



తెలుగూణ తెలంగాణ TELANGANA

 BM 480189

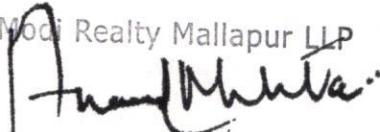
Tran Id: 251014170500279313
Date: 14 OCT 2025, 05:07 PM
Purchased By:
MAHENDAR
S/o MALLESH
R/o SEC-BAD
For Whom
MODI REALTY MALLAPUR LLP

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 3rd day of November' 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 48 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

Authorised Signatory

 Shri Suresh U. Mehta

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. 48000/- paid on the 03rd day of NOV 2025 by Sri/Smt. K Prabhakar Reddy at 11:51

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	<p>Aadhaar No: E-kyc Not Done</p>			
	<p>NAME: UJWALA GANGADHAR MANNYAMGARI W/O. MANNYAMGARI BHANUPRAKASH 1-9-312/5/2/A, FLAT NO 101, STREET NO 6, SEETHA RAMA RESIDENCY VIDYA NAGAR, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500044,</p>			
2 CL	<p>Aadhaar No: E-kyc Not Done</p>			
	<p>NAME: MANNYAMGARI BHANUPRAKASH S/O. LATE MANNYAMGARI SEENIAH 1-9-312/5/2/A, FLAT NO 101, STREET NO 6, SEETHA RAMA RESIDENCY VIDYA NAGAR, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500044,</p>			
3 EX	<p>Aadhaar No: XXXXXXXX9204</p>			<p>Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA NO. 145/BK-II) Location: SRO KAPRA Reason: Admission of Execution Date: Mon Nov 03 13:10:19 IST 2025</p>
	<p>NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013</p>			<p>K. PRABHAKAR REDDY (GPA NO. 145/BK-IV/2023 & Power Authentication No. 54/2023, Dt.04-11-2023 Regd., at SRO, Kapra, Medchal-Malkajgiri District)[R]M/S. MODI REALTY MALLAPUR LLP (FORMERLY KNOWN AS M/S. MODI ESTATES) REP BY ANAND S MEHTA SURESH U MEHTA 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD,</p>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p>Aadhaar No: XXXXXXXX0184</p>			<p>Digitally Signed by: Name: SHYLAJA A Location: SRO KAPRA Reason: Witness Signature Date: Mon Nov 03 13:10:58 IST 2025</p>
	<p>NAME: SHYLAJA AMARAM W/O ANOOP KUMAR AMARAM Musheerabad, Musheerabad, Hyderabad, Telangana, 500044</p>			
2	<p>Aadhaar No: XXXXXXXX2223</p>			<p>Digitally Signed by: Name: JYOTI JAIN Location: SRO KAPRA Reason: Witness Signature Date: Mon Nov 03 13:11:29 IST 2025</p>
	<p>NAME: JYOTI JAIN W/O GAUTAM JAIN Jaipur, Jaipur, Jaipur, Rajasthan, 302017</p>			

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 1 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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 48 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

1. Mr. Mannyamgari Bhanuprakash, S/o. Late Mannyamgari Seenaiah, aged about 55 years, Occupation: Service (Pan No. BRBPK7246J, Mobile No. 91123 33468) and
2. Mrs. Ujwala Gangadhar Mannyamgari, W/o. Mr. Mannyamgari Bhanuprakash, aged about 49 years, both are residing at H. No. 1-9-312/5/2/A, Flat No. 101, Seetha Rama Residency, Beside Krishna Nivas Apartments, Street No. 6, Vidyanagar, Hyderabad-500 044 and presently residing at 13 Blackberry Farm Close Heston TW5 9EH London UK. (Pan No. EOVPM6697L, Mobile No. 91123 33468) hereinafter jointly referred to as the 'Purchaser' and severally as Purchaser no.1, and Purchaser no.2, respectively.

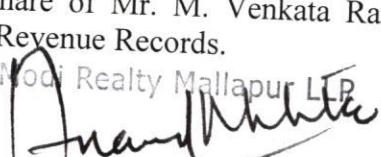
The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

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 pattadar 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 pattadar 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 pattadar 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

03rd day of November,2025

Endorsement: Stamp Duty, Tranfer 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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	527900	0	0	0	528000
Transfer Duty	NA	0	144000	0	0	0	144000
Reg. Fee	NA	0	48000	0	0	0	48000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	9600	0	0	0	9600
Total	100	0	730500	0	0	0	730600

Rs. 671900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 48000/- towards Registration Fees on the chargeable value of Rs. 9600000/- was paid by the party through E-Challan/BC/Pay Order No ,587BH0290925 dated 29-SEP-25 of ,ICICIRB/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 730550/-, DATE: 29-SEP-25, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 8212520182846, PAYMENT MODE:NB-1001138,ATRN:8212520182846,REMITTER NAME: BHANU PRAKASH MANNYAMGARI,EXECUTANT NAME: MODI REALTY MALLAPUR LLP,CLAIMANT NAME: BHANU PRAKASH MANNYAMGARI AND OTHERS.

Date:

03rd day of November,2025

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025

Certificate of Registration

Registered as document no. 5059 of 2025 of Book-1 and assigned the identification number 1 - 1526 - 5059 - 2025 for Scanning on 03-NOV-25 .

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025

Sheet 2 of 21



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.

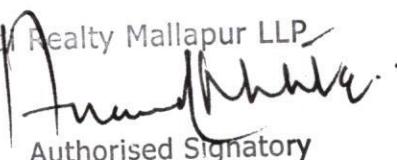
1.11 The Vendor no.1 has agreed to take on development the Scheduled Land from the Vendor no. 2 and Vendor no. 3, for construction of a Housing Project with 6 floors of flats, 2 basements for parking, along with certain common amenities and entered into a Joint Development Agreement cum General Power 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/C1/05652/2021 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 Modi Realty Mallapur LLP

 Authorised Signatory



Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 3 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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.

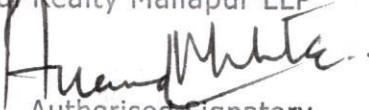
Block no. in GHMC plan	Flat no. in GHMC plan	Floor no. in GHMC plan	Flat no. assigned in Agr. of Sale	Floor no. given in Agr. of Sale
A	5	Ground	A 105	First
A	5	First	A 205	Second
A	5	Second	A 305	Third
A	5	Third	A 405	Fourth
A	5	Fourth	A 505	Fifth
A	5	Fifth	A 605	Sixth

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 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 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


Anand Mehta
Authorised Signatory


BF

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 4 of 21



Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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

Anand White
Authorised Signatory

B+

Dr. VR

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 5 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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.

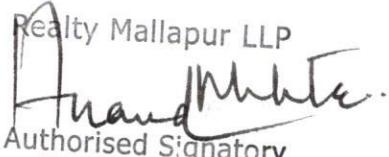
6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These 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 Schedule 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

Anand Bhakta
Authorised Signatory

BF
L. V. J.

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 6 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025





Government of Telangana
Registration And Stamps Department

5059/25

Payment Details - Citizen Copy - Generated on 03/11/2025, 12:42 PM

SRO Name: 1526 Kapra

Receipt No: 5720

Receipt Date: 03/11/2025

Name: K PRABHAKAR REDDY

CS No/Doct No: 5131 / 2025

Transaction: Sale Deed

Challan No:

E-Challan No: 587BH0290925

Chargeable Value: 9600000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 29-SEP-25

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				48000
Transfer Duty /TPT				144000
Deficit Stamp Duty				527900
User Charges				1000
Mutation Charges				9600
Total:				730500

In Words: RUPEES SEVEN LAKH THIRTY THOUSAND FIVE HUNDRED ONLY

Prepared By: MMEHMOOD

Signature by SR
Sub-Registrar
Kapra

RETURNED

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

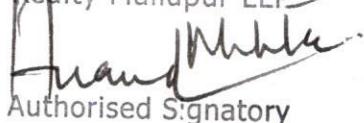
8. OWNERS ASSOCIATION:

- 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


Anand Mehta
Authorised Signatory


B.R.


D.V.M.

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 7 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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.

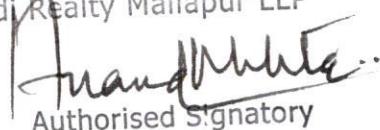
9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities/facilities/areas 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 Modi Realty Mallapur LLP


Anand Bhakta
Authorised Signatory


B. S. V. J. M.

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 8 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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:

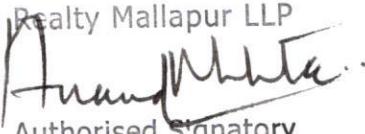
11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable 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

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 9 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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

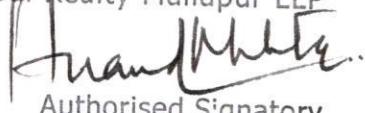
DETAILS OF SCHEDULED LAND

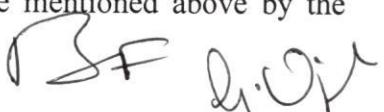
All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) marked in red and bounded by:

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


Anand S. Mehta
Authorised Signatory


Mr. D. O.V.

VENDOR

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

PURCHASER

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

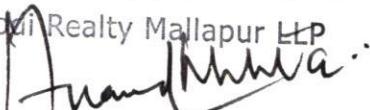
Sheet10 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



ANNEXURE-A

1.	Names of Purchasers:	1. Mr. Mannyamgari Bhanuprakash S/o. Late Mannyamgari Seenaiah 2. Mrs. Ujwala Gangadhar Mannyamgari W/o. Mr. Mannyamgari Bhanuprakash												
2.	Purchaser's residential address:	R/o. H. No. 1-9-312/5/2/A, Flat No. 101, Seetha Rama Residency, Beside Krishna Nivas Apartments, Street No. 6, Vidyanagar, Hyderabad-500 044 and presently residing at 13 Blackberry Farm Close Heston TW5 9EH London UK.												
3.	Pan no. of Purchasers:	BRBPK7246J - EOVPM6697L												
4.	Passport card no. of Purchasers:	GBR 554657125 - GBR 554920117 (Passport)												
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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>a. Flat no.:</td><td>502 on the fifth floor, in block no. 'E'</td></tr> <tr> <td>b. Undivided share of land:</td><td>84.38 Sq. yds.</td></tr> <tr> <td>c. Super built-up area:</td><td>1660 Sft.</td></tr> <tr> <td>d. Built-up area + common area:</td><td>1329 + 331 Sft.</td></tr> <tr> <td>e. Carpet area</td><td>1185 Sft.</td></tr> <tr> <td>f. Car parking type and area</td><td>Single Parking - 105 Sft.</td></tr> </table>	a. Flat no.:	502 on the fifth 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.
a. Flat no.:	502 on the fifth 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.96,00,000/-(Rupees Ninety Six Lakhs Only)												
8.	Details of Payment:	<p>a. 64,61,210/-(Rupees Sixty Four Lakhs Sixty One Thousand Two Hundred and Ten Only) paid by way of online transfer.</p> <p>b. Rs.31,38,790/-(Rupees Thirty One Lakhs Thirty Eight Thousand Seven Hundred and Ninety Only) paid by way of online transfer from ICICI Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement.</p>												
9.	<u>Description of the Schedule Flat:</u>	<p>All that portion forming a deluxe flat bearing no.502 on the fifth 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:</p> <p>North : Open to Sky South : Open to Sky East : Open to Sky West : 6'-6" wide corridor</p>												

For Modi Realty Mallapur LLP


Authorised Signatory
VENDOR

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



PURCHASER

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 11 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



ANNEXURE – 1 – A

1. Description of the Flat

: DELUXE flat bearing no.502 on the fifth 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 Fifth Floor

: 1660 Sft.

5. Executant's Estimate of the MV of the Scheduled Flat

: Rs. 96,00,000/-

For Modi Realty Mallapur LLP

Authorised Signatory

Date: 03-11-2025

Signature of the Vendor

C E R T I F I C A T E

We 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: 03-11-2025

Signature of the Vendor



Signature of the Purchaser

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

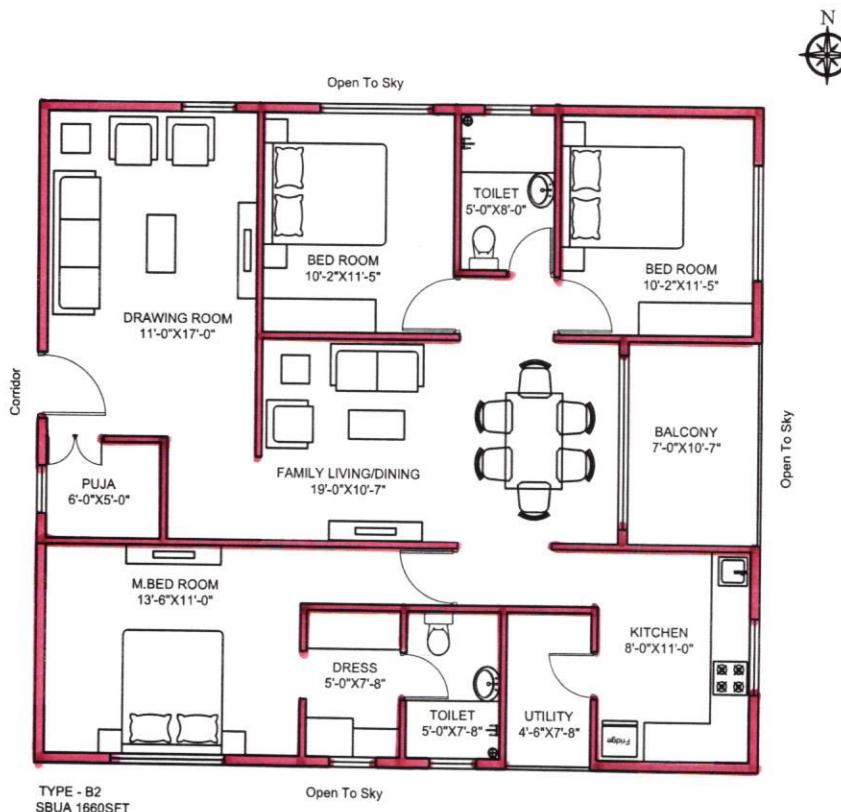
Sheet12 of 21

Digitaly Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



ANNEXURE- B

Plan of the Scheduled Flat:



For Modi Realty Mallapur LLP


Anand S. Mehta
Authorised Signatory


Mr. Vir

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

PURCHASER

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet13 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



ANNEXURE – C

Layout plan of the Housing Project:



For Modi Realty Mallapur LLP

Anand White
Authorised Signatory

Bf
di. Vjle

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

PURCHASER

Generated on: 03/11/2025 12:55:17

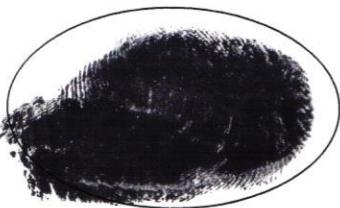
Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 14 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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

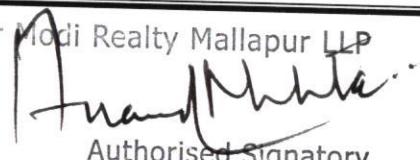
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			VENDOR: M/S. MODI REALTY MALLAPUR LLP, (FORMERLY KNOWN AS M/S. MODI ESTATES) A REGISTERED LLP HAVING ITS OFFICE AT 5-4-187/3 & 4, SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD-500 003 REP. BY ITS AUTHORSIED REPRESENTATIVE:- SHRI. ANAND S. MEHTA S/O. SHRI SURESH U. MEHTA.
			GPA ON BEHALF OF VENDOR VIDE GPA NO. 145/BK-IV/2023 & Power Authentication No. 54/2023, Dt.04-11-2023 Regd., at SRO, Kapra, Medchal-Malkajgiri District: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION II FLOOR, M. G. ROAD SECUNDERABAD-500 003.
			PURCHASER: 1. MR. MANNYAMGARI BHANUPRAKASH S/O. LATE MANNYAMGARI SEENAIAH R/O. H. No: 1-9-312/5/2/A FLAT NO. 101, SEETHA RAMA RESIDENCY BESIDE KRISHNA NIVAS APARTMENTS STREET NO. 6, VIDYANAGAR HYDERABAD-500 044.
			2. MRS. UJWALA GANGADHAR MANNYAMGARI W/O. MR. MANNYAMGARI BHANUPRAKASH R/O. H. No: 1-9-312/5/2/A FLAT NO. 101, SEETHA RAMA RESIDENCY BESIDE KRISHNA NIVAS APARTMENTS STREET NO. 6, VIDYANAGAR HYDERABAD-500 044.

SIGNATURE OF WITNESSES:

1. 

2. 

For Modi Realty Mallapur LLP


Anand Mehta
Authorised Signatory

SIGNATURE OF THE VENDOR





SIGNATURE OF THE PURCHASER

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.



Sheet15 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025





Registration & Stamps Department
Government of Telangana
Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Ujwala Gangadhar Mannyamgari, Mannyamgari Bhanuprakash.

ULB Name	: GHMC	District	: MEDCHAL-MALKAJGIRI
SRO	: KAPRA	Ward	: 3
Block	: 5	Locality	: MALLAPUR VILLAGE

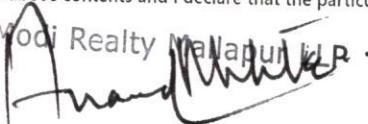
Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet	Parking area in Sq. feet
19/p	--	-- Flat No. 502	84.38	1765	105

1.	I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.	<input checked="" type="checkbox"/>
2.	I have not sold or transferred the said property to anyone else.	<input checked="" type="checkbox"/>
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
5.	There is no court order or injunction restraining transfer of the said property.	<input checked="" type="checkbox"/>
6.	The proposed property transfer is not in contravention of the following laws: <ul style="list-style-type: none"> • The Telangana Scheduled Area Land Transfer Regulation, 1970. • The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977. 	<input checked="" type="checkbox"/>
7.	I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.	<input checked="" type="checkbox"/>

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.


Signature

Name : M/S. Modi Realty Mallapur LLP (Formerly Known As M/S. Modi Estates) Rep By Anand S Mehta
Represented By
 K. PRABHAKAR REDDY (GPA NO. 145/BK-IV/2023 & Power Authentication No. 54/2023, Dt.04-11-2023 Regd., at SRO, Kapra, Medchal-Malkajgiri District)
 S/o :K. Padma Reddy
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

Signature

Name : M/S. Gulmohar Residency Rep By Jda Cum Gpa Holder, M/S. Modi Realty Mallapur LLP
Represented By
 ANAND S MEHTA
 S/o : Suresh U Mehta
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

Signature

Name : M/S. Jade Estates Rep By Jda Cum Gpa Holder, M/S. Modi Realty Mallapur LLP
Represented By
 ANAND S MEHTA
 S/o : Suresh U Mehta
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

Online Challan Proforma [SRO copy]

Online Challan Proforma [Citizen copy]

Challan No: 587BH0290925

Bank Code : ICICIRB		Payment : NB
Remitter Details		
Name	BHANU PRAKASH MANNYAMGARI	
PAN Card No	BRBPB7246J	
Aadhar Card No		
Mobile Number	*****561	
Address	HYDERABAD	
Exécutant Details		
Name	MODI REALTY MALLAPUR LLP	
Address	SECUDERABAD	
Claimant Details		
Name	BHANU PRAKASH MANNYAMGARI AND OTHERS	
Address	HYDERABAD	
Document Nature		
Nature of Document	Sale Deed	
Property Situated in(District)	MEDCHAL-MALKAJGIRI	
SRO Name	KAPRA	
Amount Details		
Stamp Duty	527900	
Transfer Duty	144000	
Registration Fee	48000	
User Charges	1000	
Mutation Charges	9600	
Haritha Nidhi	50	
OTAL	730550	
Total in Words	Seven Lakh Thirty Thousand Five Hundred Fifty Rupees Only	
Date(DD-MM-YYYY)	29-09-2025	
Transaction Id	8212520182846	
Stamp & Signature		

Challan No: 587BH0290925

Bank Code : ICICIRB		Payment : NB
Remitter Details		
Name	BHANU PRAKASH MANNYAMGARI	
PAN Card No	BRBPB7246J	
Aadhar Card No		
Mobile Number	*****561	
Address	HYDERABAD	
Exécutant Details		
Name	MODI REALTY MALLAPUR LLP	
Address	SECUDERABAD	
Claimant Details		
Name	BHANU PRAKASH MANNYAMGARI AND OTHERS	
Address	HYDERABAD	
Document Nature		
Nature of Document	Sale Deed	
Property Situated in(District)	MEDCHAL-MALKAJGIRI	
SRO Name	KAPRA	
Amount Details		
Stamp Duty	527900	
Transfer Duty	144000	
Registration Fee	48000	
User Charges	1000	
Mutation Charges	9600	
Haritha Nidhi	50	
TOTAL	730550	
Total in Words	Seven Lakh Thirty Thousand Five Hundred Fifty Rupees Only	
Date(DD-MM-YYYY)	29-09-2025	
Transaction Id	8212520182846	
Stamp & Signature		

Note: Scan the QR code to verify the challan details and go through refund policy.
Generated on: 03/11/2025 12:55:17

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

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 16 of 21

Digitally Signed by:
 Name: YESUDASARI VANAJA KUMARI
 Location: SRO KAPRA
 Reason: Endorsement Sign
 Date: Mon Nov 03 13:13:54 IST 2025





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
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.

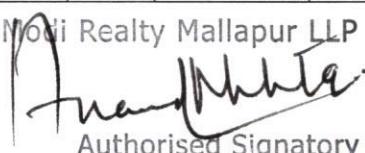
1.2	Building - BLDG-1 (AMENITY BLOCK) (Height (m): 17.3)					
a	Floors	Ground		Upper floors		Parking floors
b	Use	No.	Area (m2)	No.	Area (m2)	Level
c	Residential	0	0.00	0	0.00	-
d	Commercial	1	427.40	4	1,593.41	-
e	Others	0	0.00	0	0.00	-
f	No. of floors	1 Ground + 4 upper floors				
e	Compound Wall	769.85 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
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


Authorised Signatory

Page 1 of 5

Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 17 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025



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 (DESIGANTEED 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.



Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 18 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025

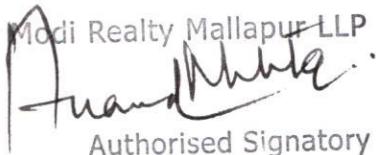




To
అండ్రు మెంట
Anand Suresh Mehta
S/O: Surash Mehta
21-EAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
9885000518

24/11/2015
307656913
MA076569137FT



For Modi Realty Mallapur LLP

 Authorised Signatory





DECLARATION

We, Mannyamgari Bhanuprakash, S/o. Late Mannyamgari Seenaiah, aged about 55 years and Mrs. Ujwala Gangadhar Mannyamgari W/o. Mr. Mannyamgari Bhanuprakash, aged about 48 years both are presently resident of 13 Blackberry Farm Close Heston TW5 9EH, U. K, do hereby solemnly affirm and declare as under:

That we are overseas citizen of India currently residing outside India and hold the status of a Non-Resident Indian (NRI).

That we do not possess an Aadhaar Card issued by the Unique Identification Authority of India (UIDAI).

That we are holding a valid U. K Passport which serves as my valid identity.

That we are executing this affidavit to declare that in absence of an Aadhaar card, my passport shall be considered a valid identity for all legal and official purposes.

We declare that the above statements are true and correct to the best of our knowledge and belief, and nothing material has been concealed therein.

Sworn and Signed before me on
3rd day of November 2025.

Bf
U.V.P

DEPONENT

WITNESS:

1. Subjyoti

2. Tatyasaheb

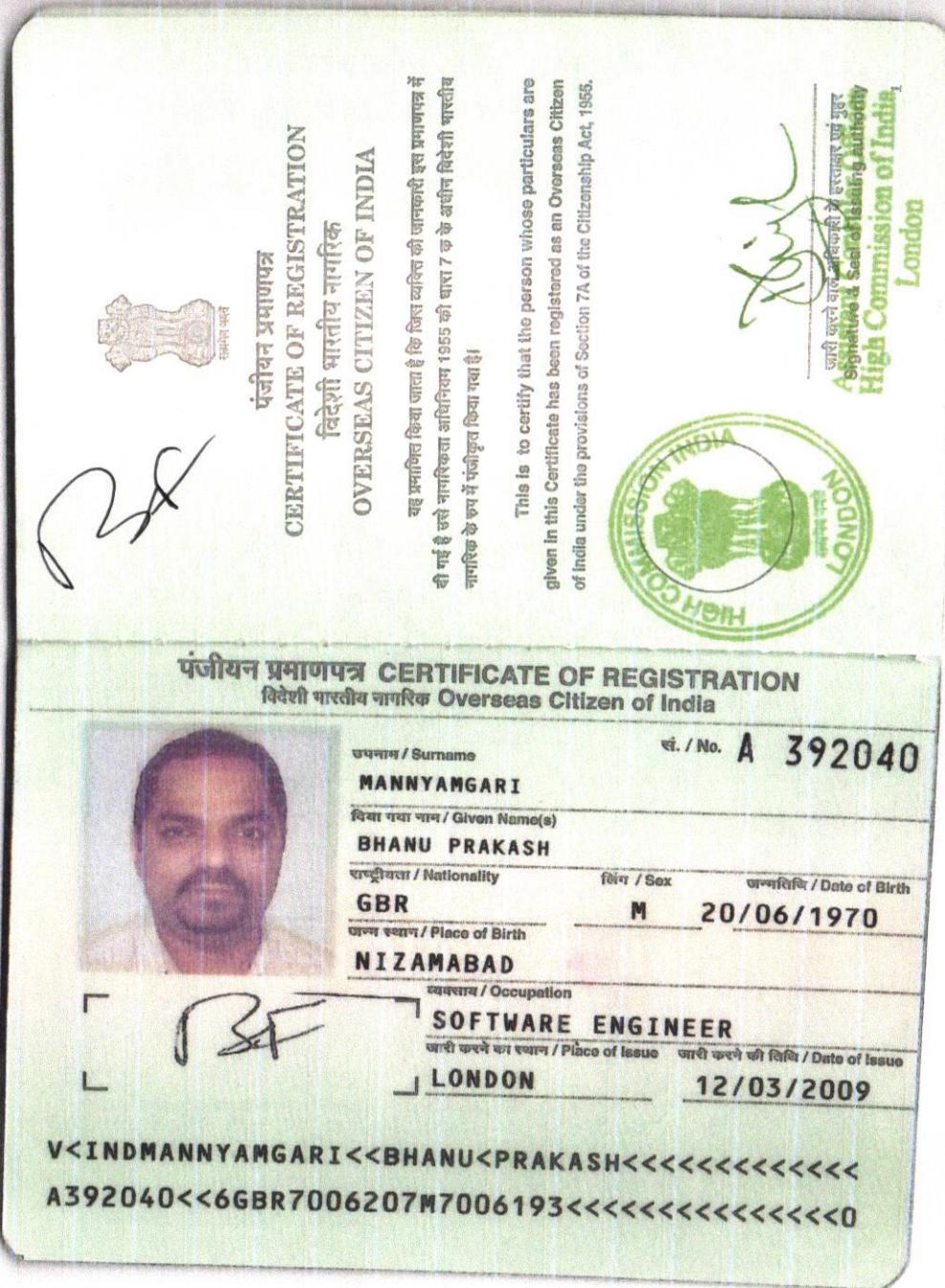
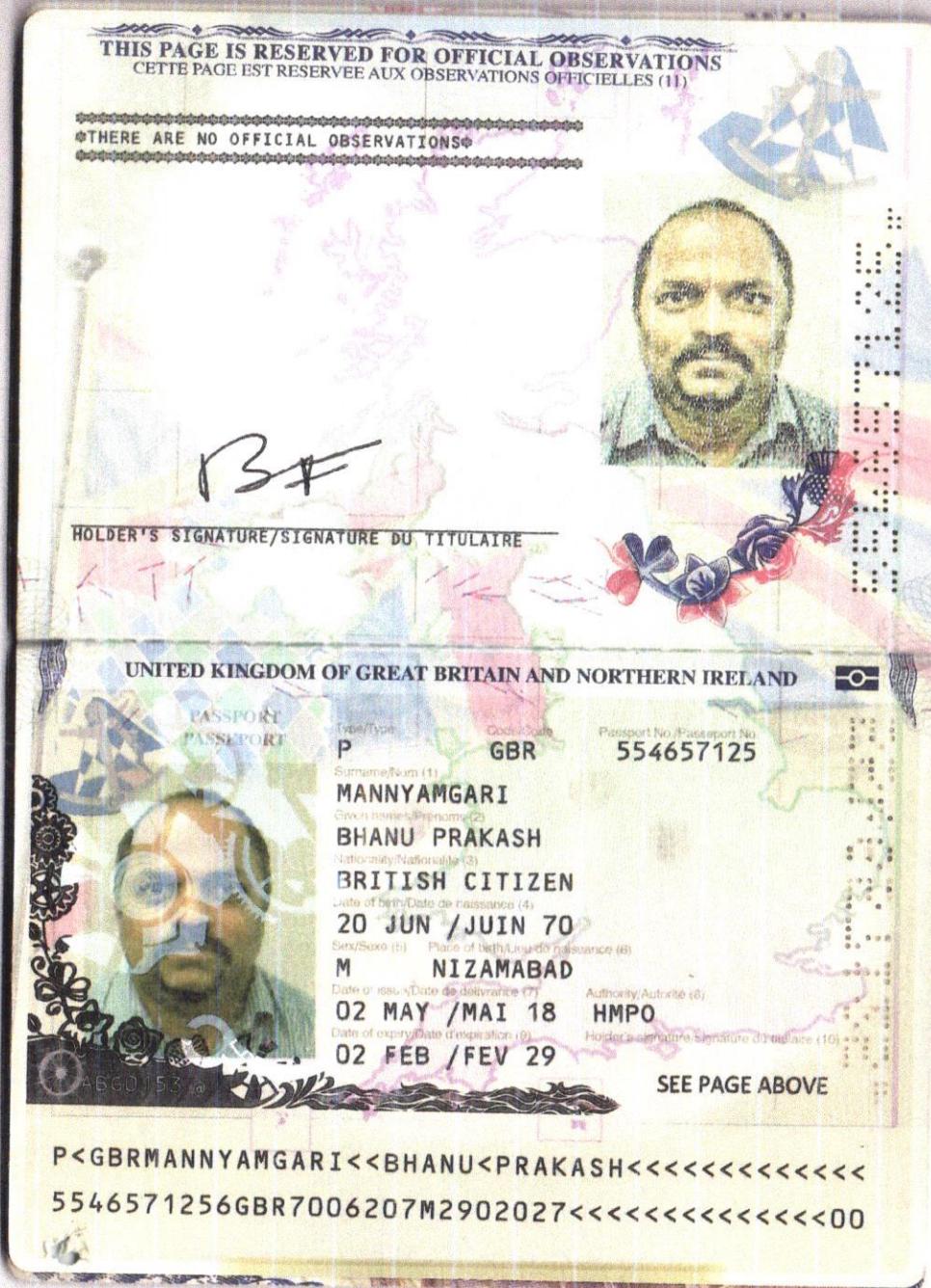
Generated on: 03/11/2025 12:55:17

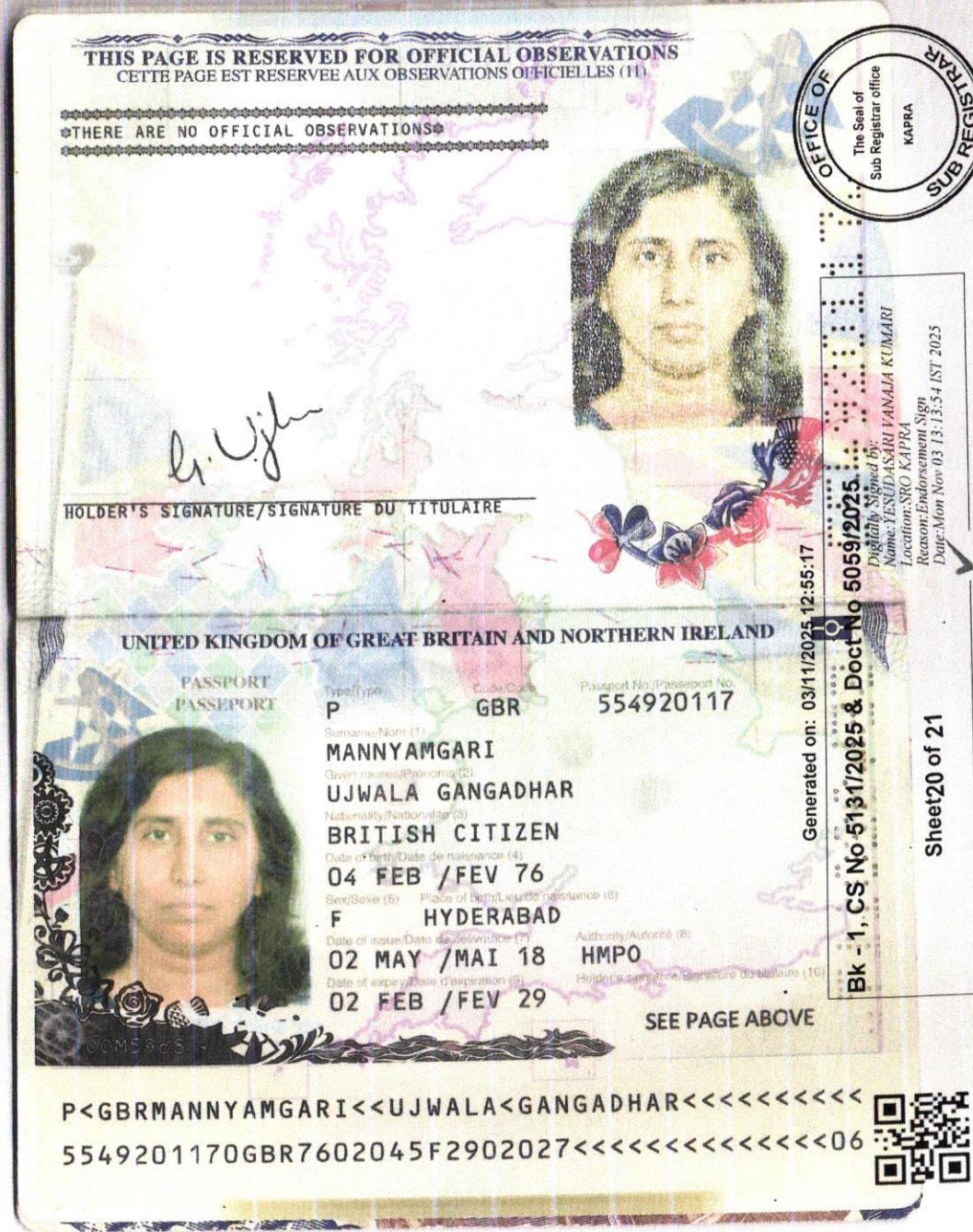
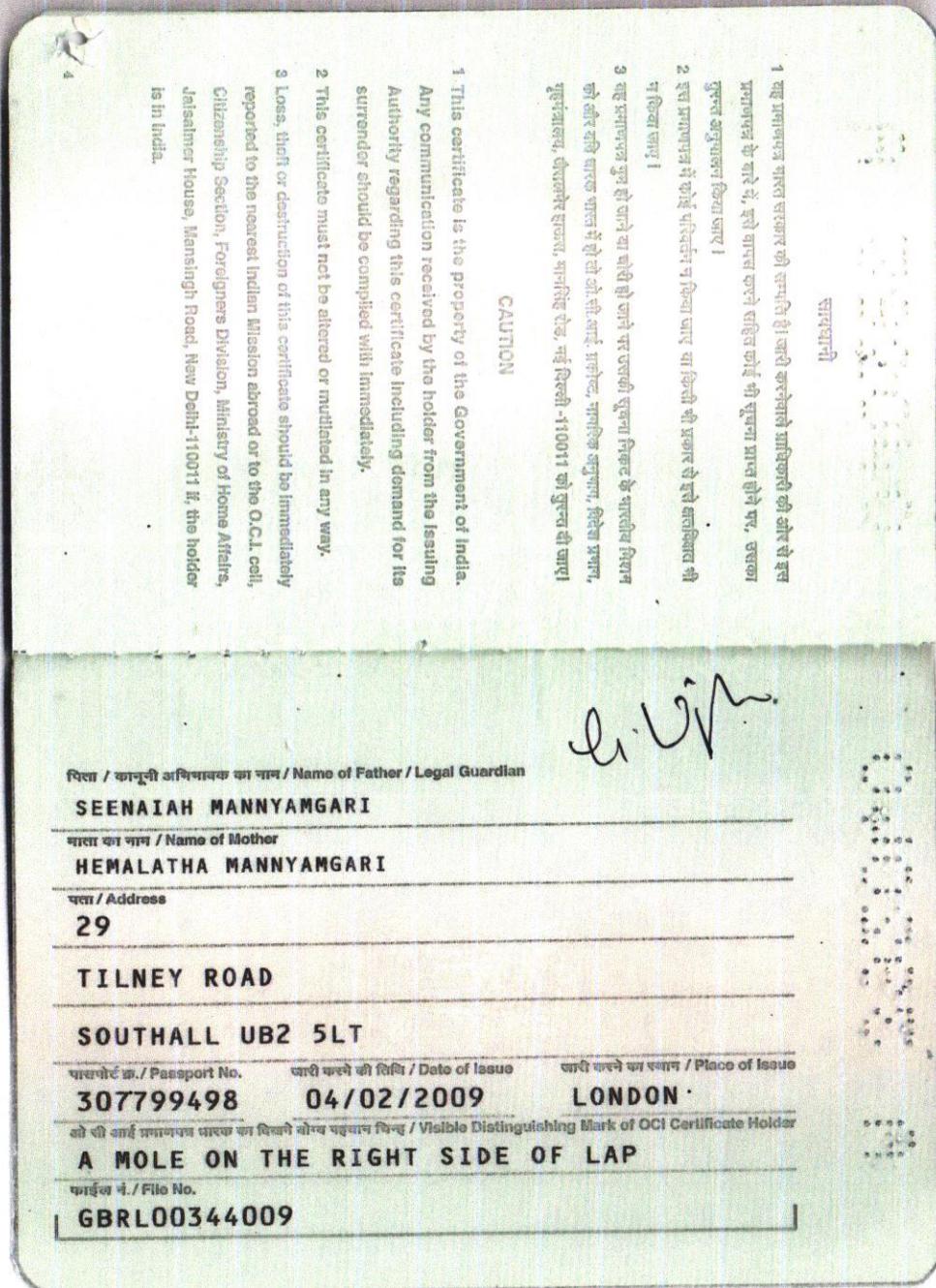
Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 19 of 21

Digitally Signed by:
Name: YESUDASARI VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025









ਪੰਜਾਬ ਪ੍ਰਮਾਣਪੜ
CERTIFICATE OF REGISTRATION
ਵਿਦੇਸ਼ੀ ਭਾਰਤੀਯ ਨਾਗਰਿਕ
OVERSEAS CITIZEN OF INDIA

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.



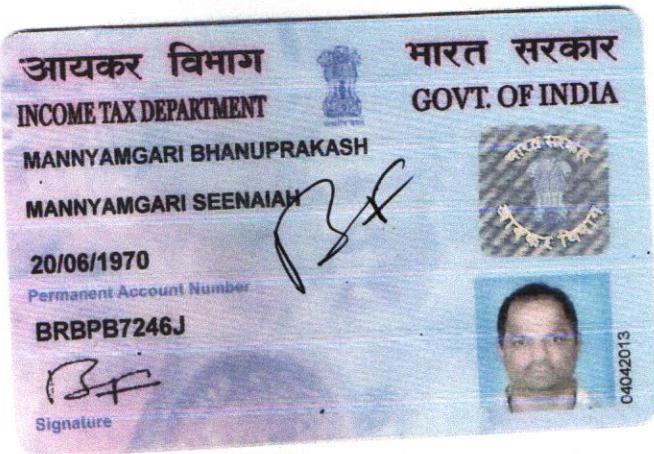
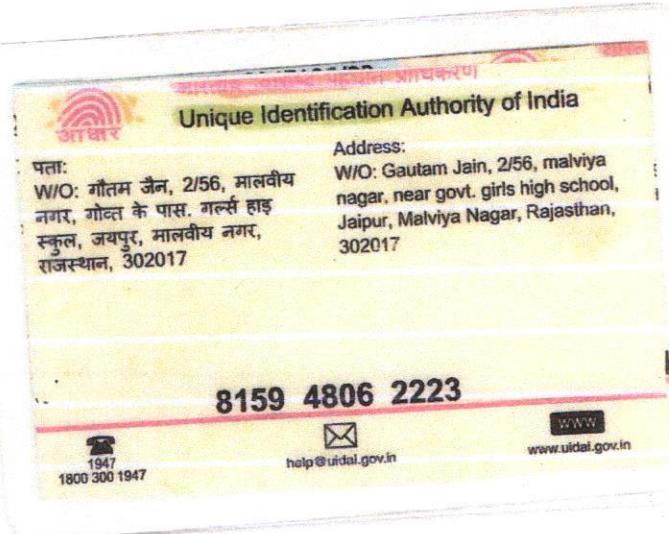
		पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION विदेशी भारतीय नागरिक Overseas Citizen of India	
उपनाम / Surname	सं. / No. A 392041		
MANNYAMGARI			
विदा चया नाम / Given Name(s)			
UJWALA GANGADHAR			
राष्ट्रीयता / Nationality	लिंग / Sex	जन्मतिथि / Date of Birth	
GBR	F	04/02/1976	
जन्म स्थान / Place of Birth	HYDERABAD		
व्यवसाय / Occupation			
MEDICAL SECRETARY			
जारी करने का स्थान / Place of Issue	जारी करने की तिथि / Date of Issue		
LONDON	12/03/2009		

CAUTION

<p>3 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। यहां का कोई अधिकारी को गोंद नहीं कर सकता।</p> <p>2 यह प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से यह बदलियां भी किया जाए।</p> <p>3 यह प्रमाणपत्र युद्ध हो जाने या चोरी हो जाने पर उसकी उपलब्धियों के बारीबाबू विवरण तो और यह परक बात नहीं हो सकती है। अतः प्रकार, नामांकन बनायाँ दिवस प्रमाणपत्र, दसवार बाजार, भारतीय रुपय, नंगे रिक्त -11001 के रूप में ही जाए।</p>	<p>CAUTION</p>
<p>1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.</p> <p>2 This certificate must not be altered or mutilated in any way.</p> <p>3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C. I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaiselmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.</p>	<p>1 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। यहां का कोई अधिकारी को गोंद नहीं कर सकता।</p> <p>2 यह प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से यह बदलियां भी किया जाए।</p> <p>3 यह प्रमाणपत्र युद्ध हो जाने या चोरी हो जाने पर उसकी उपलब्धियों के बारीबाबू विवरण तो और यह परक बात नहीं हो सकती है। अतः प्रकार, नामांकन बनायाँ दिवस प्रमाणपत्र, दसवार बाजार, भारतीय रुपय, नंगे रिक्त -11001 के रूप में ही जाए।</p>

ପାତ୍ରାନ୍ତିକ

पिता / कानूनी अधिकारक का नाम / Name of Father / Legal Guardian		
MANIKYAM GANGADHAR		
माता का नाम / Name of Mother		
CHAYA DEVI GANGADHAR		
पता / Address		
29		
TILNEY ROAD		
SOUTHALL UB2 5LT		
पासपोर्ट नं. / Passport No.	पासपोर्ट की तिथि / Date of issue	पासपोर्ट का स्थान / Place of issue
307815187	10/02/2009	LONDON
जो भी आई प्रमाणपत्र पारंपरिक रूप से दिखाने में दृश्य परिचान दिखाता / Visible Distinguishing Mark of OCI Certificate Holder		
DIMPLE ON CHEEKS		
फाईल नं. / File No.		
GBRL00344109		



Generated on: 03/11/2025 12:55:17

Bk - 1, CS No 5131/2025 & Doct No 5059/2025.

Sheet 21 of 21

Digitally Signed by:
Name: YESUDAS VANAJA KUMARI
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Mon Nov 03 13:13:54 IST 2025





GOVERNMENT OF TELANGANA
Registration and Stamps Department

No.: 1526-1-5059/2025

Date: 03/11/2025

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.	1015504991
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	KRISHNA NAGAR
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S. MODI REALTY MALLAPUR LLP (FORMERLY KNOWN AS M/S. MODI ESTATES) REP BY ANAND S MEHTA (R/o. SURESH U METHA) 2. M/S. JADE ESTATES REP BY JDA CUM GPA HOLDER M/S. MODI REALTY MALLAPUR LLP (R/o. NA) 3. M/S. GULMOHAR RESIDENCY REP BY JDA CUM GPA HOLDER M/S. MODI REALTY MALLAPUR LLP (R/o. NA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. UJWALA GANGADHAR MANYAMGARI (W/o. MANYAMGARI BHANUPRAKASH) 2. MANYAMGARI BHANUPRAKASH (S/o. LATE MANYAMGARI SEENAIAH)
Document Registration No.	1526-5059/2025 [1]
Document Registration Date	03/11/2025

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.
5. This Transfer order will not confer the ownership & civil right over the site and buildings



Signature of Sub-Registrar
(KAPRA)
KAPRA