shamirpet Mandal, Medchal-Malkajgiri District** to an extent of **3,945.68 Sq. Mt.** - Technical Approval Accorded - Reg.

Ref: 1. This application number **013904/MED/R1/U6/HMDA/20072018**, Date: **20/7/2018**

2. This DC letter addressed to the applicant , Date: **07/10/2019** .

Vide reference to application cited for technical approval of **Residential Bldg/Apartment in plot Nos. -** in Sy.No. **31/P** of **Muraharipalle Village, Shamirpet Mandal, Medchal-Malkajgiri District** belonging to **Modi Realty Genome Valley LLP** to an extent of **Ac. 3,945.68 Sq.Mtr.** has been examined with reference to the notified/sanctioned master plans, zoning regularization and stipulated building regulations.

I. Technical approval No. : **013904/MED/R1/U6/HMDA/20072018**, Date : **07/11/2019**

II. Name of the Owner and

Applicant address : **Modi Realty Genome Valley LLP**
5-4-187/3 &4, II Floor , , Soham Mansion, M.G.Road, ,
Secunderabad, Telangana

Pincode : 500034

Nature	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	A (PROPOSED BUILDING)	1Stilt + 5	8281.5	14.75

Applicant has paid all required Fees and charges to HMDA.

The applicant has made simple mortgage of 10% of built up area in favor of MC,HMDA as per rule 25 (d) of G.O. Ms No.168 Dt: 07.04.2012.The same is executed at Sub-Register **Medchal**, vide Doc No.**14947** Dt:**14/10/2019** at joint Sub-Registrar. The mortgage details are as follows:

Block	Proposed Built-up Area	Required 10% Mortgage area	Provided Mortgage area(In Sq.mts)	Total Built up Area (In Sq.mts)
A (PROPOSED BUILDING)	8281.5	828.15	829.02	11541.4
Total	8281.5	828.15	829.02	11541.4

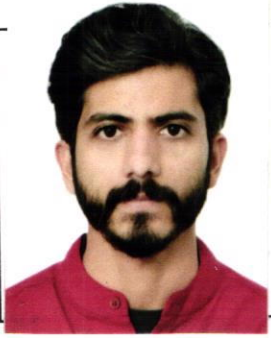
Bk - 1, CS No 4105/2025 & Doct No
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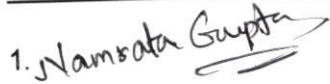
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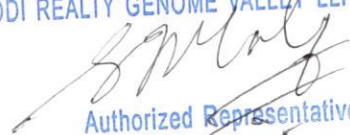


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

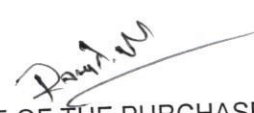
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR:</u> M/S. MODI REALTY GENOME VALLEY LLP A LIMITED LIABILITY PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD-500 003 REP BY ITS AUTHORIZED REPRESENTATIVE:- MR. GAURANG J. MODY S/O. LATE JAYANTILAL MODY
			<u>GPA ON BEHALF OF VENDOR VIDE GPA NO.</u> <u>138/BK-IV/2023 & Power No. 20/2023, Dt.23-11-2023</u> <u>Regd., at SRO, Medchal (R.O), Medchal-Malkajgiri</u> <u>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. ROMIT NURANI S/O. MR. SIRAJ NURANI R/O. FLAT NO. 302, SRIKARI NIVAS PLOT NO. 24 & 25 OPP. SIVASIVANI SCHOOL BESIDE CINEPLANET, KOMPALLY MEDCHAL-MALKAJGIRI DISTRICT TELANGANA-500 014.

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI REALTY GENOME VALLEY LLP

Authorized Representative

SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

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Medchal (R.O)



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Government of India



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



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

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

20/05/2013



KL130447863FT

ఆధార్ - సామాన్యని హక్కు

For MODI REALTY GENOME VALLEY LLP

[Signature]
Authorized Representative



భారత ప్రభుత్వం
Government of India



కాండ్ ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన తేదీ/DOB: 15/01/1974
పురుషుడు/ MALE

ఆధార్ అనేది సర్టిఫైడ్ మరియు ధృవీకరించబడినది, పౌరసత్వం లేదా పుట్టిన తేదీ కి
తాను అని ధృవీకరించేందుకు మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ
లేదా QR కోడ్ / ఆన్‌లైన్ XML యొక్క స్కానింగ్)

or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

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నా ఆధార్, నా సుర్తింపు



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Unique Identification Authority of India

చిరునామా:
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం,
జైస్వాల్ కలనీ, అంబర్‌పేట్, తెలంగాణ - 500013
Details as on: 15/01/2024
Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013



3287 6953 9204

VID : 9197 0409 3118 9935

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help@uidai.gov.in

www.uidai.gov.in

[Signature]

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4035/2025. Sheet 16 of 17 Sub Registrar
Medchal (R.O)

అధికారి

భారత ప్రభుత్వం

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Government of India

అభివృద్ధి/ Enrollment No.: 2189/64100/61024

To
మూల రికార్డ్
Narasimha
S/O Naranthi
302, Srikani Nivas
Plot No-24 and 25
Opp Sivaswani School, Beside Chinapani
Kampani
Konnayyapalle
K.V. Sivaswani
Telangana - 500014
9886 777777

Download Date: 22/04/2017

Q. V. V.



QR Code with Photo

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

5742 9258 4454

VID : 9165 6591 9874 8553

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



మూల రికార్డ్
Narasimha
S/O Naranthi
302, Srikani Nivas
Plot No-24 and 25
Opp Sivaswani School, Beside Chinapani
Kampani
Konnayyapalle
K.V. Sivaswani
Telangana - 500014
9886 777777

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VID : 9165 6591 9874 8553

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Government of India



Issue Date: 30/07/2016



నమ్రతా షా
Namrata Shah
పుట్టిన తేదీ/DOB: 24/08/1990
FEMALE

6433 7979 4328
VID : 9126 4565 8993 1172

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విడుదల: W/O నయం షా, 2-6-105, చందూల్ బౌల్, సిక్h వరల్డ్, తిరుమలగిరి, హైదరాబాద్, తెలంగాణ - 500009

Address: W/O Nayan Shah, 2-6-105, Chandulal Bowl, Sikh Village, Tirumalagiri, Hyderabad, Telangana - 500009



6433 7979 4328
VID : 9126 4565 8993 1172

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Namrata Gupta



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Government of India



చాతురి శ్రీనివాస
Chaituri Krishna
పుట్టిన తేదీ/DOB: 01/07/1976
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు యంత్రాన్ని నిరూపించేది, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ వేరీఫికేషన్ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యంత్రాన్ని స్కాన్ చేసి).
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).

7882 5588 2635

నా ఆధార్, నా గుర్తింపు

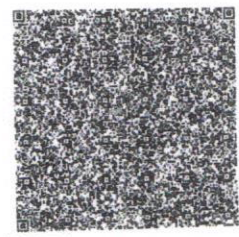


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విడుదల: S/O నరసాలా లేట్, 8-1-328/అ/144, GF 126, శాంకెట్, మి.గి.నగర్, గోల్కొండ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500008

Address: S/O Narasala Late, 8-1-328/A/144, GF 126, Shankpet, M G Nagar, Golconda, DIST: Hyderabad, Andhra Pradesh - 500008



7882 5588 2635
VID : 9135 7155 0481 2456

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

Date: 03/04/2025

No.: 1504-1-4035/2025

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section (1) of Section 65A of **Telangana Panchayat Raj Act, 2018**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Muraharipally**.

House No.	NA
PTIN/Assessment No.	328015601698
District	MEDCHAL-MALKAJGIRI
Gram Panchayat Name	MURAHARIPALLY
Locality	MURAHARIPALLY
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.MODI REALTY GENOME VALLEY LLP REP BY ITS:-GAURANG J MODY (AUTH.REP) (R/o. LATE JAYANTIALAL MODY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. ROMIT NURANI (S/o. SIRAJ NURANI)
Document Registration No.	1504-4035/2025 [1]
Document Registration Date	02/04/2025

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.



JOINT SUB-REGISTRAR - II
R.O. Medchal - Malkajgiri Dist
Signature of Sub-Registrar
(MEDCHAL (R.O))