



Government of Telangana

Registration And Stamps Department

Kapra

3838/25

Payment Details - Citizen Copy - Generated on 14/08/2025, 04:12 PM

SRO Name: 1526 Kapra

Receipt No: 4342

Receipt Date: 14/08/2025

Name: K PRABHAKAR REDDY

CS No/Doct No: 3907 / 2025

Transaction: Sale Deed

Challan No:

E-Challan No: 850TB2130825

Chargeable Value: 10070000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 13-AUG-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

50350

Transfer Duty/TPT

151050

Deficit Stamp Duty

553750

User Charges

1000

Mutation Charges

10070

Total:

766220

In Words: RUPEES SEVEN LAKH SIXTY SIX THOUSAND TWO HUNDRED TWENTY ONLY

Prepared By: HARSHAN

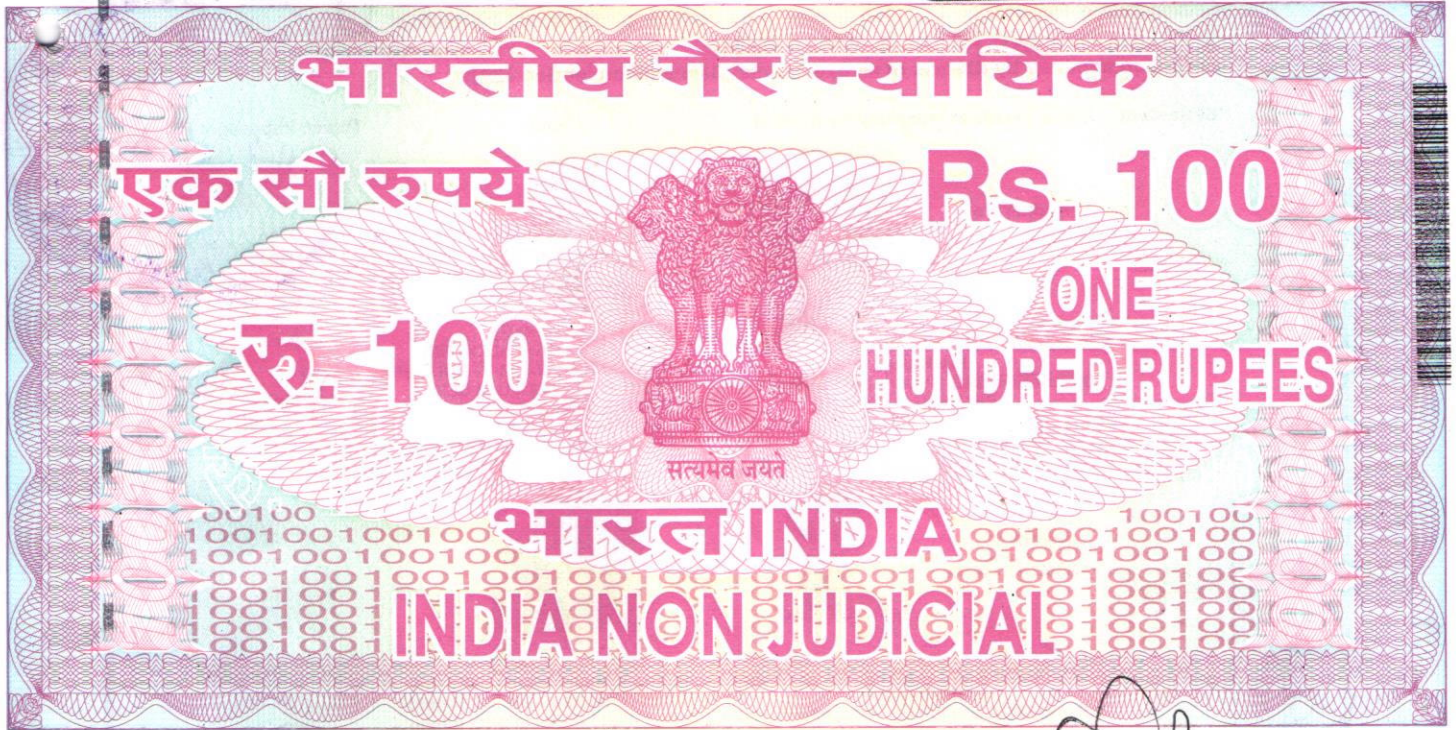
Signature by SR

Sub-Registrar
Kapra

RETURNED

SCANNED

BOOK - 1 DOC.NO. 3838/2025
SUB REGISTRAR : KAPRA



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

BH 809827

Trans Id: 250529111100324381
Date: 29 MAY 2025, 11:13 AM
Purchased By:
MAHENDAR
S/o MALLESH
R/o SEC-BAD
For Whom
MODI REALTY MALLAPUR LLP

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

SALE DEED

This Sale deed is made and executed on this the ¹⁴ day of August' 2025 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates) a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad-500 003, represented by its authorised representative, Shri. Anand S. Mehta, S/o. Shri Suresh U. Mehta, aged about 47 years, Occupation: Business. {Pan No. AAEFM1459R}.
2. M/s. Gulmohar Residency {Pan No. AAGFG4971Q}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad-500 067, represented by its Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Mallapur LLP vide document no.3741/2019, dated 08.07.2019 registered at SRO, Kapra.,
3. M/s. Jade Estates {Pan No. AAFFJ2885D}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad-500 067, represented by its Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Mallapur LLP vide document no.3741/2019, dated 08.07.2019 registered at SRO, Kapra.,

For Modi Realty Mallapur LLP

[Signature]
Authorised Signatory

[Signature]

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50350/- paid between the hours of 4 and 5 on the 14th day of AUG, 2025 by Sri Anand S Mehta

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	CL	Aadhar No XXXXXXXXX8548 NAME: VINAYAK K KULKARNI S/O KHANDU N KULKARNI SECUNDERABAD, HYDERABAD, ANDHRA PRADESH, 500003	 VINAYAK KHANDU KL [1526-1-2025-3907] VINAYAK KHANDU KULKARNI S/O. KHANDU NARAYANRAO KULKARNI 1-8-300, FLAT NO 41, U-BLOCK, BHARANI COMPLEX MINISTER ROAD SECUNDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500003,	 <i>Vinayak K</i>
2	EX	Aadhar No XXXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 IV/2023 & Power No. [1526-1-2025-3907] K. PRABHAKAR REDDY (GPA NO. 145/BK-IV/2023 & Power No. 54/2023, DL04-11-2023 Regd., at SRO, Kapra) [R]M/S. MODI REALTY MALLAPUR LLP REP BY ANAND S MEHTA SURESH U MEHTA 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD,	 <i>Prabhakar Reddy</i>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXXX6138 NAME: KHANDU NARAYANRAO KULKARNI S/O LATE NARAYAN RAO R KULKARNI Secunderabad, Hyderabad, Andhra Pradesh, 500003	 KHANDU N KULKARNI [1526-1-2025-3907] KHANDU N KULKARNI R/O SEC-BAD	 <i>K.N. Kulkarni</i>
2	Aadhar No: XXXXXXXXX8806 NAME: SUNIL K KULKARNI S/O KHANDU N KULKARNI Secunderabad, Hyderabad, Andhra Pradesh, 500003	 SUNIL K KULKARNI: [1526-1-2025-3907] SUNIL K KULKARNI R/O SEC-BAD	 <i>Sunil K</i>

14th day of August, 2025

Signature of Sub Registrar
Kapra

Biometrically Authenticated by
SRO YESUDASARI VANAJA KUMARI
on 14-AUG-2025 16:05:01

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Parties in Sl. No. 2 & 3 are being represented by their Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Mallapur LLP, a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, II Floor, M. G. Road, Secunderabad-500 003, represented by its authorised representative, Shri. Anand S. Mehta, S/o. Shri Suresh U. Mehta, aged about 47 years, Occupation: Business, by way of document no. 3741/2019, dated 08.07.2019 registered at SRO, Kapra.

Hereinafter the parties are collectively referred to as the Vendor and severally as Vendor no.1, Vendor no.2, Vendor no.3 respectively.

IN FAVOUR OF

Mr. Vinayak Khandu Kulkarni, S/o. Mr. Khandu Narayanrao Kulkarni, aged about 39 years, Occupation: Service residing at 1-8-300, Flat No. 41, U-Block, Bharani Complex, Minister Road, Secunderabad, Telanagana-500 003 (Pan No.BFGPK2638A, Mobile No.93921 89842) hereinafter referred to as the 'Purchaser'.

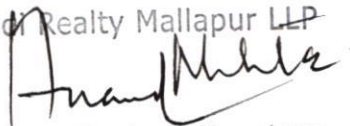
The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

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

1. TITLE OF PROPERTY:

- 1.1 Late Sri M. Venkata Narasimha Rao was the original pattedar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), Telangana.
- 1.2 The name of Late Sri M. Venkata Narasimha Rao has been duly recorded as the pattedar and possessor in the Khasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 onwards at the office of the Mandal Revenue Office, Uppal Mandal, Medchal-Malkajgiri District, Telangana.
- 1.3 Upon the death of Late Sri M. Venkata Narasimha Rao, his son Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.
- 1.4 Mr. M. Venkata Rama Rao has from time to time sold portions of Sy. No.19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for Road widening (Ac. 0-39 Gts.).
- 1.5 Mr. M. Venkata Ramana Rao, Mrs. M. Geetabai, Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Mr. M. Venkata Rama Rao and they have jointly executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the above referred land have been partitioned by metes and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen to the share of Mr. M. Venkata Rama Rao. The above partition has been recorded and mutated in the Revenue Records.

For Modi Realty Mallapur LLP


Authorised Signatory



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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	553750	0	0	0	553850
Transfer Duty	NA	0	151050	0	0	0	151050
Reg. Fee	NA	0	50350	0	0	0	50350
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	10070	0	0	0	10070
Total	100	0	766220	0	0	0	766320

Rs. 704800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50350/- towards Registration Fees on the chargeable value of Rs. 10070000/- was paid by the party through E-Challan/BC/Pay Order No ,850TB2130825 dated ,13-AUG-25 of ,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 766270/-, DATE: 13-AUG-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1914350372133, PAYMENT MODE: NB-1001138, ATRN: 1914350372133, REMITTER NAME: VINAYAK K KULKARNI, EXECUTANT NAME: MODI REALTY MALLAPUR LLP, CLAIMANT NAME: VINAYAK KHANDU KULKARNI.

Date:

14th day of August, 2025

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 3838 of 2025 of Book-1 and assigned the identification number 1 - 1526 - 3838 - 2025 for Scanning on 14-AUG-25 .

Registering Officer

Kapra

(Y Vanaja Kumari)

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- 1.6 Accordingly, Mr. Venkata Rama Rao became the pattedar, possessor and absolute lawful owner of land admeasuring Ac. 12-13 Gts. forming a portion of Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District. He sold Ac. 4-00 gts., to M/s. Gulmohar Residency and Ac. 4-00 gts., to Jade Estates, out of the land owned by him, as per details given under.
- 1.7 M/s. Gulmohar Residency (Vendor no. 2 herein) became the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), Telangana admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no.12683/05 registered at the office of the Sub-Registrar, Uppal, (hereinafter this land is referred to as the Scheduled A Land and is more fully described at the foot of the document).
- 1.8 M/s. Jade Estates (Vendor no.3 herein) became the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), Telangana admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no. 12684/05 registered at the office of the Sub-Registrar, Uppal, (hereinafter this land is referred to as the Scheduled B Land and is more fully described at the foot of the document).
- 1.9 The total land owned by Vendor no. 2 & Vendor no. 3 admeasuring Ac. 8-00 gts., forming a part of Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) Telangana is hereinafter referred to as the Scheduled Land and is more fully described at the foot of the document.
- 1.10 Accordingly, Vendor no. 2 has become owner of 50% share in the Scheduled Land and Vendor no. 3 has become owner of 50% share in the Scheduled Land.
- 1.11 The Vendor no.1 has agreed to take on development the Scheduled Land from the Vendor no. 2 and Vendor no. 3, for construction of a Housing Project with 6 floors of flats, 2 basements for parking, along with certain common amenities and entered in to a Joint Development Agreement cum General Power of Attorney bearing document no. 3741/2019, dated 08.07.2019 registered at SRO, Kapra.
- 1.12 The flat being sold under this deed 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 no.1 and the Vendor no.1 is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Vendor no. 2 and Vendor no. 3.
- 1.13 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 05.09.2019 under registration no. P02200001129.

2. DETAILS OF PERMITS:

- 2.1 The Vendor / Owners have obtained permission from GHMC vide permit no. 1/C/05652/2021 dated 17.04.2021 for developing the Scheduled Land into a residential complex consisting of 345 flats with two basements, six upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

For Mod/Realty Mallapur LLP



Authorised Signatory





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- 2.2 As per building permit order, other correspondence and documentation with GHMC and other departments the proposed development of flats in the 6 upper floors (excluding the parking floors in the basement) has been referred to as ground floor, first floor, second floor and so on. However, in the documentation between the Vendor and the Purchaser (including in the registered JDA) the flats on each floor have been labeled as A101, A201, A301 and so on till A601, signifying block number, floor number and flat number. For the purpose of this agreement 6 floors have been numbered as first floor, second floor till sixth floor. The usage of the term 'ground floor' has been avoided. An example for flat no. 5 in block A is given under.

Block no. in GHMC plan	Flat no. in GHMC plan	Floor no. in GHMC plan	Flat no. assigned in Agr. of Sale	Floor no. given in Agr. of Sale
A	5	Ground	A 105	First
A	5	First	A 205	Second
A	5	Second	A 305	Third
A	5	Third	A 405	Fourth
A	5	Fourth	A 505	Fifth
A	5	Fifth	A 605	Sixth

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. 8 blocks of flats labeled as A, B, C, D, E, F, G & H are proposed to be constructed.
 - 3.1.2. Each block consists of 5/6 floors.
 - 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
 - 3.1.4. Total of 345 flats are proposed to be constructed.
 - 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
 - 3.1.6. Clubhouse consisting of 6 floors admeasuring about 24,842 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 bore wells. 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 Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
 - 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
 - 3.1.13. The net extent of land being developed is 27,216 sq. yds., after leaving 483.75 sq. yds for road widening. Each flat has been assigned proportionate undivided share from the net land for development.

For Modi Realty Mallapur LLP

Authorised Signatory

Vinayak R

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3.2. The proposed project of development on the entire Scheduled Land is styled as 'Gulmohar Residency' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as 'Gulmohar Residency' shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.

4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.

4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.

4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

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 Mallapur LLP


Authorised Signatory



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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 lump sum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

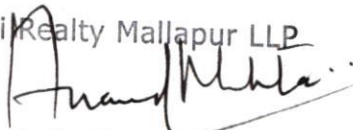
6. SALE CONSIDERATION:

- 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.

For Modi Realty Mallapur LLP


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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 to day 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.

For Modi Realty Mallapur LLP



Authorised Signatory



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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 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.
- 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 outside wires 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 damage 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 clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

For Modik Realty Mallapur LLP


Authorised Signatory



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- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

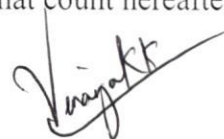
- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issue 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 Mallapur LLP


Authorised Signatory



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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 A LAND

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	:	Sy. No. 19 (Part)
South	:	100' Road
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20 & 12/1

DETAILS OF SCHEDULED B LAND

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	:	Sy. No. 22
South	:	Sy. No. 19 (Part)
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20

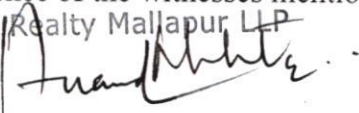
DETAILS OF SCHEDULED LAND

All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) marked in red and bounded by:

North	:	Sy. No. 22
South	:	100' Road
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20

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 Mallapur LLP


Authorised Signatory

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


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ANNEXURE-A

1.	Names of Purchaser:	Mr. Vinayak Khandu Kulkarni S/o. Mr. Khandu Narayanrao Kulkarni
2.	Purchaser's residential address:	R/o. 1-8-300, Flat No. 41, U-Block, Bharani Complex, Minister Road, Secunderabad, Telanagana-500 003.
3.	Pan no. of Purchaser:	BFGPK2638A
4.	Aadhaar card no. of Purchaser:	4869 5446 8548
5.	Name address & registration no. of Owners Association	'Gulmohar Welfare Association' vide certificate of registration no.686 of 2021, dated 16-11-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	604 on the sixth floor, in block no. 'E'
	b. Undivided share of land:	84.38 Sq. yds.
	c. Super built-up area:	1660 Sft.
	d. Built-up area + common area:	1329 + 331 Sft.
	e. Carpet area	1185 Sft.
	f. Car parking type and area	Single Parking - 105 Sft.
7.	Total sale consideration:	Rs.1,00,70,000/-(Rupees One Crore and Seventy Thousand Only)
8.	Details of Payment:	
	a. Rs.59,07,500/-(Rupees Fifty Nine Lakhs Seven Thousand and Five Hundred Only) paid by way of online transfer	
	b. Rs.25,62,500/-(Rupees Twenty Five Lakhs Sixty Two Thousand and Five Hundred Only) paid by way of online transfer from State Bank of India, RACPC, Hyderabad towards housing loan disbursement.	
	c. Rs.16,00,000/-(Rupees Sixteen Lakhs Only) paid by way of cheque no.842548, dated 23-07-2025 issued by State Bank of India, RACPC, Hyderabad towards housing loan disbursement.	

For Modi Realty Mallapur LLP


Authorised Signatory

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



PURCHASER

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

All that portion forming a deluxe flat bearing no. 604 on the sixth floor, in block no. 'E', admeasuring 1660 sft. of super built-up area (i.e., 1329 sft. of built-up area & 331 sft. of common area) together with proportionate undivided share of land to the extent of 84.38 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under:

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

ANNEXURE – 1 – A

1. Description of the Flat : DELUXE flat bearing no.604 on the sixth floor, in block no. 'E' in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 6 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 84.38 Sq. yds, U/s Out of Ac. 8-00 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 105 Sft. parking space for one car
- b) In the Sixth Floor : 1660 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 1,00,70,000/-

For Modi Realty Mallapur LLP


Authorised Signatory

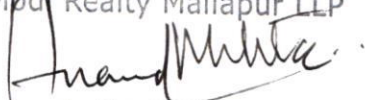
Date: 14-08-2025

Signature of the Vendor

C E R T I F I C A T E

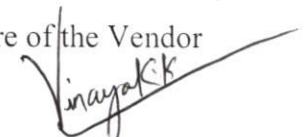
I do hereby declare that what is stated above is true to the best of my knowledge and belief and further declare that the said Scheduled Property not assessed and PTIN number is not allotted for the above flat.

For Modi Realty Mallapur LLP


Authorised Signatory

Date: 14-08-2025

Signature of the Vendor


Signature of the Purchaser

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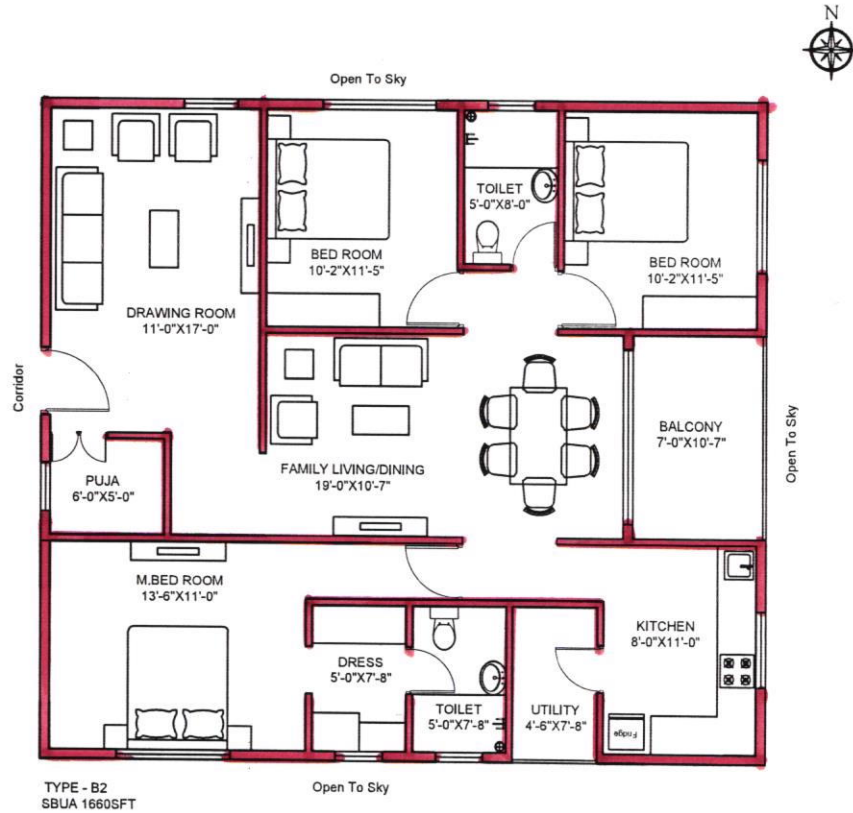


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ANNEXURE- B

Plan of the Scheduled Flat:



For Modi Realty Mallapur LLP

Authorised Signatory

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

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ANNEXURE – C

Layout plan of the Housing Project:



For Modi Realty Mallapur LLP

Anand S. Mehta
Authorised Signatory

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

Vinayak K.

PURCHASER

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Modi Realty Mallapur LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE
PARTNERS OF THE MODI REALTY MALLAPUR HELD AT THE REGISTERED
OFFICE OF THE LLP.

COMPANY: Modi Realty Mallapur LLP

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

MEETING HELD ON: 23RD August, 2021

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

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

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

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

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

****Certified True Copy****

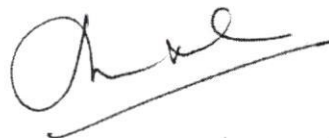
For Modi Realty Mallapur LLP

Mr.Soham Satish Modi : Designated Partner

DIN: 00522546

Place: Hyderabad

Date: 23rd August, 2021.



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**GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION**

REVISED BUILDING PERMIT ORDER

To,

Sri/Smt.
Gulmohar Residency & Jade Estaes
Plot No.8, Road No. 5,, C/o. Dilpreet Tubes, Nacharam Industrial Estate, Mallapur,
Hyderabad, Telangana

FILE No.	:	1/HO/02577/2021
PERMIT No.	:	1/C1/05652/2021
DATE	:	17 April, 2021

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref1: Your Application dated: 05 February, 2021 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

Ref2: Your old application no:1/C1/19077/2017 with Permit no:1/C1/09930/2019 dated: 27 June, 2019

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

A	APPLICANT AND LICENSED PERSONNEL DETAILS:							
1	Applicant	Gulmohar Residency & Jade Estaes						
2	Developer / Builder	Modi Properties Pvt Ltd				Lic.No.	BL/1176/2008 valid up to 16.10.2023	
3	Licensed Technical Person	ABDUL NAYEEM NASIR (Architect)				Lic.No.	CA/1990/12947	
4	Structural Engineer	Zaki Ahmed				Lic.No.	47/Str.Engineer/TP-10/GHMC	
5	Others	NA						
B	SITE DETAILS							
1	T.S. No./Survey no./Gram khantam/Abadi	19/P						
2	Premises No.	3						
3	Plot No./Door No./House No.	N.A						
4	Layout / Sub Divn. No.	NA						
5	Road/Street	A.P.H.B Main Road						
6	Locality	A.P.H.B. Main Road						
7	Village	MALLAPUR						
8	Town/ City	Hyderabad						
C	DETAILS OF PERMISSION SANCTIONED							
1	Building Sanction Data							
1.1	Building - BLDG-1 (BLOCK D) (Height (m): 17.4)							
a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	1	1,208.18	5	5,895.10	-	-	-
d	Commercial	0	0.00	0	0.00	-	-	-
e	Others	0	0.00	0	0.00	-	-	-
f	No. of floors	1 Ground + 5 upper floors						
e	Compound Wall	769.85 RM						
g	Set backs (m)	Front		Rear		Side I		Side II
		7		7		7		7
* The setbacks mentioned in the proceeding are minimum required.Actual setbacks will be as per the drawing PDF.								
1.2	Building - BLDG-1 (AMENITY BLOCK) (Height (m): 17.3)							
a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	0	0.00	0	0.00	-	-	-
d	Commercial	1	427.40	4	1,593.41	-	-	-
e	Others	0	0.00	0	0.00	-	-	-
f	No. of floors	1 Ground + 4 upper floors						
e	Compound Wall	769.85 RM						
g	Set backs (m)	Front		Rear		Side I		Side II
		7		7		7		7
* The setbacks mentioned in the proceeding are minimum required.Actual setbacks will be as per the drawing PDF.								
1.3	Building - BLDG-1 (BLOCK H) (Height (m): 17.4)							
a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	1	888.61	5	4,443.05	-	-	-
d	Commercial	0	0.00	0	0.00	-	-	-
e	Others	0	0.00	0	0.00	-	-	-

Permit No: 1/C1/05652/2021

For Modi Realty Mallapur LLP

(Signature)

Authorised Signatory



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Registration & Stamps Department Government of Telangana

Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly and state as follows:

I intend to transfer the following property to **Mr. Vinayak Khandu Kulkarni.**

ULB Name : GHMC
SRO : KAPRA
Block : 5

District : MEDCHAL-MALKAJIRI
Ward : 3
Locality : MALLAPUR VILLAGE

Survey no.	Plot no.	House/Flat/Plot no.	Area/UDs in Sq. Yds	Built up area in Sq. feet	Parking area in Sq. feet
19/P	--	Flat no. 604	84.38	1765	105

1.	I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.	☒
2.	I have not sold or transferred the said property to anyone else	☒
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.	☒
4.	The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act, 1908.	☒
5.	There is no court order or injunction restraining transfer of the said property.	☒
6.	The proposed property transfer is not in contravention of the following laws: - The Telangana Scheduled Area Land Transfer Regulation, 1970. - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.	☒
7.	I bear the responsibility for the genuineness of the enclosures submitted along with document at SRO.	☒

Declaration

☒ I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:

Place:

For Modi Realty Mallapur LLP

Authorised Signatory

Signature

Name: Gulmohar Residency Rep. By Dagpa Holder Modi Realty Mallapur LLP
Represented By
ANAND S METHA
S/o. Suresh U Mehta
R/o Village/ULB: Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

For Modi Realty Mallapur LLP

Authorised Signatory

Signature

Name: Modi Realty Mallapur LLP
Represented By
ANAND S METHA
S/o. Suresh U Mehta
R/o Village/ULB: Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

For Modi Realty Mallapur LLP

Authorised Signatory

Signature

Name: Jade Estates Rep. By Dagpa Holder Modi Realty Mallapur LLP
Represented By
ANAND S METHA
S/o. Suresh U Mehta
R/o Village/ULB: Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

Toll Free No for Enquiries : 1800 599 4788



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e- STAMPS

Document Registration online eChallan

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Sub Registrar
KAPRA

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 850TB2130825

Bank Code : SBIN Payment : NB

Remitter Details	
Name	VINAYAK K KULKARNI
PAN Card No	BFGPK2638A
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MODI REALTY MALLAPUR LLP
Address	SECUNDERABAD
Claimant Details	
Name	VINAYAK KHANDU KULKARNI
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KAPRA
Amount Details	
Stamp Duty	553750
Transfer Duty	151050
Registration Fee	50350
User Charges	1000
Mutation Charges	10070
Haritha Nidhi	50
TOTAL	766270
Total in Words	Seven Lakh Sixty Six Thousand Two Hundred Seventy Rupees Only
Date(DD-MM-YYYY)	13-08-2025
Transaction Id	1914350372133
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 850TB2130825

Bank Code : SBIN Payment : NB

Remitter Details	
Name	VINAYAK K KULKARNI
PAN Card No	BFGPK2638A
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MODI REALTY MALLAPUR LLP
Address	SECUNDERABAD
Claimant Details	
Name	VINAYAK KHANDU KULKARNI
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KAPRA
Amount Details	
Stamp Duty	553750
Transfer Duty	151050
Registration Fee	50350
User Charges	1000
Mutation Charges	10070
Haritha Nidhi	50
TOTAL	766270
Total in Words	Seven Lakh Sixty Six Thousand Two Hundred Seventy Rupees Only
Date(DD-MM-YYYY)	13-08-2025
Transaction Id	1914350372133
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.



Note: Please do not refresh the page or click the "Back" or "Close" button of your browser

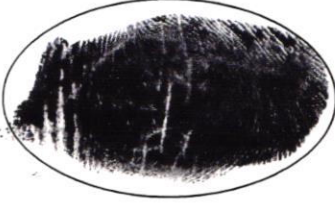
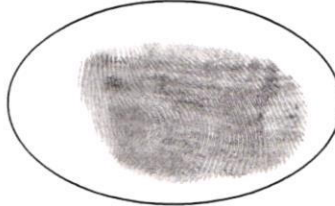
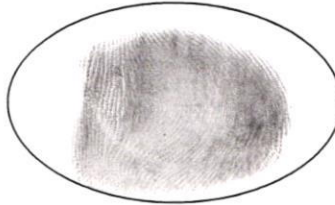
The information provided online is updated, and no physical visit is required.
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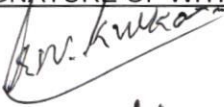


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI REALTY MALLAPUR LLP, (FORMERLY KNOWN AS M/S. MODI ESTATES) A REGISTERED LLP HAVING ITS OFFICE AT 5-4-187/3 & 4, SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD-500 003 REP. BY ITS AUTHORSIED REPRESENTATIVE:- SHRI. ANAND S. MEHTA S/O. SHRI SURESH U. MEHTA.
			<u>GPA ON BEHALF OF VENDOR VIDE GPA NO.</u> <u>145/BK-IV/2023 & Power Authentication No.</u> <u>54/2023, Dt.04-11-2023 Regd., at SRO, Kapra,</u> <u>Medchal-Malkajgiri District:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION II FLOOR, M. G. ROAD SECUNDERABAD-500 003.
			<u>PURCHASER:</u> MR. VINAYAK KHANDU KULKARNI S/O. MR. KHANDU NARAYANRAO KULKARNI R/O.1-8-300, FLAT NO. 41 U-BLOCK, BHARANI COMPLEX MINISTER ROAD SECUNDERABAD TELANAGANA-500 003.

SIGNATURE OF WITNESSES:

1. 
2. 

For Modi Realty Mallapur LLP



Authorised Signatory

SIGNATURE OF THE VENDOR



SIGNATURE OF THE PURCHASER

Bk - 1, CS No 3907/2025 & Doct No
3838/2025. Sheet 18 of 20 Sub Registrar
Kapra



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భారత ప్రభుత్వం
Government of India

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

8656 7880 6452

ఆధార్ - సామాన్య ని హక్కు

To
అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
9885000018

24/11/2015

307656913

MA076569137FT

Anand Mehta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEFM1459R

नाम / Name
MOOR REALTY MALLAPUR LLP

विलयन / विलय तिथि / Date of Incorporation / Formation
13/05/1996

భారత ప్రభుత్వం
Government of India

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

ఆధార్ అనేది గుర్తింపు యొక్క సాక్షి, పౌరత్వం లేదా పుట్టిన తేదీకి కాదు. ఇది యన్ఐఏలో నమోదు చేయబడినది (ఆన్లైన్ పునరాధీకరణ లేదా QR కోడ్ / ఆఫ్లైన్ XML యొక్క ద్వారా).
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 ఆధార్, నా గుర్తింపు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రమణామౌళి
2-3-64/10/24 1st Floor Kamala Nilayam,
Jaiswal Colony, Amberpet, Dist. Hyderabad,
Telangana - 500013

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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Ramamouli

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3838/2025. Sheet 19 of 20 Sub Registrar
KAPRA



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భారత ప్రభుత్వము
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrollment No.: 1171/00275/07714

To
వినాయక క కులకర్ణి
Vinayak K Kulkarni
S/O Khandu N Kulkarni,
1-8-300 Flat No-41 Block -U Minister Road
Bharani Complex
VTC: Secunderabad,
District: Hyderabad,
State: Andhra Pradesh,
PIN Code: 500003,
Mobile: 8985044898

Vinayak K



UA046693612IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4869 5446 8548

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



వినాయక క కులకర్ణి
Vinayak K Kulkarni
పుట్టిన తేదీ / DOB : 11/04/1986
పురుషుడు / MALE

4869 5446 8548

నా ఆధార్, నా గుర్తింపు

24/09/2011

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrollment No.: 1171/00275/07714

పుట్టిన తేదీ / Year of Birth: 1959
పురుషుడు / Male

9446 8025 6138

ఆధార్ - సామాన్యని హక్కు

Khandu N Kulkarni

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrollment No.: 1171/00275/07713

పుట్టిన తేదీ / Year of Birth: 1984
పురుషుడు / Male

7313 5656 8806

ఆధార్ - సామాన్యని హక్కు

Sunil K Kulkarni

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrollment No.: 1171/00275/07714

పుట్టిన తేదీ / Year of Birth: 1959
పురుషుడు / Male

9446 8025 6138

ఆధార్ - సామాన్యని హక్కు

Khandu N Kulkarni

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrollment No.: 1171/00275/07713

పుట్టిన తేదీ / Year of Birth: 1984
పురుషుడు / Male

7313 5656 8806

ఆధార్ - సామాన్యని హక్కు

Sunil K Kulkarni

1947
1800 180 1947



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాధు సంఖ్య / Enrollment No. : 1171/00275/07713

To
Sunil K Kulkarni
సునీల్ క కులకర్ణి
S/O Khandu N Kulkarni
1-8-300 Flat No-41 Block -U
Minister Road
Bharani Complex
Secunderabad
Secunderabad, Hyderabad
Andhra Pradesh - 500003
9391024517

Sunil K



UF269722207IN

26972220

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7313 5656 8806

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సునీల్ క కులకర్ణి
Sunil K Kulkarni

పుట్టిన సంవత్సరం / Year of Birth: 1984
పురుషుడు / Male

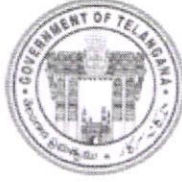
7313 5656 8806

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Kapra



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-3838/2025

Date: 14/08/2025

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC) Act, 1955**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

House No.	NA
PTIN/Assessment No.	1015504873
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	KRISHNA NAGAR
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S. GULMOHAR RESIDENCY REP BY JDA CUM GPA HOLDER M/S. MODI REALTY MALLAPUR LLP (R/o. SURESH U MEHTA) 2. M/S. JADE ESTATES REP BY JDA CUM GPA HOLDER M/S MODI REALTY MALLAPUR LLP (R/o. SURESH U MEHTA) 3. M/S. MODI REALTY MALLAPUR LLP REP BY ANAND S MEHTA (R/o. SURESH U MEHTA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. VINAYAK KHANDU KULKARNI (S/o. KHANDU NARAYANRAO KULKARNI)
Document Registration No.	1526-3838/2025 [1]
Document Registration Date	14/08/2025

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
Sub-Registrar
KAPRA



TSGGDI 99297696



GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 599240

MeeSeva App No : ECM022512877598

Date : 18-Aug-25

Statement No : 201852485

Sri/Smt.: VINAYAK KHANDU KULKARNI : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR ,House No: , , Flat No: 604 ,Apartment: GULMOHAR RESIDENCY BLOCK NO.E ,VILLAGE: MALLAPUR ,Survey No : ,19/P, East: OPEN TO SKY West: 6 -6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 29 years from 01-10-1996 To 17-08-2025 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	Con.	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 4	VILL/COL: MALLAPUR/MALLAPUR VILLAGE W-B: 3-5 SURVEY: 19/P APARTMENT: GULMOHAR RESIDENCY BLOCK NO.E FLAT: 604 EXTENT: 84.38SQ.Yds BUILT: 1765SQ. FT Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6'-6" WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct 1526, 12684/2005 of SRO 1507;3741/2019 of SRO 1526;12683/2005 of SRO 1507;/ 2005	(R) 14-08-2025 (E) 14-08-2025 (P) 14-08-2025		0101 (Sale Deed) Mkt.Value:Rs. 4228750 Cons.Value:Rs. 10070000		1 .1.(EX)M/S. GULMOHAR RESIDENCY REP BY JDA CUM GPA HOLDER, M/S. MODI REALTY MALLAPUR LLP REPRESENTED BY ANAND S MEHTA 2.(EX)M/S. JADE ESTATES REP BY JDA CUM GPA HOLDER, M/S MODI REALTY MALLAPUR LLP REPRESENTED BY ANAND S MEHTA 3.(CL)VINAYAK KHANDU KULKARNI 4.(EX)M/S. MODI REALTY MALLAPUR LLP REP BY ANAND S MEHTA REPRESENTED BY K. PRABHAKAR REDDY (GPA NO. 145/BK-IV/2023 & Power No. 54/2023, Dt.04-11-2023 Regd., at SRO, Kapra)	0/0 3838/ 2025 [1] of SROKAPRA
2 --- 4	VILL/COL: MALLAPUR/MALLAPUR VILLAGE W-B: 3-1 SURVEY: 19 HOUSE: . EXTENT: 38720SQ.Yds BUILT: 535440SQ. FT A TO H BLOCKS Boundaries: [N]: SY NO.22 [S] 100' ROAD [E]: SY NOS.81 & 24 [W]: SY NOS.20 This document Link Doct,Link Doct 1526, 12683/2005 of SRO 1507;12684/2005 of SRO 1507;/ 2005	(R) 09-07-2019 (E) 08-07-2019 (P) 08-07-2019		0110 (Development Agreement Cum GPA) Mkt.Value:Rs. 406934500 Cons.Value:Rs. 406934500		1 .1.(EX)M/S.GULMOHAR RESIDENCY REP BY MP SUDHIR U MEHTA 2.(EX)M/S. JADE ESTATES REP BY MP SUDHIR U MEHTA 3.(CL)M/S.MODI REALTY MALLAPUR LLP REP BY PARTNER ANAND S MEHTA	0/0 3741/ 2019 [1] of SROKAPRA
3 --- 4	VILL/COL: MALLAPUR/MALLAPUR W- B: 0-0 SURVEY: 19 EXTENT: 4 Acres Boundaries: [N]: SY.NO.22 [S] VENDORS LAND IN SY.NO.19 [E]: SY.NO.81 AND 24 [W]: SY.NO.20 1507,	(R) 22-12-2005 (E) 22-12-2005 (P) 22-12-2005		0101 (Sale Deed) Mkt.Value:Rs. 10000000 Cons.Value:Rs. 10000000		1 .1.(CL)M/S. JADE ESTATES REPRESENTED BY SOHAM MODI 2.(EX)VENKATA RAMA RAO M. 3.(EX)VENKATA RAMANA RAO M. 4.(EX)GEETA BAI M.	0/0 CD_Volume: 321 12684/ 2005 [1] of SROUPPAL
4 --- 4	VILL/COL: MALLAPUR/MALLAPUR W- B: 0-0 SURVEY: 19 EXTENT: 4 Acres Boundaries: [N]: VENDORS LAND IN SY.NO.19 [S] ROAD [E]: SY.NO.81 AND 24 [W]: SY.NO.20 AND 12/1 1507,	(R) 22-12-2005 (E) 22-12-2005 (P) 22-12-2005		0101 (Sale Deed) Mkt.Value:Rs. 10000000 Cons.Value:Rs. 10000000		1 .1.(EX)VENKATA RAMA RAO M. 2.(EX)VENKATA RAMANA RAO M. 3.(EX)GEETA BAI M. 4.(CL)M/S.GULMOHAR RESIDENCY REPRESENTED BY SOHAM MODI	0/0 CD_Volume: 321 12683/ 2005 [1] of SROUPPAL

MEE SEVA

MEE SEVA

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
SRIVENKATESH
SIDDHARTH
Opp. Anubhup Police Station
TIRUMALAHNAGAR
AMBURUPET Mandal
HYDERABAD-506003
TELANGANA

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

ECM022512877598



Certified By

A handwritten signature in black ink, appearing to read 'Y. Vanaja Kumari'.

Name: Y.VANAJA KUMARI
Designation: SUB
REGISTRAR
SRO: KAPRA