

Government of Telangana Registration And Stamps Department

5705/2-

Payment Details - Citizen Copy - Generated on 10/06/2025, 12:49 PM

SRO Name: 1529 Narapalli

Receipt No: 5944

Receipt Date: 10/06/2025

Name: K NARENDER

CS No/Doct No: 5871 / 2025

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 786LQC040625

Chargeable Value: 5250000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 04-JUN-25

Bank Name:

Bank Branch:

E-Challan Bank Name: UBIN

E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				5250
Deficit Stamp Duty				900
User Charges				500
Total:				6650
In Words: RUPEES SIX THOUSAND SIX HUNDRED FIFTY ONLY				

NGH-105-SD

Prepared By: ANUSHA

Signature by SR

SUB REGISTRAR
Narapalli

12/6



Registration And Stamps Department

5705/25

Payment Details - Citizen Copy - Generated on 10/06/2025, 12:50 PM

SRO Name: 1529 Narapalli

Receipt No: 5945

Receipt Date: 10/06/2025

Name: K NARENDER

CS No/Doct No: 5871 / 2025

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: D20HTE050625

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-JUN-25

Bank Name:

Bank Branch:

E-Challan Bank Name: UBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Deficit Stamp Duty

Cash

Challan

DD

E-Challan

Total:

25250

In Words: RUPEES TWENTY FIVE THOUSAND TWO HUNDRED FIFTY ONLY

25250

Prepared By: ANUSHA

Signature by SR

SUB REGISTRAR
Narapally

SCANNED

Doc.No. 5704/2025



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250527122410230605
Date: 27 MAY 2025, 12:26 PM
Purchased By:
CH RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
M/S MODI REALTY POCHARAM LLP

BM 368518
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 5th day of June' 2025 at S.R.O, Narapally, Medchal-Malkajgiri District by and between:

- 1 M/s. Modi Realty Pocharam LLP {Pan No.ABIFM1836H}, a limited liability partnership firm having its office at 5-4-187/3 &4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 duly represented by its authorized signatory, Mr. B. Anand Kumar, S/o. Mr. B. N. Ramulu, aged about 56 years, Occupation: Business.
2. Shri. Sriramoju Sambeshwar Rao, S/o. Shri S. Ramabrahmam, aged 61 years, Occupation: Business, R/o. Flat No. 903, LH-5, Lanco Hills, Near Delhi Public School, Manikonda, Hyderabad-500 089.
3. Smt. Sriramoju Ramadevi, W/o. Sriramoju Sambeshwar Rao, aged 54 years, Occupation: House maker, R/o. Flat No. 903, LH-5, Lanco Hills, Near Delhi Public School, Manikonda, Hyderabad - 500 089.
4. Smt. Sriramoju Manjula, W/o. S. Shiva Prakash, aged 48 years, Occupation: Housemaker, R/o. Flat No. 10904, Walnut Block, Indu Fortune Fields Gardenia Apts, KPHB Colony Phase-13, Kukatpally, Hyderabad.
5. Smt. Vinnakota Mallika, W/o. Shri Vinnakota Srinivas, aged 51 years, Occupation: Housemaker, R/o.8-298, Vinnakotavari Street, Mangamoor Road, Ongole-2, Prakasham, Andhra Pradesh-523 002.

For MODI REALTY POCHARAM LLP

For MODI HOUSING PVT. LTD.

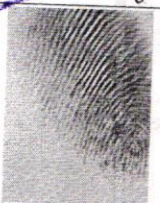
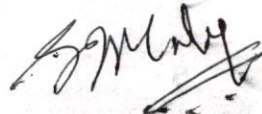
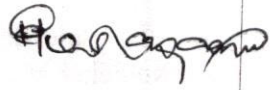
Authorised Signatory

Authorised Signatory

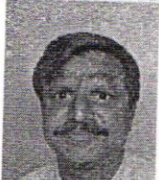
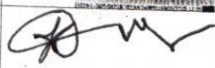
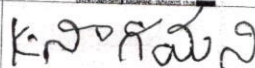
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Narapalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 31500/- paid between the hours of 12 and 1 on the 10th day of JUN, 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 XXXXXXXXX0557 NAME: KONTHAM NARENDER S/O KONTHAM VEERA SWAMY SANATHNAGAR, HYDERABAD, TELANGANA, 500018	 KONTHAM NARENDER [1529-1-2025-5870] KONTHAM NARENDER S/O. KONTHAM VEERA SWAMY 8-4-370/266, RAJ NAGAR, BORABANDA, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500018.	 
2	EX	Aadhar No XXXXXXXXX3669 NAME: GAURANG MODY S/O JAYANTI LAL SECUNDERABAD, SECUNDERABAD, HYDERABAD, TELANGANA, 500016	 M/S. MODI HOUSIN [1529-1-2025-587] M/S. MODI HOUSING PVT LTD REP BY GAURANG J MODY S/O. LATE JAYANTILAL MODY 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD SECUNDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500003.	 
3	EX	Aadhar No XXXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 K. PRABHAKAR REDDY [1529-1-2025-5870] K. PRABHAKAR REDDY (GPA HOLDER)[R/M/S. MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR [DAGPA HOLDER] 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION,	 

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXXX5365 NAME: KONTHAM VEERASWAMY S/O KONTHAM VENKATA RAMULU LATE Hyderabad, Rangareddi, Andhra Pradesh, 500018	 K VEERASWAMY::11 [1529-1-2025-5870] K VEERASWAMY R/O HYDERABAD	 
2	Aadhar No: XXXXXXXXX9403 NAME: KONTHAM NAGAMANI W/O KONTHAM VEERA SWAMY Balanagar, Balanagar, K.v. Rangareddy, Telangana, 500018	 K NAGAMANI::10/06 [1529-1-2025-5870] K NAGAMANI R/O BALANAGAR	 

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6. Smt. Kasula Uma, W/o. Shri Y. S. N. Murthy, aged 63 years, Occupation: Housemaker, R/o.4-3-147, Kanda Swamy Lane, Sulthan Bazar, Hyderabad-500 001 Presently residing at Kiranmai Yachareni, 10329, Clover Pine DR, Tampa, FL 33647,USA,
7. Sri. Chandan Gunda, S/o. Shri G. Ramulu, aged 59 years, Occupation: Business, R/o. Mantri Paradise, No. 201, B. G. Road, Bengaluru-560 076, Karnataka.
8. Smt. G. Hemasri, W/o. Shri G. Chandan, aged 54 years, Occupation: Doctor, R/o. Mantri Paradise, No. 201, B. G. Road, Bengaluru-560 076, Karnataka.
9. Smt. Sampath Shanthi, W/o. Sri. S. Prabhakar Reddy aged about 50 years, Occupation: House maker, R/o. H. No. 1-8-B3/F13/HIG, Baglingam Pally, Hyderabad, Telangana-500 044.
10. Smt. Yemmanur Nandini, W/o. Late Mukku Venkat Ratna Prasad, aged 44 years, Occupation: House wife, R/o. 1-10-117, Street No. 11, Ashok Nagar, Hyderabad-500 020, Telangana.
11. Smt. Baddepudi Venkatesh Lalitha, W/o. Shri Mukku Venkatesh, mother of Late Mukku Venkat Ratna Prasad, aged 78 years, Occupation: Housemaker, R/o. No. 3, Sathiyapuri Street, West Mambalam, Chennai, Tamilnadu-600 033.
12. Shri Nama Venkata Ramana Rao, S/o. Shri N. Narayana Rao, aged 58 years, Occupation, Engineer, R/o. Villa No 41, Beverly Palms, Nizampet Road, Near Water Tank, Nizampet, K. V. Rangareddy, Telangana-500 090.
13. Shri. S. Niranjana Reddy, S/o. Shri S. Vidyasagar Reddy, Aged 51 years, Occupation: Advocate, R/o. Prem Parvat, M2, H.No.8-2-545, Road No. 14, Banjara Hills, Hyderabad - 500034.
14. Shri. Mahesh Kumar Chadalaawada, S/o. Shri Subbaiah Naidu Chadalaawada, aged 49 years, Occupation: Health Care Professional, R/O: H. No # 3-12-92/147, Flat No# 36, Mouniika Rock Hill's, LB Nagar, Rock Town Colony, Chintalakunta, Hyderabad, Telangana-500 074. Presently residing at 15281, W Pinewood Lane, Libertyville, Illinois-60048-USA.
15. Shri. Potluri Rahul, S/o. Late P. Venkateshwara Rao, aged 67 years, Occupation: Service, R/o. H. No. 2-16-138/402, Prashanthi Nagar, Uppal, Medchal-Malkajgiri, Telangana-500 039.
16. Smt. Arugapalli Lavanya, W/o. Shir. Ravi Nandana Chakravarthi, aged 46 years, Occupation: Private Employee, R/o. Flat No. 106, Seven Hills Residency, Plot No. 105, Prashanthi Hills, Road No. 1A, Sy No. 191/D, Nizampet, Medchal-Malkajgiri, Telangana -500 090.
17. Shri Boggarapu Chinna Rosaiah, S/o. Shri Ranganayakulu, aged 54 years, Occupation: Business, R/o. 401, Sree Ameya Residency, B-102, Madhura Nagar, Hyderabad-500 038.
18. Shri Kodiyalam Krishna, S/o. K. Vardan, aged 57 years, Occupation: Business, R/o. 14/16, Thirumurthi Nagar, 5th Street, Nungambakkam -600034, Chennai, Tamil Nadu.
19. Shri. Vijay Kumar Bajaj, S/o. Shri K. L. Bajaj, aged 70 years, Occupation: Business, R/o. A/4B, Anugraha Apartments, No. 41(Old-19), Nungambakkam High Road, Chennai-600 034.
20. Shri. Chaluvadi Srinivas, S/o. Shri Chaluvadi Krishna Murthy, aged 59 years, Occupation Engineer, R/o. 308, Indu Fortune Fields, KPHB Phase-13, Kukatpally, Hyderabad-72, presently residing at 13359 Grayhawk Blvd Frisco, TX 75033,USA,

For MODI REALTY POCHARAM LLP


Authorised Signatory

For MODI HOUSING PVT. LTD.


Authorised Signatory



10th day of June,2025

Signature of Sub Registrar
Narapalli

Biometrically Authenticated by
SRO A SRIL
on 10-JUN-2025 12:36:07

Bk - 1, CS No 5870/2025 & Doct No
5704/2025. Sheet 2 of 20 Sub Registrar
Narapalli

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	346400	0	0	0	346500
Transfer Duty	NA	0	94500	0	0	0	94500
Reg. Fee	NA	0	31500	0	0	0	31500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	6300	0	0	0	6300
Total	100	0	479700	0	0	0	479800

Rs. 440900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 31500/- towards Registration Fees on the chargeable value of Rs. 6300000/- was paid by the party through E-Challan/BC/Pay Order No ,32911M030625 dated ,03-JUN-25 of ,UBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 479750/-, DATE: 03-JUN-25, BANK NAME: UBIN, BRANCH NAME: , BANK REFERENCE NO: 6172573540955,PAYMENT MODE:NB-1001138,ATRN:6172573540955,REMITTER NAME: MR. KONTAM NARENDER,EXECUTANT NAME: MODI REALTY POCHARAM LLP,CLAIMANT NAME: MR. KONTAM NARENDER).

Date:

10th day of June,2025

Signature of Registering Officer
Narapalli

Certificate of Registration

Registered as document no. 5704 of 2025 of Book-1 and assigned the identification number 1 1529 - 5704-2025 for Scanning on 10-JUN-25 .

Registering Officer
Narapalli
(A Sridevi)

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21. Shri N. S. R. Murthy, S/o. Shri Narsaiah, aged 71 years, Occupation: Service, R/o. Plot No 83,89/90, Flat No. 403, Vaishali Nagar, Near Manjeera Pipe Line Road, Madinaguda, Miyapur, Hyderabad, Telangana-500 049
22. Smt. Geetha Vanam, W/o. Shri Sridhar Vanam, aged 51 years, Occupation: House Maker, R/o. Flat No. 501, 18-1-24/C, Vaishnavi Towers, K T Road, Tirupati-517 501, presently residing at 59 Springfield Drive Ilford - IG2 6PT, United Kingdom
23. Mrs. Pasupuleti Hemavathi, W/o. Shri Pasupuleti Prasad, aged 63 years, Occupation: House Maker, R/o. Plot No.103, Sulochana Sadan Ashram, Sri Ramachandra Mission, Mannavarappadu, Amancherla, Nellore, Andhra Pradesh-524 345.

Hereinafter jointly referred to as the Vendor and severally as Vendor no.1, Vendor no. 2, Vendor no. 3 and so on. Vendor no.2 to 23 are being represented by their Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Pocharam LLP represented by its authorized signatory, Mr. B. Anand Kumar, S/o. Mr. B. N. Ramulu, aged about 56 years by way of registered documents nos.13206/19 and 13207/19 dated 21-12-2019 and 17-09-2019 respectively and a Supplementary Joint Development Agreement (SJDA) bearing document no.7609/2021 dated 16.07.2021 and registered at Sub-Registrar office, Narapally.

AND

M/s. Modi Housing Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956, 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. Gaurang J. Mody, S/o. Late Jayantilal Mody, aged about 56 years, Occupation: Business, hereinafter referred to as the 'Consenting party'.

IN FAVOUR OF

Mr. Kontham Narender, S/o. Mr. Kontham Veera Swamy, aged about 36 years, Occupation: Business residing at H. No. 8-4-370/266, Raj Nagar, Borabanda, Hyderabad-500 018 {Pan No.AXKPK5769K, Mobile No.99896 66667} hereinafter referred to as the 'Purchaser'.

The term Vendor, Consenting Party 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, Consenting Party/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 Whereas Shri. Sriramoju Sambeshwar Rao, Smt. Sriramoju Ramadevi, Smt. Sriramoju Manjula, Smt. Vinnakota Mallika, Smt. Kasula Uma, Sri. Chandan Gunda, Smt. G. Hemasri, Smt. Sampath Shanthi, Smt. Yemmanur Nandini, Smt. Baddepudi Venkatesh Lalitha, Shri Nama Venkata Ramana Rao, Shri. S. Niranjana Reddy, Shri. Mahesh Kumar Chadawada, Shri. Potluri Rahul, Smt. Arugapalli Lavanya, Shri Boggarapu Chinna Rosaiah, Shri Kodiyalam Krishna, Shri. Vijay Kumar Bajaj, Shri. Chaluvadi Srinivas, Shri N.S.R. Murthy, Smt. Geetha Vanam, Smt. Pasupuleti Hemavathi, are the owners of the land admeasuring Ac. 2-19.50 gts., forming a part of Sy. No. 27 situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and are hereinafter collectively referred to as the Owners and severally as Owner No. 1, Owner No. 2 and so on.

For MODI REALTY POCHARAM LLP

For MODI HOUSING PVT. LTD.

Authorised Signatory

Authorised Signatory

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Narapalli



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- 1.2 Mr. Mettu Ashaiah (alias Ashi Reddy), S/o. Ramaiah was the original owner of land admeasuring Ac. 15-03 gts., being Sy. No. 27 of Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District. His name is duly recorded in the pahanis since 1960s. He was survived by his 4 sons and legal heirs namely M. Yadi Reddy, M. Yella Reddy, M. Ram Reddy and M. Anji Reddy. Patta passbooks as per details given below were issued in their names and their names were also recorded in the pahanis.

Sl. No	Pattedar,	Patta No	pass book no.,	Title book no	Extent of land in Sy. No. 27
1.	Mettu Yadi Reddy	136	113528	28571	Ac. 3-30 gts.
2.	Mettu Yella Reddy	135	---	---	Ac. 3-30 gts.
3.	Mettu Ram Reddy	138	113529	28572	Ac. 3-30 gts.
4.	Mettu Anji Reddy	2	118149	176501	Ac. 3-30 gts.

- 1.3 M. Anji Reddy during his life time sold Ac. 0-34 gts., in Sy. No. 27, of Pocharam Village to Smt. M. Lavanya by way of sale deed bearing no. 2333/01 dated 25.05.2001 registered at SRO Ghatkesar. M. Ram Reddy during his life time sold Ac. 0-34 gts., in Sy. No. 27, of Pocharam Village to Smt. A. Srimati by way of sale deed bearing no. 2332/01 dated 25.05.2001 registered at SRO Ghatkesar. The names of M. Lavanya and A. Srimati were mutated in the revenue records by way of mutation orders no. B/8327/2001 and B/8329/2001 both dated 20.12.2011 respectively. Patta passbooks were issued to them as per the details given below.

Sl. No	Pattedar,	Patta No	pass book no	Title book no	Extent of land in Sy. No. 27
1.	M. Lavanya	238	398918	246547	Ac. 0-34 gts.
2.	A. Srimathi	239	---	246548	Ac. 0-34 gts.

- 1.4 Smt. M. Lavanya and Smt A. Srimati inturn sold the land owned by them i.e., Ac. 1-28 gts., forming a part Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (hereinafter referred to as the Scheduled Land A to the Owners herein (along with Shri Govind Bhaskar Agnihotri) by way of registered sale deed bearing no. 12451/06, dated 07.08.2006, registered at Ghatkesar.

- 1.5 Shri M. Yadi Reddy during his life time sold part of the land owned by him i.e., Ac. 0-31.50 gts., forming a part Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (hereinafter referred to as the Scheduled Land B) to the Owner no. 1 herein by way of registered sale deed bearing no. 12620/06, dated 09.09.2006, registered at Ghatkesar.

- 1.6 The Scheduled Land A and Scheduled Land B combined together are hereinafter referred to Scheduled Land and more fully described in detail in the schedule given here under.

- 1.7 Whereas the Owners had entered into two Development Agreement cum General Power of Attorney registered as document nos. 21762/06 and 6531/07 dated 02.12.2006 & 18.06.2007 at SRO, Ghatkesar with M/s. Ghanronda Builders and Developers, a partnership firm for development of Scheduled Land into an apartment complex consisting of two basements, stilt floor and 9 upper floors. However, M/s. Gharonda Builders and Developers failed to fulfill its obligations under the said Development Agreements. Accordingly, the Owners and M/s. Gharonda Builders and Developers amicably agreed to cancel the two Development Agreements and two Deed of Revocation of Development Agreement cum General Power of Attorney were registered as document nos. 2688/2015 and 300/2016 dated 05.08.2015 & 18.01.2016 at the SRO Shamirpet. As per the terms of the said Revocation Deeds M/s. Gharonda Builders and Developers relinquished all their right, title and interest under the said Development Agreements and on the Scheduled Land. The Owners have settled all issues with M/s. Gharonda Builders and Developers and neither party has any claim against each other.

For MODI REALTY POCHARAM LLP

For MODI HOUSING PVT. LTD.

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Authorised Signatory

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- 1.8 Whereas Late M. Venkat Ratna Prasad was owner of a portion of the Scheduled Land A. Upon his death his share devolved to his mother Smt. Baddepudi Venkatesh Lalitha and his wife Smt. Yemmanur Nandini, being the only legal heirs. Smt. Baddepudi Venkatesh Lalitha and Smt. Yammanur Nandini, Owner no. 10 & 9 herein, have mutually agreed to equally divide the share in Scheduled Land A belonging to late M. Venkat Ratna Prasad along with the benefits accruing to them under the Joint Development Agreement with M/s. Modi Realty Pocharam LLP.
- 1.9 Sri Govind Bhasakar Agnihotri sold the portion of land owned by him to Smt. Sampath Shanti, Owner no.8 herein, admeasuring about 349.69 sq. yds., forming a part Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District by way of registered sale deed bearing no. 6368/2019, dated 19.06.2019, registered at SRO, Narapally.
- 1.10 Sri Mahesh Kumar Chadalwada, Owner no.13 herein sold a portion of land owned by him to Smt. Sriramoju Ramadevi, Owner no. 2 herein, admeasuring about 174.85 sq. yds., forming a part Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District by way of registered sale deed bearing no. 6369/2019, dated 19.06.2019, registered at SRO, Narapally. Smt. Sriramoju Ramadevi, in turn sold the said land to Smt. Arugapalli Lavanya, owner no.15 herein and Sri. Potluri Rahul, Owner no.14 herein, by way of registered sale deed bearing nos.6642/2019 & 6643/2019, dated 26.06.2019, registered at SRO, Narapally.
- 1.11 The Owners herein and M/s. Modi Realty Pocharam LLP (also referred to as the Developer), the Vendor herein, have entered into a Joint Development Agreement cum General Power of Attorney (JDA) dated 17-09-2019, registered as document no. 13207/19 at SRO, Narapally for development of Scheduled Land A.
- 1.12 The Owner no. 2 herein and M/s. Modi Realty Pocharam LLP (also referred to as the Developer), the Vendor herein, have entered into another Joint Development Agreement cum General Power of Attorney (JDA) dated 21-12-2019, registered as document no. 13206/19 at SRO, Narapally for development of Scheduled Land B.
- 1.13 The Owners (22 numbers) are joint owners of undivided share in Scheduled Land as per the details mentioned in the said JDAs. The Owners and the Developer have agreed to develop Scheduled Land A and Scheduled Land B (i.e., Scheduled Land) jointly as a single housing project and the Owners/Developer herein shall be allotted proportionate flats/share in constructed area in the Housing Project proposed to be developed on Scheduled Land. The allotment of flats between the Owners / Developer is recorded by way of a Supplementary Joint Development Agreement (SJDA) bearing document no.7609/2021 dated 16.07.2021 registered at Sub-Registrar office, Narapally.
- 1.14 As per the terms of the 2 JDAs the Developer shall develop the Housing Project at its own cost on Scheduled Land. The ownership of the flats proposed to be developed has been determined in the said SJDA. The Owners and Developer shall be free to sell the flats allotted to them without any further reference to each other.
- 1.15 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.
- 1.16 The Developer has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 17.06.2021 under registration no. P02200003053.

For MODI REALTY POCHARAM LLP

Authorised Signatory

For MODI HOUSING PVT. LTD.

Authorised Signatory

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2. DETAILS OF PERMITS:

- 2.1 The Developer/Owners have obtained permission from HMDA vide permit no 12159/P4/Plg/HMDA/2008 dated 17.03.2021 and from Pocharam Municipality vide permit order no. G1/BP/874/2021 dated 23.04.2021 for developing the Scheduled Land into a Housing Project consisting of 256 flats with two basements, ten upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.2 As per the building permit two basements for parking and 10 upper floors are proposed to be constructed. Each flat has been assigned an alphabet and a number in the building permit. Hereafter, the 10 upper floors are referred to as first floor, second floor and so on till tenth floor. The flats on first floor of 'A' block are labelled as A101, A102, A103 and so on. Similarly flats on the second floor of 'B' block are labelled as B201, B202, B203 and so on. The scheme of numbering has been followed for rest of the floors.

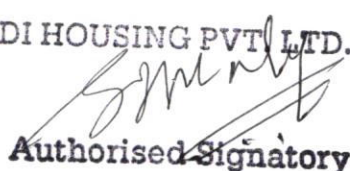
3. PROPOSED DEVELOPMENT:

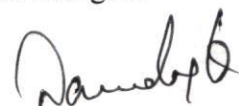
- 3.1. The Developer proposes to develop the Scheduled Land in accordance with the permit for construction/development into a Housing Project as per details given below:
- 3.1.1. 3 blocks of flats labeled as A, B & C are proposed to be constructed.
 - 3.1.2. Each block consists of 10 floors.
 - 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
 - 3.1.4. Total of 256 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 2 floors admeasuring about 12,075 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.7. Each flat shall have a separately metered electric power connection.
 - 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.
 - 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Developer. The Developer 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 Developer 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 10,987 sq. yds., after leaving about 200 sq.yds for road widening. 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 'Nilgiri Heights' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Developer as Nilgiri Heights shall always be called as such and shall not be changed.

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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 Consenting Party had agreed to purchase the Scheduled Flat from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Flat. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Flat without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Flat. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser. The Consenting Party further confirms that they have received the consideration mentioned herein from the Purchaser in his name. The details of the Flat, sale consideration, payment terms, etc., are given in Annexure-A herein.
- 4.4 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Developer 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.
- 4.5 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 Project, etc., shall continue to belong to the Owners and Developer in the ratio of 36:64 respectively.
- 4.6 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 Owners and Developer in the ratio of 36:64 respectively and the Purchaser shall not have any right, title or claim thereon. The Owner and the Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

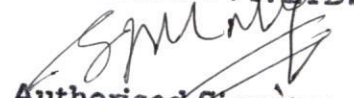
5. DETAIL OF FLAT BEING SOLD:

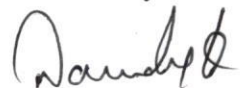
- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to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

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- 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.

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.

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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.

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.

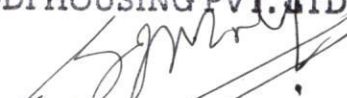
9 RESTRICTION ON ALTERATIONS & USE:

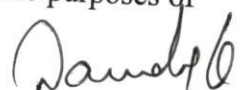
9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance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

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- 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 Developer 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.

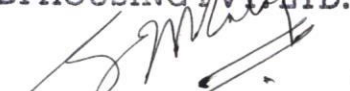
10 NOC FOR SURROUNDING DEVELOPMENT:

- 10.1 The Developer proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Developer 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 Developer as and when called for.
- 10.1 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 POCHARAM LLP

For MODI HOUSING PVT. LTD.


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10.2 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer 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.

10.3 The Developer 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 Developer 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 Developer 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:

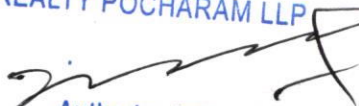
12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal 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.

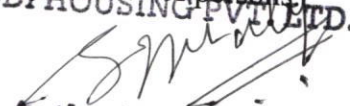
13 OTHER TERMS:

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.

For MODI REALTY POCHARAM LLP

For MODI HOUSING PVT LTD.


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- 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.

SCHEDULE LAND A

All that portion of the land area to the extent of Ac. 1-28 gts., forming a part of Sy. No. 27 situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by:

North	Cart way
South	Land in Sy. No. 27 – Scheduled Land B
East	Land in Sy. No. 27
West	Road

SCHEDULE LAND B

All that portion of the land area to the extent of Ac. 0-31.50 gts., forming a part of Sy. No. 27 situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by:

North	Land in Sy. No. 27 - Scheduled Land A
South	Land in Sy. No. 27
East	Land in Sy. No. 27
West	Road

SCHEDULE LAND

All that portion of the land area to the extent of Ac. 2-19.50 gts., forming a part of Sy. No. 27 situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by:

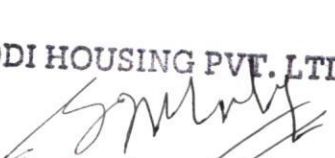
North	40 ft. road
South	Land in Sy. No. 27
East	Land in Sy. No. 27
West	60 ft. road

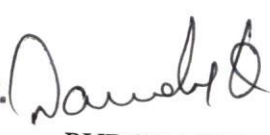
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For MODI REALTY POCHARAM LLP


VENDOR
(M/s. Modi Realty Pocharam LLP rep
by Mr. B. Anand Kumar)

For MODI HOUSING PVT. LTD.


Authorized Signatory


PURCHASER

WITNESS:



2. K. S. K. S. K. S.

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ANNEXURE- A

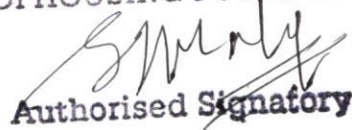
1.	Names of Purchaser:	Mr. Kontham Narender, S/o. Mr. Kontham Veera Swamy
2.	Purchaser's residential address:	R/o. H. No. 8-4-370/266, Raj Nagar, Borabanda, Hyderabad-500 018.
3.	Pan no. of Purchaser:	AXKPK5769K
4.	Aadhaar card no. of Purchaser:	8929 6902 0557
5.	Name address & registration no. of Owners Association	'Nilgiri Welfare Association' having its office at Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District vide certificate of registration no. 1158 of 2024, dated 30-12-2024, regd. at the Registrar of Societies, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	105 on the first floor, in block no. 'A'
	b. Undivided share of land:	39.85 Sq. yds.
	c. Super built-up area:	1325 Sft.
	d. Built-up area + common area:	1054 + 271Sft.
	e. Carpet area	940 Sft.
	f. Car parking type and area	Single Parking - 105 Sft.
7.	Total sale consideration:	Rs.63,00,000/- (Rupees Sixty Three Lakhs Only)
8.	Details of Payment:	
	a.	Rs.52,50,000/- (Rupees Fifty Two Lakhs Fifty Thousand Only) paid by way of online transfer from Bank of Baroda M. G. Road, Secunderabad towards housing loan disbursement.
	b.	Rs.4,25,000/- (Rupees Four Lakhs Twenty Five Thousand Only) paid by way of cheque no.629982, dated 28-05-2025 drawn on Post Office Saving Bank, Hyderabad.
	c.	Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of cheque no.629981, dated 28-05-2025 drawn on Post Office Saving Bank, Hyderabad.
	d.	Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.511409, dated 03-03-2025 drawn on Canara Bank, Borabanda Branch, Hyderabad.

For MODI REALTY POCHARAM LLP


Authorised Signatory

VENDOR
(M/s. Modi Realty Pocharam LLP rep
by Mr. B. Anand Kumar)

For MODI HOUSING PVT. LTD.


Authorised Signatory

CONSENTING PARTY
(M/s. Modi Housing Pvt. Ltd.
rep by Gaurang J Mody)



PURCHASER

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

All that portion forming a deluxe flat bearing no.105 on the first floor, in block no.'A' admeasuring 1325 sft. of super built-up area (i.e., 1054 sft. of built-up area & 271 sft. of common area, 940 sft of carpet area) together with proportionate undivided share of land to the extent of 39.85 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as 'Nilgiri Heights', forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under:

North : Open to Sky & 6'-6" wide corridor

South : Open to Sky

East : Flat No. 106 & Open to Sky

West : Open to Sky & 6'-6" wide corridor

ANNEXURE – 1 – A

1. Description of the Flat :DELUXE flat bearing no.105 on the first floor, in block no. 'A', in the housing project named as 'Nilgiri Heights', forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

(a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 10 Upper floors)

(b) Type of Structure : Framed Structure

2. Age of the Building : New

3. Total Extent of Site : 39.85 sq. yds, U/s Out of Ac. 2-19.50 Gts.

4. **Built up area Particulars:**

a) In the Basement Floor : 105 Sft. parking space for one car

b) In the First Floor : 1325 Sft.

5. Executant's Estimate of the MV
of the Scheduled Flat : Rs. 63,00,000/-

Date: 05-06-2025

For MODI REALTY POCHARAM 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.

For MODI REALTY POCHARAM LLP

Authorised Signatory

Signature of the Vendor

Date: 05-06-2025

For MODI HOUSING PVT. LTD.

Authorised Signatory

Signature of the Consenting Party

Signature of the Purchaser

Bk - 1, CS No 5870/2025 & Doct No
5704/2025. Sheet 14 of 20 Sub Registrar
Narapalli



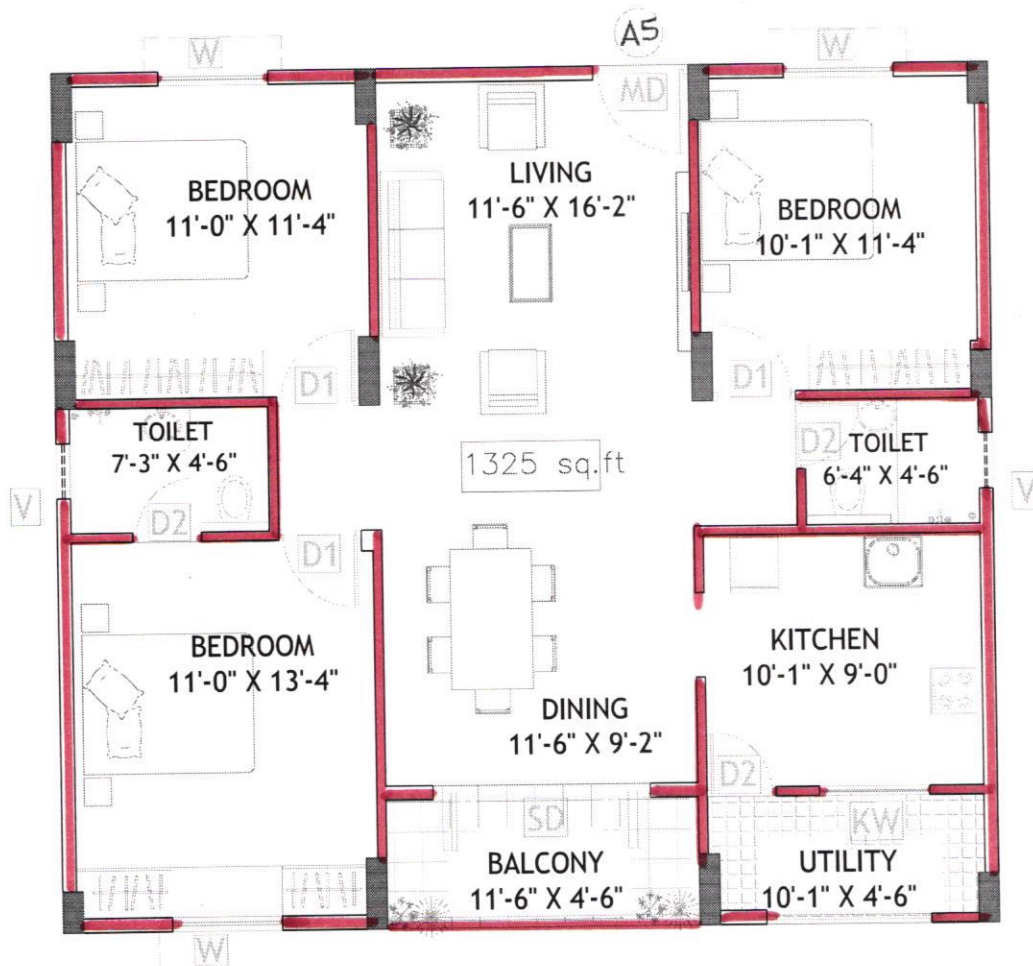
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ANNEXURE- B

Plan of the Scheduled Flat:

- North : Open to Sky & 6'-6" wide corridor
South : Open to Sky
East : Flat No. 106 & Open to Sky
West : Open to Sky & 6'-6" wide corridor

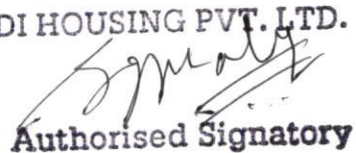


For MODI REALTY POCHARAM LLP


Authorised Signatory

VENDOR
(M/s. Modi Realty Pocharam LLP rep
by Mr. B. Anand Kumar)

For MODI HOUSING PVT. LTD.


Authorised Signatory

CONSENTING PARTY
(M/s. Modi Housing Pvt. Ltd.
rep by Gaurang J Mody)



PURCHASER

Bk - 1, CS No 5870/2025 & Doct No
5704/2025. Sheet 15 of 20 Sub Registrar
Narapalli

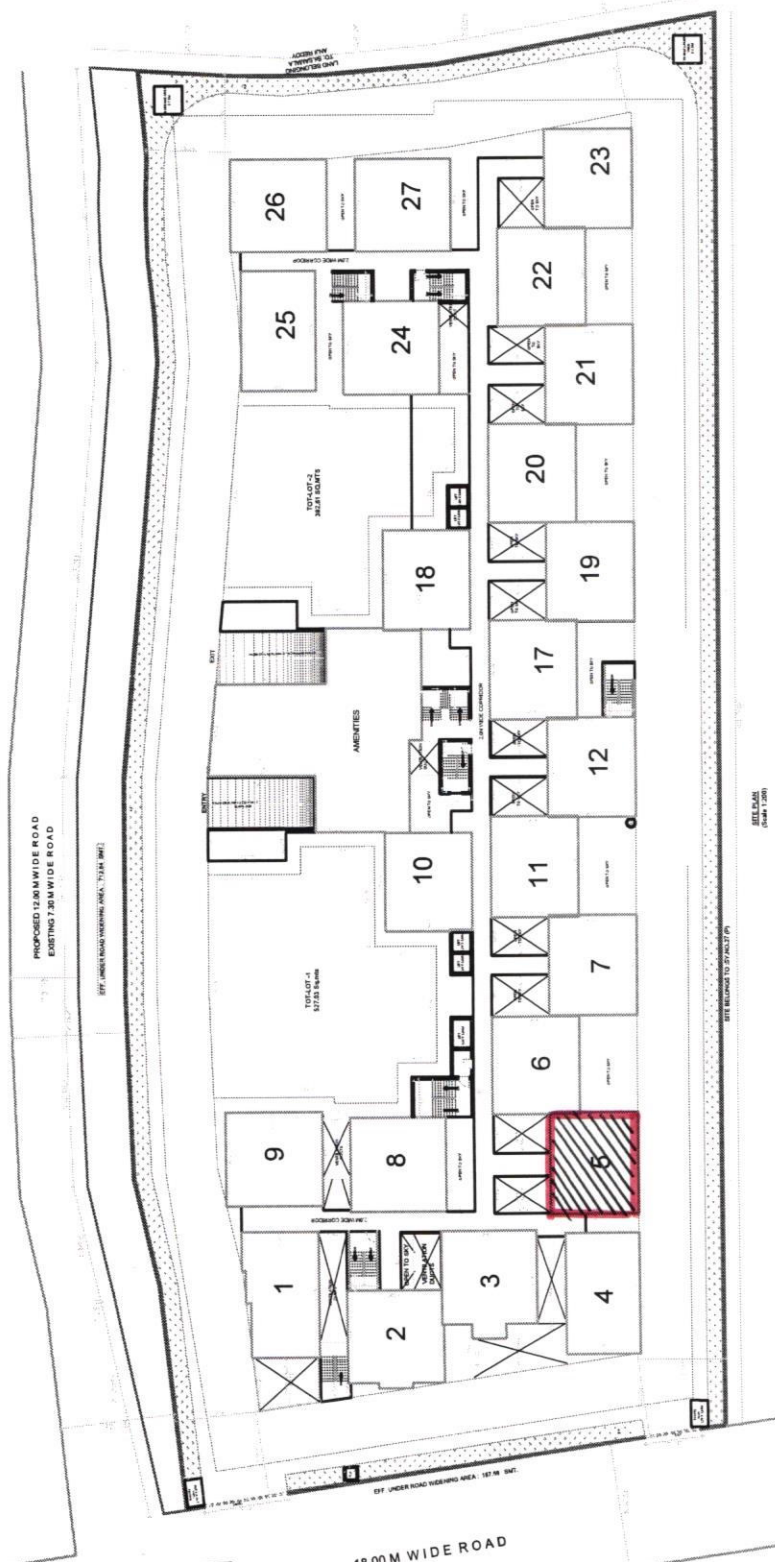


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ANNEXURE - C

Layout plan of the Housing Project:



For MODI REALTY POCHARAM LLP

Authorised Signatory

VENDOR

(M/s. Modi Realty Pocharam LLP rep
by Mr. B. Anand Kumar)

18.00 M WIDE ROAD

For MODI HOUSING PVT. LTD.

Authorised Signatory

CONSENTING PARTY

(M/s. Modi Housing Pvt. Ltd.
rep by Gaurang J Mody)

Signature

PURCHASER

Bk - 1, CS No 5870/2025 & Doct No
5704/2025. Sheet 16 of 20 Sub Registrar
Narapalli



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Planning Department

Lr. No.12159/P4/Plg/HMDA/2008

Dated:17.03.2021

To
The Municipal Commissioner,
Pocharam Municipality,
Ghatkesar Mandal,
Medchal-Malkajigiri District,
Hyderabad - 501 301.

Sir,

Sub: HMDA-Panning Department -Ghatkesar -Technical approval for Multi storied building consisting of 2 Cellars + Ground + 9 Upper Floors in Sy.No. 27/P situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajigiri District to an extent of Ac. 2-19.5 Gts or 10070.21 Sq.Mtrs - Approval Accorded-Reg.

- Ref:-
1. Applicant letter dt. 18.02.2010 from Sri. R. Sambeshwar Rao,
 2. MSB Committee Meeting held on 18.02.2010.
 3. This office letter no. 09.03.2010, 20.03.2010, 08.07.2010, 28.05.2011, 27.01.2012.
 4. Applicant letters dt. 03.04.2010, 06.04.2010 & Others.
 5. This office issued show cause notice dt. 09.03.2012.
 6. This office letter dt. 09.06.2015.
 7. This office letter dt. 11.01.2016.
 8. Applicant letter dt. 22.10.2018 & 24.05.2019 process of file.
 9. Note orders of Metropolitan Commissioner HMDA, dt. 23.08.2019.
 10. MSB committee meeting held on 11.10.2019.
 11. This office letter of even no dt. 14.02.2020 intimating shortfalls.
 12. Applicant letter dt. 14.07.2020 submitting shortfall documents.
 13. Applicant letter dt. 01.10.2020 submitting NALA conversions and additions alterations of the proposal.
 14. MSB committee meeting held on 23.11.2020.
 15. Note orders of Metropolitan Commissioner, HMDA, dt. 27.11.2020.
 16. This office letter of even no dt. 18.12.2020 intimating DC.
 17. Applicant letter dt. 18.01.2021 remitting DC amount and submitted PDC cheques.
 18. Applicant letter dt. 08.02.2021 submitting mortgage deed vide document no. 1684/2021, dt. 01.02.2021 & another mortgage deed vide document no. 1685/2021, dt. 01.02.2021 and Submitted Gift deed vide document no. 1686/2021, dt. 01.02.2021 registered at Narapally and acknowledge the Municipality.
 19. This office letter of even no dt. 11.02.2021 forwarded to Osmania University.
 20. Letter No. IDIC/2021/HMDA/12, dt. 25.02.2021 from Osmania University.

* * * * *

In the reference 1st cited Sri. R. Sambeshwar has applied for Technical approval of Multi Stored building consisting of 2 Cellars + Ground + 9 Upper Floors in Sy.No. 27/P situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajigiri District to an extent of Ac. 2-19.5 Gts or 10070.21 Sq.Mtrs.

- 1) The above proposals have been examined with reference to the provisions of Notified/Sanctioned Master Plan of MDP, 2031 for HMR region and Hyderabad Outer Ring Road Growth Corridor Special Development Regulations.

Owner/Applicant Address	Sri. R. Sambeshwar Rao, H.No. 4-4-332/1,2,3, K.S.Lane, Sulthan Bazar, Hyderabad - 500 095.
--------------------------------	--

The details of amount paid towards DC, PC and Other charges.

Sl. No.	Description	DD/Ch.No./Dt	Amount
---------	-------------	--------------	--------

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5704/2025. Sheet 17 of 20 Sub Registrar
Narapalli



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. MODI REALTY POCHARAM LLP
A LIMITED LIABILITY PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
2ND FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD-500 003:-
REP BY ITS AUTHORIZED SIGNATORY:-
MR. B. ANAND KUMAR
S/O. MR. B. N. RAMULU

**GPA ON BEHALF OF VENDOR VIDE GPA NO.
51/BK-IV/2024 & Power No. 11/2024, Dt.08-10-2024
Registered at SRO, Narapally, Medchal-Malkajgiri
District:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4
SOHAM MANSION
II FLOOR, M. G. ROAD
SECUNDERABAD-500 003.

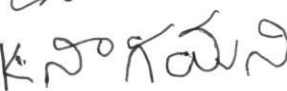
CONSENTING PARY:

M/S. MODI HOUSING PVT. LTD.,
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. GAURANG J. MODY
S/O. LATE JAYANTILAL MODY

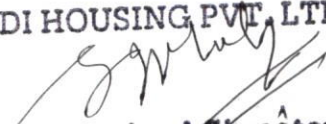
PURCHASER:

MR. KONTHAM NARENDER
S/O. MR. KONTHAM VEERA SWAMY
R/O. H. NO. 8-4-370/266
RAJ NAGAR
BORABANDA
HYDERABAD-500 018.

SIGNATURE OF WITNESSES:

1. 
2. 

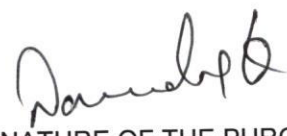
For MODI HOUSING PVT. LTD.


Authorised Signatory

For MODI REALTY POCHARAM LLP


Authorised Signatory

SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

Bk - 1, CS No 5870/2025 & Doct No
5704/2025. Sheet 18 of 20 Sub Registrar
Narapalli

Authorised Signatory



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भारत सरकार
Government of India

कॉन्थम नरेंद्र
Kontham Narender
पुष्पित तारीख / DOB: 29/10/1989
पुरुष / Male

8929 6902 0557

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण: S/O कॉन्थम वीर स्वामी, 8-4-370/266,
राज नगर, बोरबन्दा, रांगारेड्डी,
आंध्र प्रदेश, 500018

Address: S/O Kontham Veera Swamy, 8-4-
370/266, Raj Nagar, Borabanda,
Hyderabad, Rangareddi, Andhra Pradesh,
500018

8929 6902 0557

1947 help@uidai.gov.in www.uidai.gov.in

Narender

भारत सरकार
GOVERNMENT OF INDIA

कॉन्थम वीरस्वामी
Kontham Veeraswamy
पुष्पित तारीख / DOB: 16/08/1956
पुरुष / MALE
Mobile No: 9949929999

7051 9743 5365
VID : 9117 3105 5155 8918

ना आधार - ना गुटिंपु

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण: S/O कॉन्थम वेण्कट रामूलु लता, 8-4-370/266,
राज नगर, बोरबन्दा, रांगारेड्डी,
आंध्र प्रदेश - 500018

Address : S/O Kontham Venkata Ramulu Lata, 8-4-
370/266, Raj Nagar, Borabanda, Hyderabad,
Rangareddi, Andhra Pradesh - 500018

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru - 560001

Handwritten signature

भारत सरकार
GOVERNMENT OF INDIA

कॉन्थम नागमणि
Kontham Nagamani
पुष्पित तारीख / DOB: 01/01/1956
स्त्री / FEMALE
Mobile No: 9866875876

2811 9117 9403
VID : 9152 1688 7970 3699

ना आधार - ना गुटिंपु

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण: W/O कॉन्थम वीर स्वामी, 8-4-370 / 266, राजनगर,
चार्चे, बोरबन्दा, बालनगर,
क.व. रांगारेड्डी,
तेलंगाना - 500018

Address : W/O Kontham Veera Swamy, 8-4-370 / 266,
Fajnagar, Charche, Borabanda, Balanagar,
K.v. Rangareddy,
Telangana - 500018

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru - 560001

K. नागमणि

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5704/2025. Sheet 19 of 20 Sub Registrar
Narapalli



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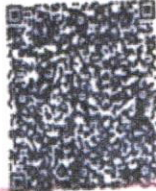




భారత ప్రభుత్వం
GOVERNMENT OF INDIA



భాష్యకర్ల ఆనంద్ కుమార్
Bhashyakarla Anand Kumar
పుట్టిన తేదీ/DOB: 29/07/1968
పురుషుడు / MALE



7049 1433 1344



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:

S/O భాష్యకర్ల నరసింహ రామయ్య,
శ్రీ ఎయి నిలయ ప్లాట్ నో 32-ఎ
సా 32-ఎ/01/01, డిఫెన్స్
కాలనీ, 5TH అవెన్యూ బేకరీ, సైనికపూరి
పోస్ట్, మల్కాజ్గిరి, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500094

Address

S/O Bhashyakarla Naresimha
Ramulu, 1A1 SAI NILAYAM PLOT NO
869 H NO 37-18/869, DEFENCE
COLONY, 5TH AVENUE BAKERY,
SAINIKPURI POST, MALKAJGIRI,
Hyderabad,
Andhra Pradesh - 500094

7049 1433 1344



For MODI REALTY POCHARAM LLP

Authorised Signatory



భారత ప్రభుత్వం
Government of India



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

అధార్ అనేది గుర్తింపు యజ్ఞం మాత్రమే. పౌరసత్వం లేదా పుట్టిన తేదీకి
కాదు. ఇది ఓన్లైన్ మరియు ఆఫ్లైన్ మార్గాలలో (ఆన్లైన్ ప్రమాణీకరణ
లేదా QR కోడ్ / ఆఫ్లైన్ XML యొక్క స్కానింగ్).
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

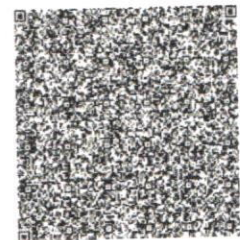
3287 6953 9204

నా అధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
సైనికపూరి పోస్ట్, జైస్వాల్ కాలనీ, అంబర్పేట్,
తెలంగాణ - 500013
Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAI SWAL COLONY, Amberpet. PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013



3287 6953 9204

VID : 9197 0409 3118 9935

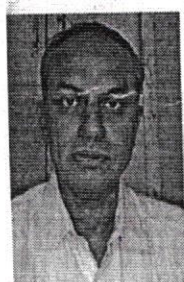
1947

help@uidai.gov.in | www.uidai.gov.in

Authorised Signatory



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669



సమాధి 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

For MODI HOUSING PVT. LTD.

Authorised Signatory



KL130447863FT

అధార్ - సామాన్యుని హక్కు.

Bk - 1, CS No 5870/2025 & Doct No
5704/2025. Sheet 20 of 20 Sub Registrar
Narapalli



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1529-1-5704/2025

Date: 11/06/2025

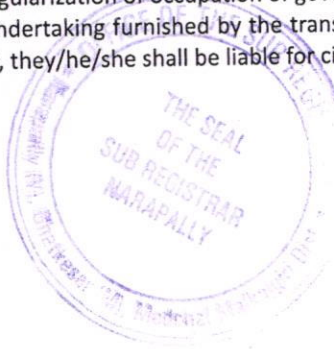
CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 2(d) of Section 104 of **Telangana Municipalities Act, 2019**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Pocharam Municipality**.

House No.	NA
PTIN/Assessment No.	1228322171
District	MEDCHAL-MALKAJGIRI
ULB Name	POCHARAM MUNICIPALITY
Locality	POCHARAM - NEAR GP
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR (S/o. B. N. RAMULU) 2. M/S.MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR [DAGPA HOLDER] (R/o. NA) 3. M/S.MODI HOUSING PVT LTD REP BY GAURANG J MODY (S/o. LATE JAYANTILAL MODY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. KONTHAM NARENDER (S/o. KONTHAM VEERA SWAMY)
Document Registration No.	1529-5704/2025 [1]
Document Registration Date	10/06/2025

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.



Signature of Sub-Registrar
(NARAPALLI)
Narapally

Continuation of Schedule

Part III - Supplemental Information

Page 1 of 1

Form 990-E

Supplemental Information

Supplemental information is provided for the purpose of providing additional information to the IRS regarding the taxpayer's return.

Part III

Supplemental Information

Supplemental Information

Supplemental Information

Supplemental Information

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Supplemental Information



TSGGDI 99491321



GOVERNMENT OF TELANGANA

REGISTRATION AND STAMPS DEPARTMENT

STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 751981

MeeSeva App No : ECM022512789276

Date : 12-Jun-25

Statement No : 196509371

Sri/Smt.: K NARENDER : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: POCHARAM ,House No: , , Flat No: 105 ,Apartment: NILGIRI HEIGHTS BLOCK NO. A ,VILLAGE: POCHARAM ,Survey No : ,27/P, East: FLAT NO. 106 & OPEN TO SKY West: OPEN TO SKY & 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY & 6-6 WIDE CORRIDOR

A search is made in the records of SRO(s) of NARAPALLI relating there to for 30 years from 13-06-1995 To 11-06-2025 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P APARTMENT: NILGIRI HEIGHTS BLOCK NO. A FLAT: 105 EXTENT: 39.85SQ.Yds BUILT: 1430SQ. FT Boundaries: [N]: OPEN TO SKY & 6'-6" WIDE CORRIDOR [S] OPEN TO SKY [E]: FLAT NO. 106 & OPEN TO SKY [W]: OPEN TO SKY & 6-6 WIDE CORRIDOR This document Link Doct 1529, 5704/2025 of SRO 1529;/ 2025	(R) 10-06-2025 (E) 10-06-2025 (P) 10-06-2025		0208 (Deposit of Title Deeds) Mkt.Value:Rs. 2993750 Cons.Value:Rs. 5250000	1 .1.(MR)KONTHAM NARENDER 2.(ME)BANK OF BARODA	0/0 5705/ 2025 [1] of SRONARAPALLI
2 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P APARTMENT: NILGIRI HEIGHTS BLOCK NO.A FLAT: 105 EXTENT: 39.85SQ.Yds BUILT: 1430SQ. FT Boundaries: [N]: OPEN TO SKY AND 6'-6" WIDE CORRIDOR [S] OPEN TO SKY [E]: FLAT NO. 106 AND OPEN TO SKY [W]: OPEN TO SKY AND 6'-6" WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1529, 12451/2006 of SRO 1517;6368/2019 of SRO 1529;6531/2007 of SRO 1517;12620/2006 of SRO 1517;300/2016 of SRO 1516;13207/2019 of SRO 1529;6643/2019 of SRO 1529;21762/2006 of SRO 1517;2688/2015 of SRO 1516;7609/2021 of SRO 1529;6642/2019 of SRO 1529;13206/2019 of SRO 1529;/ 2019	(R) 10-06-2025 (E) 10-06-2025 (P) 10-06-2025		0101 (Sale Deed) Mkt.Value:Rs. 2993750 Cons.Value:Rs. 6300000	1 .1.(EX)SRIRAMOJU RAMADEVI 2.(EX)M/S.MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR 3.(CL)KONTHAM NARENDER 4.(EX)CHALUVADI SRINIVAS 5.(EX)KASULA UMA 6.(EX)G. HEMASRI 7.(EX)VIJAY KUMAR BAJAJ 8.(EX)M/S.MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR [DAGPA HOLDER] REPRESENTED BY K. PRABHAKAR REDDY (gpa HOLDER) 9.(EX)NAMA VENKATA RAMANA RAO 10.(EX)SRIRAMOJU MANJULA 11.(EX)SRIRAMOJU SAMBESHWAR RAO 12.(EX)MAHESH KUMAR CHADALAWADA 13.(EX)BOGGARAPU CHINNA ROSAIAH 14.(EX)KODIYALAM KRISHNA 15.(EX)VINNAKOTA MALLIKA 16.(EX)S. NIRANJAN REDDY 17.(EX)GEETHA VANAM 18.(EX)M/S.MODI HOUSING PVT LTD REP BY GAURANG J MODY 19.(EX)N. S. R. MURTHY 20.(EX)CHANDAN GUNDA 21.(EX)SAMPATH SHANTHI 22.(EX)YEMMANUR NANDINI 23.(EX)BADDEPUDI VENKATESH LALITHA 24.(EX)POTLURI RAHUL 25.(EX)ARUGAPALLI LAVANYA 26.(EX)PASUPULETI HEMAVATHI	0/0 5704/ 2025 [1] of SRONARAPALLI

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.



సంతకము
Signature
SRIVEN NET DEN
SDP-SRND

Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

3 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P HOUSE: . EXTENT: 12039SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: CART WAY [S] LAND IN SY. NO. 27 [E]: LAND IN SY. NO. 27 [W]: ROAD This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Ratifies 1529, 2333/2001 of SRO 1517;21762/2006 of SRO 1516;6368/2019 of SRO 1529;300/2016 of SRO 1516;6369/2019 of SRO 1529;12620/2006 of SRO 1517;13207/2019 of SRO 1529;13206/2019 of SRO 1529;6531/2007 of SRO 1516;6643/2019 of SRO 1529;2332/2001 of SRO 1517;2688/2015 of SRO 1516;6642/2019 of SRO 1529;13207/2019 of SRO 1529;/ 2019	(R) 15-07-2021 (E) 15-07-2021 (P) 15-07-2021	0802 (Supplemental Deed, Ratification Deed u/s 4 of I.S.) Mkt.Value:Rs. 293910600 Cons.Value:Rs. 0	1 .1.(EX)POTLURI RAHUL 2.(EX)BOGGARAPU CHINNA ROSAIAH 3.(EX)NAMA VENKATA RAMANA RAO 4.(EX)CHALUVADI SRINIVAS 5.(EX)KODIYALAM KRISHNA 6.(EX)G. HEMASRI 7.(CL)M/S MODI REALTY POCHAMRAM LLP REP BY SOHAM MODI 8.(EX)SRIRAMOJU MANJULA 9.(EX)VINNAKOTA MALLIKA 10.(EX)CHANDAN GUNDA 11.(EX)MAHESH KUMAR CHADALAWADA 12.(EX)ARUGAPALLI LAVANYA 13.(EX)SRIRAMOJU SAMBESHWAR RAO 14.(EX)YEMMANUR NANDINI 15.(EX)BADDEPUDI VANKATESH LALITHA 16.(EX)S. NIRANJAN REDDY 17.(EX)GEETHA VANAM 18.(EX)VIJAY KUMAR BAJAJ 19.(EX)SRIRAMOJU SABESHWAR RAO (GPA HOLDER OWNERS NO 2 TO 22) 20.(EX)KASULA UMA 21.(EX)N. S. R. MURTHY 22.(EX)PASUPULETI HEMAVATHI 23.(EX)SRIRAMOJU RAMADEVI 24.(EX)SAMPATH SHANTHI	0/0 7609/ 2021 [2] of SRONARAPALLI
4 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P EXTENT: 8228SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: CART WAY [S] LAND IN SY. NO. 27 - SCHEDULED LAND B [E]: LAND IN SY. NO. 27 [W]: ROAD This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1529, 2333/2001 of SRO 1517;21762/2006 of SRO 1516;6368/2019 of SRO 1529;6369/2019 of SRO 1529;12620/2006 of SRO 1517;6642/2019 of SRO 1529;6531/2007 of SRO 1516;6643/2019 of SRO 1529;2332/2001 of SRO 1517;2688/2015 of SRO 1516;300/2016 of SRO 1516;/ 2016	(R) 21-12-2019 (E) 17-12-2019 (P) 21-12-2019	0110 (Development Agreement Cum GPA) Mkt.Value:Rs. 24684000 Cons.Value:Rs. 0	1 .1.(EX)KASULA UMA 2.(EX)N. S. R. MURTHY 3.(EX)PASUPULETI HEMAVATHI 4.(EX)SRIRAMOJU RAMADEVI 5.(EX)SAMPATH SHANTHI 6.(EX)POTLURI RAHUL 7.(EX)BOGGARAPU CHINNA ROSAIAH 8.(EX)NAMA VENKATA RAMANA RAO 9.(EX)CHALUVADI SRINIVAS 10.(EX)KODIYALAM KRISHNA 11.(EX)G. HEMASRI 12.(CL)M/S MODI REALTY POCHAMRAM LLP REP BY M/S MODI PROPERTIES PVT LTD REP BY SOHAM MODI 13.(EX)SRIRAMOJU MANJULA 14.(EX)VINNAKOTA MALLIKA 15.(EX)CHANDAN GUNDA 16.(EX)MAHESH KUMAR CHADALAWADA 17.(EX)ARUGAPALLI LAVANYA 18.(EX)SRIRAMOJU SAMBESHWAR RAO 19.(EX)YEMMANUR NANDINI 20.(EX)BADDEPUDI VANKATESH LALITHA 21.(EX)S. NIRANJAN REDDY 22.(EX)GEETHA VANAM 23.(EX)VIJAY KUMAR BAJAJ 24.(EX)SRIRAMOJU SABESHWAR RAO (SPA HOLDER OWNERS NO 5 25.(EX)SRIRAMOJU SABESHWAR RAO (SPA HOLDER OWNERS NO 13 26.(EX)SRIRAMOJU SABESHWAR RAO (SPA HOLDER OWNERS NO 19 27.(EX)SRIRAMOJU SABESHWAR RAO (SPA HOLDER OWNERS NO 21 28.(EX)BANDI PARSHURAM (SPA HOLDER OWNER NO 12)	0/0 13207/ 2019 [2] of SRONARAPALLI
5 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P EXTENT: 3811.5SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: LAND IN SY. NO. 27 - SCHEDULED LAND A [S] LAND IN SY. NO. 27 [E]: LAND IN SY. NO. 27 [W]: ROAD 1529,	(R) 21-12-2019 (E) 21-12-2019 (P) 21-12-2019	0110 (Development Agreement Cum GPA) Mkt.Value:Rs. 11434500 Cons.Value:Rs. 0	1 .1.(EX)SRIRAMOJU SAMBESHWAR RAO 2.(CL)M/S MODI REALTY POCHARAM LLP REP BY M/S MODI PROPERTIES PVT LTD REP BY SOHAM MODI	0/0 13206/ 2019 [1] of SRONARAPALLI
6 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P EXTENT: 87.423SQ.Yds Boundaries: [N]: PANADHI [S] REMAINING LAND IN SY NO 27 BELONGING TO METTU YADI REDDY & 3 OTHERS [E]: LAND OF SAMALA ANJI REDDY [W]:	(R) 26-06-2019 (E) 26-06-2019 (P) 26-06-2019	0101 (Sale Deed) Mkt.Value:Rs. 262269 Cons.Value:Rs. 130000	1 .1.(EX)SRIRAMOJU RAMADEVI 2.(CL)POTLURI RAHUL	0/0 6643/ 2019 [1] of SRONARAPALLI

	PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE This document Link Doct,Link Doct 1529, 6369/2019 of SRO 1529;12451/2006 of SRO 1517;/ 2006				
7 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P EXTENT: 87.423SQ.Yds Boundaries: [N]: PANADHI [S] REMAINING LAND IN SY NO 27 BELONGING TO METTU YADI REDDY & 3 OTHERS [E]: LAND OF SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE This document Link Doct,Link Doct 1529, 6369/2019 of SRO 1529;12451/2006 of SRO 1517;/ 2006	(R) 26-06-2019 (E) 26-06-2019 (P) 26-06-2019	0101 (Sale Deed) Mkt.Value:Rs. 262269 Cons.Value:Rs. 130000	1 .1.(EX)SRIRAMOJU RAMADEVI 2.(CL)ARUGAPALLI LAVANYA	0/0 6642/ 2019 [1] of SRONARAPALLI
8 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27/P EXTENT: 349.69SQ.Yds BUILT: 100SQ. FT Boundaries: [N]: PANADHI [S] REMAINING LAND IN SY. NO. 27 BELONGING TO METTU YADI REDDY & 3 OTHERS [E]: LAND OF SRI. SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE This document Link Doct 1529, 12451/2006 of SRO 1517;/ 2006	(R) 19-06-2019 (E) 19-06-2019 (P) 19-06-2019	0101 (Sale Deed) Mkt.Value:Rs. 1049070 Cons.Value:Rs. 434000	1 .1.(CL)SAMPATH SHANTHI REPRESENTED BY POTLURI RAHUL 2.(EX)GOVIND BHASKAR AGNIHOTRI 3.(EX)POTLURI RAHUL (SPA HOLDER)	0/0 6368/ 2019 [1] of SRONARAPALLI
9 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-0 SURVEY: 27/PART EXTENT: 68 Guntas Boundaries: [N]: PANADHI [S] REMAINING LAND IN SY.NO.27 BELONGING TO METTU YADI REDDY & 3 OTHERS [E]: LAND OS SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE This document Cancels,Link Doct 1516, 21762/2006 of SRO 1517;21762/2006 of SRO 1517;/ 2006	(R) 30-01-2016 (E) 18-01-2016 (P) 18-01-2016	0803 (Cancellation Deed) Mkt.Value:Rs. 0 Cons.Value:Rs. 0	1 .1.(EX)CHANDAN GUNDA REPRESENTED BY ETHAMUKKALA VENU GOPALA REDDY (SPA HOLDER) 2.(EX)G.HEMASRI REPRESENTED BY ETHAMUKKALA VENU GOPALA REDDY (SPA HOLDER) 3.(EX)GOVIND BHASKAR AGNIHOTRI REPRESENTED BY SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER) 4.(EX)YEMMANUR NANDINI 5.(EX)NAMA VENKATA RAMANA RAO REPRESENTED BY SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER) 6.(EX)S.NIRANJAN REDDY 7.(EX)MAHESH KUMAR CHADALAVADA REPRESENTED BY SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER) 8.(EX)BOGGARAPU CHINNA ROSHAIAH 9.(EX)KODIYALAM KRISHNA REPRESENTED BY ETHAMUKKALA VENU GOPALA REDDY (SPA OF VENDOR) 10.(CL)M/S.GHARONDA BUILDERS AND DEVELOPERS (REP BY SULIN J.SACHDEV 11.(EX)VIJAY KUMAR BAJAJ REPRESENTED BY ETHAMUKKALA VENU GOPALA REDDY (SPA OF VENDOR) 12.(EX)CHALUVADI SRINIVAS REPRESENTED BY M V RS LAXMI NARASIMHA RAO (GPA OF VENDOR) 13.(EX)N.S.R.MURTHY 14.(EX)GEETHA VANAM REPRESENTED BY SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER) 15.(EX)PASUPULETI HEMAVATHI REPRESENTED BY ETHAMUKKALA VENU GOPALA REDDY (SPA OF VENDOR) 16.(EX)SRIRAMOJU SAMBESHWAR RAO 17.(EX)SRIRAMOJU RAMADEVI 18.(EX)SRIRAMOJU MANJULA 19.(EX)VINNAKOTA MALLIKA 20.(EX)KASULA UMA DEVI REPRESENTED BY SRIRAMOJU SAMBESHWAR RAO (GPA HOLDER)	0/0 300/ 2016 [@] of SROSHAMIRPET

10 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-0 SURVEY: 27/PART EXTENT: 31.5 Guntas Boundaries: [N]: LAND IN SY.NO.27 PART BELONGING TO SRIRAMOJU SAMBESHWAR RAO [S] REMAINING LAND IN SY.NO.27 PART BELONGING TO M.YADI REDDY & OTHERS [E]: LAND OF SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE This document Cancels 1516, 6531/2007 of SRO 1517;/ 2007	(R) 05-08-2015 (E) 05-08-2015 (P) 05-08-2015	0803 (Cancellation Deed) Mkt.Value:Rs. 1968750 Cons.Value:Rs. 69945000	1 .1.(EX)SRIRAMOJU SAMBESHWAR RAO 2.(CL)M/S.GHARONDA BUILDERS AND DEVELOPERS REP BY SUNIL J.SACHDEV	0/0 2688/ 2015 [@] of SROSHAMIRPET
11 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-0 SURVEY: 27/PART EXTENT: 31.5 Guntas Boundaries: [N]: LAND IN SY.NO.27 PART BELONGING TO SRIRAMOJU SAMBESHWAR RAO [S] REMAINING LAND IN SY.NO.27 PART BELONGING TO M.YADI REDDY & OTHERS [E]: LAND OF SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE 1517,	(R) 21-06-2007 (E) 18-06-2007 (P) 18-06-2007	0109 (DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT) Mkt.Value:Rs. 1968750 Cons.Value:Rs. 69945000	1 .1.(EX)SRIRAMOJU SAMBESHWAR RAO 2.(CL)M/S.GHARONDA BUILDERS AND DEVELOPERS REP BY SUNIL J.SACHDEV	0/0 CD_Volume: 233 6531/ 2007 [@] of SROGHATKESAR
12 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-0 SURVEY: 27/PART EXTENT: 68 Guntas Boundaries: [N]: PANADHI [S] REMAINING LAND IN SY.NO.27 BELONGING TO METTU YADI REDDY & 3 OTHERS [E]: LAND OS SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE 1517,	(R) 21-12-2006 (E) 02-12-2006 (P) 02-12-2006	0110 (Development Agreement Cum GPA) Mkt.Value:Rs. 500000 Cons.Value:Rs. 500000	1 .1.(EX)SRIRAMOJU SAMBESHWAR RAO 2.(EX)SRIRAMOJU RAMADEVI 3.(EX)SRIRAMOJU MANJULA 4.(EX)VINNAKOTA MALLIKA 5.(EX)KASULA UMA DEVI 6.(EX)CHANDAN GUNDA 7.(EX)G.HEMASRI 8.(EX)GOVIND BHASKAR AGNIHOTRI 9.(EX)MUKKU VENKAT RATNA PRASAD 10.(EX)NAM VENKATA RAMANA RAO 11.(EX)S.NIRANJAN REDDY 12.(EX)MAHESH KUMAR CHADALAVADA 13.(EX)BOGGARAPU CHINNA ROSHAIAH 14.(EX)KODIYALAM KRISHNA 15.(CL)M/S.GHARONDA BUILDERS AND DEVELOPERS (REP BY SULIN J.SACHDEV) 16.(EX)VIJAY KUMAR BAJAJ 17.(EX)CHALUVADI SRINIVAS 18.(EX)N.S.R.MURTHY 19.(EX)GEETHA VANAM 20.(EX)PASUPULETI HEMAVATHI	0/0 CD_Volume: 215 21762/ 2006 [@] of SROGHATKESAR
13 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-0 SURVEY: 27/PART EXTENT: 31.5 Guntas Boundaries: [N]: LAND IN SY.NO.27 (PART) BELONGS TO A.SRIMATHI AND M.LAVANYA [S] REMAINING LAND IN SY.NO.27 BELONGING TO VENDOR NO.1 AND 3 BROTHERS [E]: LAND BELONGING TO SAMALA ANJI REDDY [W]: 40'PUBLIC ROAD FROM WARANGALHIGHWAY TO POCHARAM VILLAGE 1517,	(R) 17-08-2006 (E) 09-08-2006 (P) 09-08-2006	0101 (Sale Deed) Mkt.Value:Rs. 1575000 Cons.Value:Rs. 1575000	1 .1.(EX)METTU YADI REDDY 2.(EX)METTU MADHUSUDHAN REDDY 3.(EX)METTU VENKAT REDDY 4.(EX)METTU PRABHAKAR REDDY 5.(EX)METTU MAHENDER REDDY 6.(CL)SRIRAMOJI SAMBESHWAR RAO	0/0 CD_Volume: 201 12620/ 2006 [@] of SROGHATKESAR
14 --- 14	VILL/COL: POCHARAM/POCHARAM W-B: 0-0 SURVEY: 27/PART EXTENT: 68 Guntas Boundaries: [N]: PANADHI(CART WAY) [S] REMAINING LAND IN SY NO.27 BELONGS TO METTU YADI REDDY & 3 OTHERS [E]: LAND OF SAMALA ANJI REDDY [W]: PUBLIC ROAD FROM WARANGAL HIGHWAY TO POCHARAM VILLAGE 1517,	(R) 11-08-2006 (E) 07-08-2006 (P) 07-08-2006	0101 (Sale Deed) Mkt.Value:Rs. 3400000 Cons.Value:Rs. 3400000	1 .1.(CL)SRIRAMOJU RAMA DEVI 2.(CL)SRIRAMOJU MANJULA 3.(CL)VINNAKOTA MALLIKA 4.(CL)KASULA UMA DEVI 5.(CL)CHANDAN GUNDA 6.(CL)G.HEMASRI 7.(CL)GOVIND BHASKAR AGNIHOTRI 8.(CL)MUKKU VENKAT RATNA PRASAD 9.(CL)NAMA VENKATA RAMANA RAO 10.(CL)S.NIRANJAN REDDY 11.(CL)MAHESH KUMAR CHADALAVADA 12.(CL)BOGGARAPU CHINNA ROSHAIAH 13.(CL)KODIYALAM KRISHNA 14.(CL)VIJAY KUMAR BAJAJ 15.(CL)CHALUVADI SRINIVAS 16.(CL)N.S.R.MURTHY 17.(CL)GEETHA VANAM 18.(CL)PASUPULETI HEMAVATHI	0/0 CD_Volume: 201 12451/ 2006 [@] of SROGHATKESAR

			19.(EX)A.SRIMATHI 20.(EX)M.LAVANYA 21.(CL)SRIRAMOJU SAMBESHWAR RAO	
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Certified By

ECM022512789276



A handwritten signature in black ink, written over a horizontal line.

Name: APKARI SRIDEVI
Designation: SUB
REGISTRAR
SRO: NARAPALLI



Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1529-1-5704/2025

Date: 11/06/2025

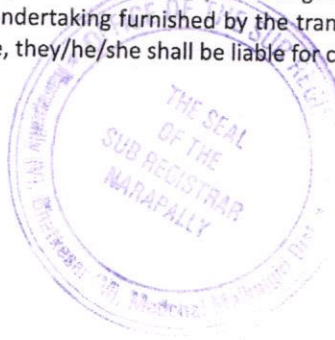
CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 2(d) of Section 104 of **Telangana Municipalities Act, 2019**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Pocharam Municipality**.

House No.	NA
PTIN/Assessment No.	1228322171
District	MEDCHAL-MALKAJGIRI
ULB Name	POCHARAM MUNICIPALITY
Locality	POCHARAM - NEAR GP
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR (S/o. B. N. RAMULU) 2. M/S.MODI REALTY POCHARAM LLP REP BY B. ANAND KUMAR [DAGPA HOLDER] (R/o. NA) 3. M/S.MODI HOUSING PVT LTD REP BY GAURANG J MODY (S/o. LATE JAYANTILAL MODY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. KONTHAM NARENDER (S/o. KONTHAM VEERA SWAMY)
Document Registration No.	1529-5704/2025 [1]
Document Registration Date	10/06/2025

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.




Signature of Sub-Registrar
(NARAPALLI)
Narapally