

Book no 11282/2025

BOOK - 1 DOC.NO. 11282/2025
SUB REGISTRAR : KEESSARA

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

తెలంగాణ తెలంగాణA TELANGANA

BR 386587

Tran Id: 250821143106259366

Date: 21 AUG 2025, 02:33 PM

Purchased By:

Purchased By:
CH. RAMESH
S/o LATE NARSING RAO

Eo HYD

For Whom

M/S NILGIRI ESTATES

KODALI RADHIKA
LICENSED STAMP VENDOR
Lic. No. 16/7/2015
Ren. No. 16-07-004/2025
G-6, KUBERA TOWERS,
NARAYANGUDA,
HYDERABAD
Ph 9440090826

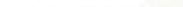
SALE DEED

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

1. M/s. NILGIRI ESTATES {Pan No.AAHFN0766F}, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 56 years, Occupation: Business.
2. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214N}, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 56 years, Occupation: Business.

Hereinafter jointly referred to as the 'Vendor' and severally as Vendor No. 1 and Vendor no. 2, respectively.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT. LTD

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 27500/- paid on the 14th day of NOV, 2025 by Sri/Smt. Gaurang J Mody at 15:03

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: XXXXXXXXX2726</p>			<p>Digitally Signed by: Name: AZMEERA JYOTHI Location: SRO KEESSARA Reason: Admission of Execution Date: Fri Nov 14 15:46:28 IST 2025</p>
	<p>NAME: AZMEERA JYOTHI C/O SANTHOSH KUMAR RAMPALLE, KEESSARA, MEDCHAL-MALKAJGIRI, TELANGANA, 501301</p>			
2 CL	<p>Aadhaar No: XXXXXXXXX1493</p>			<p>Digitally Signed by: Name: SANTHOSH KUMAR BANOTH Location: SRO KEESSARA Reason: Admission of Execution Date: Fri Nov 14 15:42:55 IST 2025</p>
	<p>NAME: SANTHOSH KUMAR BANOTH C/O BOJJA NAIK RAMPALLE, KEESSARA, MEDCHAL-MALKAJGIRI, TELANGANA, 501301</p>			
3 EX	<p>Aadhaar No: XXXXXXXXX3669</p>			<p>Digitally Signed by: Name: M/S MODI & MODI REALTY HYDERABAD PVT LTD Location: SRO KEESSARA Reason: Admission of Execution Date: Fri Nov 14 15:46:58 IST 2025</p>
	<p>NAME: GAURANG MODY S/O JAYANTI LAL SECUNDERABAD, SECUNDERABAD, HYDERABAD, TELANGANA, 500016</p>			
4 EX	<p>Aadhaar No: XXXXXXXXX9204</p>			<p>Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA NO. 05/BK-IV/2019) Location: SRO KEESSARA Reason: Admission of Execution Date: Fri Nov 14 15:38:50 IST 2025</p>
	<p>NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013</p>			
5 EX	<p>Aadhaar No: XXXXXXXXX9204</p>			<p>Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA NO. 05/BK-IV/2019) Location: SRO KEESSARA Reason: Admission of Execution Date: Fri Nov 14 15:38:50 IST 2025</p>
	<p>NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013</p>			

Identified by Witness:

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doc No 11282/2025.

Sheet 1 of 22



Digitally Signed by:
 Name: S. UMA DEVI
 Location: SRO KEESSARA
 Reason: Endorsement Sign
 Date: Fri Nov 14 15:51:13 IST 2025



AND

M/s. Modi & Modi Realty Hyderabad Pvt. Ltd (Pan No. AANCM2416N) having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its authorized representative, Mr. Gaurang J. Mody, S/o. Late Jayantilal Mody, aged about 58 years, Occupation: Business, hereinafter referred to as the 'Consenting party'.

FAVOUR OF

1. Mr. Santhosh Kumar Banoth, Son of Mr. Bojja Naik Banoth, aged about 38 years, Occupation: Service {Pan No.CAHPB8610A, Mobile No.95027 60995} and
2. Mrs. Azmeera Jyothi, Wife of Mr. Santhosh Kumar Banoth, aged about 34 years, both are residing at Plot No. 39, Siri Enclave, Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad-501 301 {Pan No.BUXPJ0915P, Mobile No.97036 93447} hereinafter jointly referred to as the 'Purchaser' and severally as Purchaser No. 1 and Purchaser no. 2, respectively.

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

Wherever the Vendor, Consenting Party/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Sale 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. Shri Mangali Narsimha, S/o. Mangali Anjaiah was the original pattedar of agricultural land admeasuring about Ac. 10-01 Gts., in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, having purchased the same in a Government auction dated 21.1.1952.
- 1.2. Shri Mangali Narsimha, S/o. Mangali Anjaiah sold the above said land to Shri Panchamdas Mahanth, S/o. Gulabdas vide sale deed bearing document no.1581/1978 dated 30.08.1978 registered at SRO Medchal.
- 1.3. Shri Panchamdas Mahanth, S/o. Gulabdas inturn sold the same land to Mr. Cheera Yellaiah, Mr. Cheera Ramachandraiah and Mr. Cheera Narsimha, all sons of Mr. Cheera Pentaiah vide sale deed bearing document no. 6278/1985 dated 04.09.1985 registered at the District Registrars Office, Medchal-Malkajgiri District.
- 1.4. The names of Shri Cheera Yellaiah, Shri. Cheera Ramachandraiah and Mr. Cheera Narsimha were mutated in the revenue records vide proceeding no. B/514/88 dated 18.8.1988. Patta passbooks and title books were issued in their favour by the MRO Keesara Mandal, the details of which are given below:

S. No.	Name of Pattedar	Passbook no.	Title book no.	Extent Sy. No.100/2
1.	Cheera Ramachandraiah	129986	51592	Ac. 3-14 Gts.,
2.	Cheera Yellaiah	129987	51594	Ac. 3-14 Gts.,
3.	Cheera Narsimha	129985	51599	Ac. 3-13 Gts

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

BS
S

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p>Aadhaar No: XXXXXXXXX4622</p> <p>NAME: BANOTHU VIJAYA KUMAR S/O BANOTHU AMAR SINGH Obulapur, Jangoan, Telangana, 506316</p>	 <p>VIJAYA KUMAR::14/11/2025, [1530-1-2025-11471]</p>		<p>Digitally Signed by: Name: VIJAYA KUMAR Location: SRO KEESSARA Reason: Witness Signature Date: Fri Nov 14 15:48:16 IST 2025</p>
2	<p>Aadhaar No: XXXXXXXXX2635</p> <p>NAME: CHATHIRI KRISHNA S/O NARASAIAH LATE Golconda, Hyderabad, Andhra Pradesh, 500008</p>	 <p>CH. KRISHNA::14/11/2025, [1530-1-2025-11471]</p>		<p>Digitally Signed by: Name: CH. KRISHNA Location: SRO KEESSARA Reason: Witness Signature Date: Fri Nov 14 15:48:39 IST 2025</p>

Authenticated by
S.UMA DEVI
SRO Keesara

14th 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						
	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	302400	0	0	0	302500
Transfer Duty	NA	0	82500	0	0	0	82500
Reg. Fee	NA	0	27500	0	0	0	27500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	5500	0	0	0	5500
Total.	100	0	418900	0	0	0	419000

Rs. 384900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 27500/- towards Registration Fees on the chargeable value of Rs. 5500000/- was paid by the party through E-Challan/BC/Pay Order No ,803FMX101125 dated ,10-NOV-25 of ,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 418950/-, DATE: 10-NOV-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 8931642887555, PAYMENT MODE: NB-1001138, ATRN: 8931642887555, REMITTER NAME: MR. SANTHOSH KUMAR BANOTH, EXECUTANT NAME: NILGIRI ESTATES AND MODI MODI CONST, CLAIMANT NAME: MR. SANTHOSH KUMAR BANOTH AND OTHERS.

Date:

14th day of November, 2025

Digitally Signed by:
Name: S.UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025

Certificate of Registration

Registered as document no. 11282 of 2025 of Book-1 and assigned the identification number 1 - 1530 - 11282 - 2025 for Scanning on 14-NOV-25 .

Digitally Signed by:
Name: S.UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Digitally Signed by:
Name: S.UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025

Sheet 2 of 22



1.5 Shri Cheera Ramachandraiah sold a portion of land owned by him admeasuring about Ac 0-09 Gts., in 100/2, of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, to Shri N. Suresh Kumar vide sale deed bearing document no.2112/06 dated 08.02.2006 registered at SRO Shamirpet.

1.6 Shri Cheera Yellaiah sold a portion of the land owned by him through his registered general power of attorney holder Mr. Laxmi Narayana (GPA registered as doc no. 4557 dated 21.07.2005 at SRO Shamirpet), admeasuring about Ac. 2-27 1/4 Gts., to Ms. Anuradha vide sale deed bearing document no. 9148/05 dated 19.12.2005 registered at SRO Shamirpet. Ms. Anuradha has in turn sold the Ac. 2-27 1/4 Gts., to M/s. Matrix Constructions vide sale deed bearing no. 278/06 dated 06.01.2006 registered at SRO Shamirpet. M/s. Matrix Construction a registered partnership firm (firm registration no. 2355 of 2005) sold the said land admeasuring Ac. 2-27 1/4 Gts., to B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy vide sale deed bearing document no. 15475/06 dated 18.10.2006 registered at SRO Shamirpet.

1.7 Shri Cheera Yellaiah sold another portion of the land owned by him through his registered general power of attorney holder Mr. R. Rajendra Singh (GPA registered as doc no. 4556 dated 21.07.2005 at SRO Shamirpet) admeasuring about Ac. 0-26 3/4 Gts., to Mr. L. Gridhar Rao vide sale deed bearing document no.279/06 dated 06.01.2006 registered at SRO Shamirpet. Mr. L. Gridhar Rao has in turn sold Ac.0-26 3/4 Gts., to B.B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy vide sale deed bearing no.15476/06 dated 18.1.2006 registered at SRO Shamirpet.

1.8 As per the proceedings of the MRO bearing nos.5016 & 5017 dated 05.01.2007 & 11.01.2007, the names of B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy were mutated in the revenue records. Pahanis for the year 2006/07 reflect the name of B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy as owners and possessors of land admeasuring about Ac. 3-14 Gts. in Sy. No. 100/2 Rampally Village, Keesara Mandal, Medchal-Malkajgiri District. Patta Passbook and title book have been issued in favour of B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy by the Mandal Revenue Office, Keesara Mandal, Medchal-Malkajgiri District, as per the details given below:

S. No.	Name of Pattedar	Patta & Passbook no.	Title book no.	Extent Sy. No.100/2
1.	K. Narsimha Reddy	1539 & 488553	488553	Ac. 0-34.5 Gts.,
2.	K. Madhusudhan Reddy	1537 & 488557	488557	Ac. 0-34.5Gts.
3.	V. Sathyanarayana	1536 & 488552	488552	Ac. 0-34.5Gts.
4.	B. B. Naidu	1538 & 488556	488556	Ac. 0-34.5Gts.

1.9 Accordingly, C. Ramachandraiah, C. Narsimha, K. Narsimha Reddy, K. Madhusudhan Reddy, V. Satyanarayana and B.B. Naidu (herein jointly referred to as the Original Owners) became the owners and possessors of land admeasuring about Ac. 9-32 Gts., in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, hereinafter referred to as the Scheduled Land A and more fully described in the schedule given hereunder).

1.10 K. Narsimha Reddy, K. Madhusudhan Reddy, V. Satyanarayana and B. B. Naidu had executed two Agreement of Sale cum General Power of Attorneys in favour of K. Laxminarayana and P. Kashinath Yadav for a portion of Scheduled Land A admeasuring about Ac. 0-26 3/4 Gts., and Ac. 2-27 1/4 Gts., vide registered documents bearing no. 2232/08 and 2231/08 both dated 26.03.08 registered at SRO Keesara.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SORHAN MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

R
S
J

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.



Sheet 3 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



1.11 The Original Owners along with K. Laxminarayana and P. Kashinath Yadav, through several registered Agreement of Sale cum GPA with Possession and sale deeds have sold the entire Scheduled Land A to Vendor no. 1 & Vendor 2 herein as per the details given below. The agreements and deeds were registered at SRO Keesara.

S. No.	Document type	Doc. No.	Doc. Date	Area (Ac.-gts)	Vendor	Purchaser
1.	Agr. of sale cum GPA	4762/08	03.07.08	2-05	Cheera Ramachandraiah & others	Modi & Modi Constructions
2.	Agr. of sale cum GPA	3595/08	24.07.08	1-00	Cheera Ramachandraiah & others	Modi & Modi Constructions
3.	Agr. of sale cum GPA	4763/08	05.07.08	2-13	Cheera Ramachandraiah & others	Modi & Modi Constructions
4.	Agr. of sale cum GPA	3594/08	24.07.08	1-00	Cheera Nasimha & others	Modi & Modi Constructions
5.	Sale deed	7874/08	18.09.08	1-14	B. B. Naidu & others represented by their Agr. of Sale cum GPA holders K. Laxminarayana & others	Nilgiri Estates
6.	Sale deed	9605/08	06.12.08	2-00	B. B. Naidu & others represented by their Agr. of Sale cum GPA holders K. Laxminarayana & others	Nilgiri Estates

1.12 Subsequently M/s. Modi & Modi Constructions as AGPA holder of C. Ramachandraiah & others, has executed a sale deed in its favour for land admeasuring Ac. 2-05 Gts., Ac. 2-13 Gts., Ac.1-00 Gts., and Ac. 1-00 Gts., registered as document nos. 581/10, 580/10, 2152/15 and 2153/15 at the SRO Keesara and Shamirpet.

1.13 By way of the above referred documents, deeds, agreements, etc., the Vendors have become absolute owners and possessors of land admeasuring about Ac. 9-32 Gts., in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, the Scheduled Land A.

1.14 Whereas Late Shri Pirangi Balaiah, Late Shri Pirangi Venkataiah, Late Shri Pirangi Kistaiah and Late Shri Pirangi Yadaiah, all sons of Late Pirangi Laxmipathi, were the owners and pattedars of land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District. These lands were self acquired lands of the these owners.

1.15 After the death of the above referred owners their respective heirs had become the owners and possessors of the said land. Vide partition deed registered as document no. 3745 of 2005 dated 15.06.2005 registered at sub registrar Shamirpet the land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, was partitioned among the legal heirs of the above referred Owners.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAN MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory



Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 4 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:31:13 IST 2025



1.16 By virtue of the said partition deed P. Rajaiah alias Raju, S/o. Late P. Yadiyah became the exclusive owner of about Ac. 2-28 Gts., in Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District. By virtue of proceeding no. B/93/06 dated 6.10.2006 the name of P. Rajaiah was mutated in the revenue records and patta passbook and title book were issued in his favour as per the details given below.

Name of Pattedar	Patta / Passbook no.	Title book no.	Survey Nos.	Extent of land
Pirangi Rajaiah	414 / 129989	29853	75	Ac. 1-00 Gts.
			77	Ac. 0-04 Gts.
			78	Ac. 1-11 Gts.
			79	Ac. 0-09 Gts.
			96	Ac. 0-04 Gts.

1.17 P. Rajaiah sold a portion of land admeasuring about Ac. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, (hereinafter referred to as the Scheduled Land B, which is more fully described in the schedule given herein) to Vendor No. 2 herein, vide agreement of sale cum General Power of Attorney with Possession registered as document no. 6922/08 registered at SRO Keesara and subsequently, M/s. Modi Constructions as AGPA of Mr. P. Rajaiah, executed a sale deed in its favour for the Scheduled Land B, registered as document no. 2154/2015 dated 03.06.2015 at the SRO, Shamirpet.

1.18 The Vendors thus became the owners of Ac. 10-06 gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, (hereinafter referred to as the Scheduled Land C, which is more fully described in the schedule given herein).

1.19. Vendor no.1 & Vendor no. 2 are sister firms operating out of the same office with Shri. Soham Modi as a Managing Partner of both the firms. In an internal arrangement between the Vendors it has been decided that the Scheduled Land C shall be developed by Vendor no. 1 herein and it shall be the sole recipient of any consideration received from prospective purchasers from sale of the land or constructions like flats/villas/commercial space. Further, all costs for development of the land including permits, sanctions, fees, construction cost and the like shall be entirely borne by Vendor no.1

2. DETAILS OF PERMITS:

2.1 The Vendor has obtained permission from HMDA in file no. 001839/MP2/Plg/HMDA/2013 vide Permit No. 05/LO/Plg/HMDA/2013 dated 16.03.2015 for developing the Scheduled Land C into a housing complex consisting of 188 villas (independent houses) along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

DR
Soham

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 5 of 22

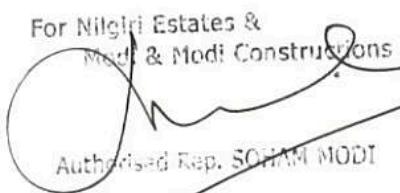
Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



3. PROPOSED DEVELOPMENT:

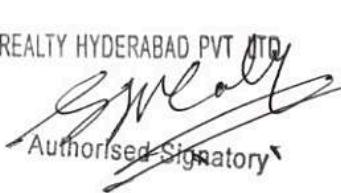
- 3.1. The Vendor proposes to develop the Scheduled Land C in accordance with the permit for construction/development into a housing complex as per details given below:
 - 3.1.1. The land is proposed to be sub-divided into 188 plots of land and each plot of land shall be sold along with a villa constructed thereon.
 - 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
 - 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
 - 3.1.4. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 13,500 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, children park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.5. Each villa shall have a separately metered electric power connection.
 - 3.1.6. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
 - 3.1.8. The proposed villas 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 villas, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years from date of handing over possession of the completed villa or till the end of year 2022, whichever is later and all the villas in the project of Nilgiri Estate shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
 - 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of Nilgiri Estate. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in Nilgiri Estate i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land notwithstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2032.
 - 3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.
 - 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 the villas.

For Nilgiri Estates &
Modi & Modi Constructions



Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD



Gopal
Authorised Signatory



Ravi

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 6 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



3.2. The proposed project of development on the entire Scheduled Land C is styled as 'Nilgiri Estate' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Nilgiri Estate 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 vacant plot of land and/or constructed villa with plot of land to any intending purchaser.

4.2 The Vendor proposes to sell a constructed villa with plot of land to the Purchaser. The Villa being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Villa.

4.3 Whereas the Consenting Party had agreed to purchase the Scheduled Villa from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Villa. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Villa without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Villa. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser and therefore the Consenting Party has been made Party this sale deed.

4.4 The Purchasers of the villas 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 villa owners in the Housing Project.

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

4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Villa along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD

Authorised Signatory

SOHAM MODI

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 7 of 22



Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEE SARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



4.7 The Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.

4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.

5. DETAIL OF PLOT BEING SOLD:

5.1 The Vendor hereby sells to the Purchaser the Scheduled Villa in the Housing Project and details of the plot no., plot area are given in Annexure-A attached to this deed.

5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Villa 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.

5.4 The plan of the Scheduled Villa is attached as Annexure-B herein and the layout plan of the Housing Project is attached as Annexure-C herein.

6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the constructed Villa with plot of land and the Purchaser hereby shall become the absolute owner of the Scheduled Villa. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Villa and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.

For Nilgin Estates &
Modi & Modi Constructions
Authorised Rep: SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 8 of 22

*Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025*



6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure-A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

6.4 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/ quasi 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/ quasi government body on a pro-rata basis.

7. OWNERS ASSOCIATION:

7.1 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.

7.2 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.

7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa 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.

7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. 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. 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.

7.5 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. BOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 9 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



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

8. NOC FOR SURROUNDING DEVELOPMENT :

8.1 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.

8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, 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.

8.3 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 Land or Scheduled Plot and also the adjoining plots.

8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. 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.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

R
S

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet10 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



9 COMPLIANCE OF STATUTORY LAWS:

9.1 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:

- 9.1.1 The defense services or allied organizations.
- 9.1.2 Airports Authority of India.
- 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
- 9.1.4 Fire department.
- 9.1.5 Electricity and water supply board.
- 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 9.1.7 Irrigation department.
- 9.1.8 Environment department and pollution control board.

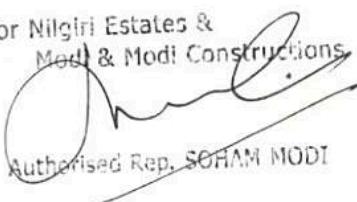
10. OTHER TERMS:

10.1 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 Plot on account of joint ownership of the common amenities by number of persons.

10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.

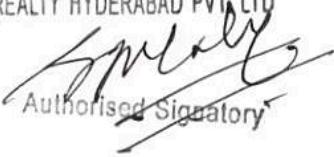
10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI



For MODI & MODI REALTY HYDERABAD PVT. LTD

Authorised Signatory



Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet11 of 22



Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:31:13 IST 2025



DESCRIPTION OF THE SCHEDULED LAND 'A'

ALL THAT PIECE AND PARCEL OF LAND admeasuring about Ac. 9-32 Gts., in survey no. 100/2 Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	Huda Approved Layout
South	Sy. No. 100/1
East	Village Boundary of Yamnampet Village
West	Neighbours land & 30 ft wide Road

DESCRIPTION OF THE SCHEDULED LAND 'B'

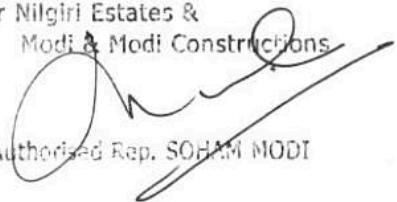
ALL THAT PIECE AND PARCEL OF LAND admeasuring about Ac. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

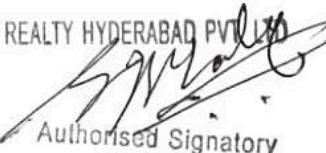
North	Huda Approved Layout & 60' wide road
South	Land belonging to P. Bikshapathi & others
East	Land belonging to Vendors in Sy. No. 100/2
West	Neighbours Land

DESCRIPTION OF THE SCHEDULED LAND 'C'

ALL THAT PIECE AND PARCEL OF LAND admeasuring about Ac. 10-06 gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	Huda Approved Layout & 60' wide road
South	Sy. No. 100/1
East	Village Boundary of Yamnampet Village
West	Neighbours land & 30 ft wide Road

For Nilgiri Estates &
Modi & Modi Constructions

Authorized Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD

Authorised Signatory



VENDOR

(M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by Mr. Soham Modi)

PURCHASER

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet12 of 22

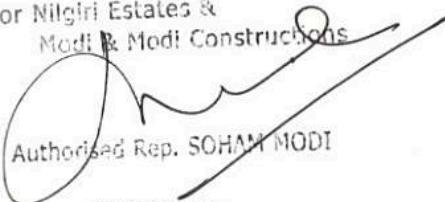


Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025

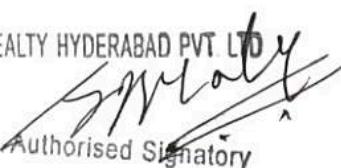


ANNEXURE- A

1.	Names of Purchasers:	1. Mr. Santhosh Kumar Banoth S/o. Mr. Bojja Naik Banoth 2. Mrs. Azmeera Jyothi, W/o. Mr. Santhosh Kumar Banoth
2.	Purchaser's permanent residential address:	R/o. Plot No. 39, Siri Enclave, Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad-501 301.
3.	Pan no. of Purchasers:	CAHPB8610A - BUXPJ0915P
4.	Aadhaar card no. of Purchasers:	6686 3311 1493 - 6774 2065 2726
5.	Name address & registration no. of Owners Association	M/s. Nilgiri Estate Owners Association having its registered office at Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District, vide regd. no. 983 of 2017.
6.	Type of villa	BB2-Single
7.	No. of floors	Ground Floor
8.	No. of bedrooms	2-Bedrooms
9.	Details of Scheduled Villa:	
	a. Villa no.:	148
	b. Plot area:	125 Sq. yds.
	c. Built-up area :	915 Sft.
	e. Carpet area:	825 Sft.
10.	Total sale consideration:	Rs.55,00,000/- (Rupees Fifty Five Lakhs Only)
11.	<u>Details of payments:</u>	<p>a. Rs.44,00,000/- (Rupees Forty Four Lakhs Only) paid by online transfer from LIC Housing Finance Ltd., Hyderabad towards housing loan disbursement.</p> <p>b. Rs.10,45,000/- (Rupees Ten Lakhs Forty Five Thousand Only) paid by way of online transfer.</p> <p>c. Rs.55,000/- (Rupees Fifty Five Thousand Only) paid towards TDS Payment.</p>

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI
VENDOR

(M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by Mr. Soham Modi)

For MODI & MODI REALTY HYDERABAD PVT LTD

Authorised Signatory




PURCHASER

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.



Sheet13 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



12. **Description of the Scheduled Villa:**

All that piece and parcel of deluxe villa on bearing plot no.148 admeasuring about 125 sq. yds, along with construction having a total area of 915 sft, in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan annexed hereto and bounded on:

North by : Plot No. 149
South by : Plot No. 147
East by : Plot No. 123
West by : 30' wide road

ANNEXTURE-1-A

1. Description of the Villa : All that piece and parcel of deluxe villa on bearing plot no.148 in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

(a) Nature of the roof : R. C. C. (Ground Floor)

(b) Type of Structure : Framed Structure

2. Age of the Building : New

3. Total Extent of Site : 125 Sq. yds.

4. **Built up area Particulars:**

a) In the Ground Floor : 915 Sft.

5. Executant's Estimate of the MV
of the Villa : Rs.55,00,000/-

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

Date: 14-11-2025

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 & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory

Date: 14-11-2025

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI
Signature of the Vendor

Signature of the Purchaser

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet14 of 22

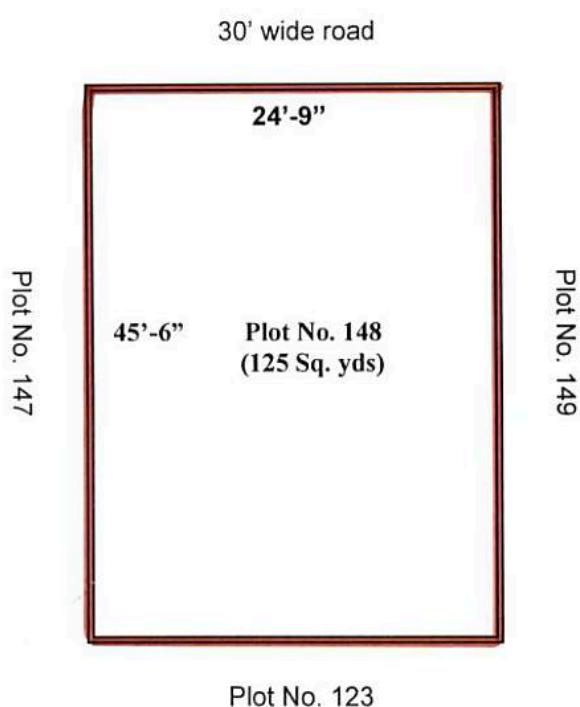
Digitaly Signed by:
Name: S UMA DEVI
Location: SRO KEE SARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



ANNEXURE - 'B'

Plan of the Scheduled Plot:

North by : Plot No. 149
South by : Plot No. 147
East by : Plot No. 123
West by : 30' wide road



For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD
Authorised Signatory



VENDOR

(M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by Mr. Soham Modi)

PURCHASER

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet15 of 22

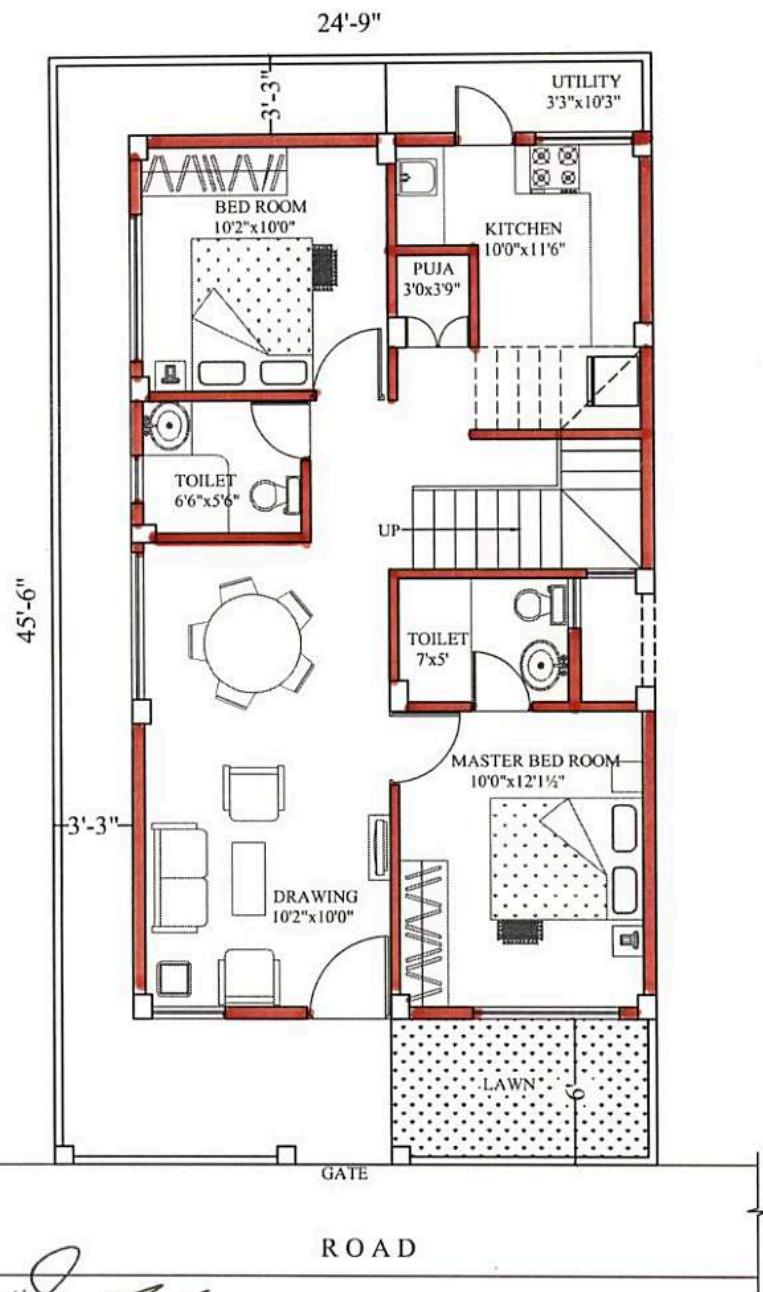


Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



ANNEXURE – ‘B-1’

Plan of the Scheduled Villa:



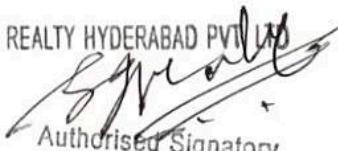
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

VENDOR

(M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by Mr. Soham Modi)

For MODI & MODI REALTY HYDERABAD PVT LTD


Authorised Signatory


PURCHASER

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet16 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025



ANNEXURE - 'C'

Layout plan of the Housing Project:



For Nilgiri Estates &
Modi & Modi Construction
Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT LTD

B. M. Patel
Authorized Signatory



VENDOR

(M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by Mr. Soham Modi)

PURCHASER

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet17 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025





HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarnajayanthi Commercial Complex, West Wing,
Ameerpet, Hyderabad – 500 038.

Letter No.1839/MP2/Plg./HMDA/2013

Date:15-09-2022

M/s.Modi & Modi Constructions & Nilgiri Estates,
5-4-187/3 & 4, II floor,
Soham Mansion, M.G.Road,
Secunderabad – 500 003.

Sir,

Sub:- HMDA – Planning Department – Ghatkesar – Approval of Final Layout with Group Housing under Gated Community in Sy.Nos. 75, 77, 78, 79, 96 & 100/2 situated at Rampally Village, Keesara Mandal, Medchal-Malkajgiri District in an extent of Ac.10-15Gts (or) 41075.80 Sq.Mts.– Approval accorded – Released - Reg.

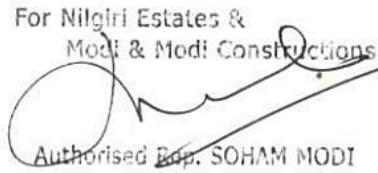
Ref:-

1. Application of M/s. Modi & Modi Constructions, dt:15-11-2011.
2. Note orders of Metropolitan Commissioner dt:21-01-2015.
3. This office letter dt:31-01-2015 intimating the D.C.
4. Applicant letter dt:03-02-2015 remitting the D.C.
5. This office letter even No. dt:16-03-2015 forwarded the approved Draft Layout to the Executive Authority, Rampally Gram Panchayat.
6. Applicant letter dt:13-02-2016 submitting the extension proposals.
7. This office letter dt:13-04-2016 intimation of extension charges.
8. Applicant letter dt:11-05-2016 remitting the extension charges.
9. Applicant letter dt:26-05-2016 request for changes in revised plan.
10. This office letter dt:20-07-2016 for revised D.C. intimation.
11. Applicant letter dt:22-07-2016 remitting of revised D.C.
12. This office letter dt:11-08-2016 for Mortgage release.
13. This office letter dt:24-10-2016 Released of Draft Layout.
14. Applicant letter dt:07-05-2018 Submission of documents, plans and request to release Final Layout cum Group Housing.
15. This office letter dt:16-11-2018 to complete Developmental works.
16. Applicant letter dt:24-12-2018 submitted photographs and requested to release Occupancy Certificate.
17. This office letter dt:10-07-2019 to complete developmental works.
18. Applicant letter dt:08-06-2021 request to release Final Layout plans and Occupancy Certificate.
19. This office letter dt:05-10-2021 to submit confirmation from Local Body.
20. Applicant letter dt:04-10-2021 & 15-11-2021 submitted confirmation letter from local body and request for Release of Final Layout cum Group Housing.
21. Note orders of Metropolitan Commissioner, dt:14-06-2022.
22. This office letter dt:17-06-2022 Intimation to pay Final layout charges.
23. Applicant letter dt:23-06-2022 remitting Final Layout charges.
24. This office letter dt:30-07-2022 release the Mortgage plots.
25. Applicant letter dt:05-08-2022 request to issue revised Mortgage.
26. This office letter dt:08-08-2022 released the Mortgage.
27. Applicant letter dt:26-08-2022 submitting Relinquishment Deed vide Doc.No.1003/2015, dt:10-02-2015, Document No.7319/2016, dt:12-08-2016, Document No.11802/2016, dt:22-09-2016, Document No.9263/2016, dt:06-10-2016 & Document No.9264/2016, dt:06-10-2016 executed at Sub-Registrar, Keesara and request for release of final layout.

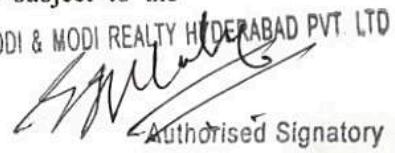
* * *

Vide reference 20th cited, M/s. Modi & Modi Constructions have applied for issue of Final Layout with Group Housing under Gated Community in Sy.Nos. 75, 77, 78, 79, 96 & 100/2 situated at Rampally Village, Keesara Mandal, Medchal-Malkajgiri District in an extent of Ac.10-15Gts (or) 41075.80 Sq.Mts. for Residential Purpose. The matter has been examined and this office hereby approved the Final Layout under Section-14 of A.P. Urban Areas (Dev) Act, 1975, and Section-19 of HMDA Act 2008 subject to the following conditions:

For Nilgiri Estates &
Modi & Modi Constructions



Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT. LTD

Authorised Signatory

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet 18 of 22

*Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEE SARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 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 Azmeera Jyothi, Santhosh Kumar Banoth.

District	: MEDCHAL-MALKAJGIRI	SRO	: KEESSARA
Municipality	: Nagaram Municipality	Ward	: 0
Block	: 0	Locality	: RAMPALLY

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
75/p,77/P,78/p,79/p,96/p,100/2/p	148	0-0- Flat No. --	125	915

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.

For Nilgiri Estates &
Modi & Modi Constructions

Date:
Place:

Signature

Name : M/S. Nilgiri Estates Rep By Its Authorised Signatory, Shri Soham Modi

Represented By

K. PRABHAKAR REDDY (GPA NO. 05/BK-IV/2019, DATED:21.01.2019 AT SRO, SECUNDERABAD)
S/o :K. Padma Reddy
R/o Village/ULB : Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

Authorised Rep. SOHAM MODI

Signature

Name : M/S. Modi & Modi Constructions Rep By Its Authorised Signatory, Shri Soham Modi

Represented By

K. PRABHAKAR REDDY (GPA NO. 05/BK-IV/2019, DATED:21.01.2019 AT SRO, SECUNDERABAD)
S/o :K. Padma Reddy
R/o Village/ULB : Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

Authorised Rep. SOHAM MODI

For MODI & MODI REALTY HYDERABAD PVT. LTD

Signature

Name : Modi And Modi Realty Hyderabad Pvt. Ltd Rep By *Govind J. Mody*

S/o :Late Jayantilal Mody

R/o Village/ULB : Hyderabad

Mandal : Hyderabad

District : Hyderabad

State : Telangana

Authorised Signatory

Generated on: 14/11/2025 15:23:39

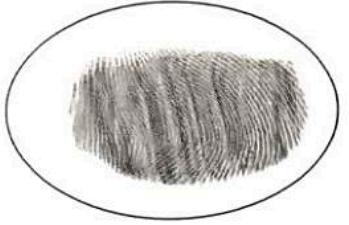
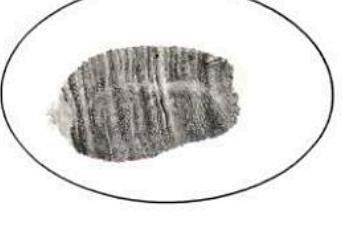
Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet19 of 22

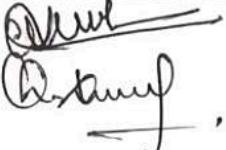
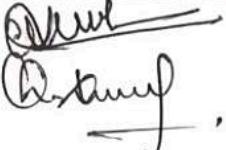
Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEE SARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:31:13 IST 2025



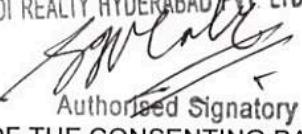
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p>VENDOR: M/S. NILGIRI ESTATES & M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS AUTHORISED SIGNATORY:- MR. SOHAM MODI S/O. LATE SATISH MODI</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 05/BK-IV/2019, DATED:21.01.2019 AT SRO, SECUNDERABAD:</p>
			<p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p>CONSENTING PARTY: M/S. MODI & MODI REALTY HYDERABAD PVT. LTD HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION, M. G. ROAD SECUNDERABAD–500 003, REP. BY ITS AUTHORIZED REPRESENTATIVE:- MR. GAURANG J. MODY S/O. LATE JAYANTILAL MODY.</p>
			<p>PURCHASER:</p> <ol style="list-style-type: none"> 1. MR. SANTHOSH KUMAR BANOTH S/O. MR. BOJJA NAIK BANOTH R/O. PLOT NO. 39, SIRI ENCLAVE RAMPALLY VILLAGE KEESARA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-501 301. 2. MRS. AZMEERA JYOTHI W/O. MR. SANTHOSH KUMAR BANOTH R/O. PLOT NO. 39, SIRI ENCLAVE RAMPALLY VILLAGE KEESARA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-501 301.

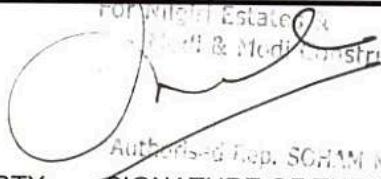
SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI REALTY HYDERABAD PVT. LTD


Authorised Signatory

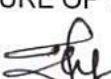
FOR NILGIRI Estates &
Modi & Modi Constructions


Authorised Rep. SOHAM MODI

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE VENDOR





SIGNATURE OF THE PURCHASER

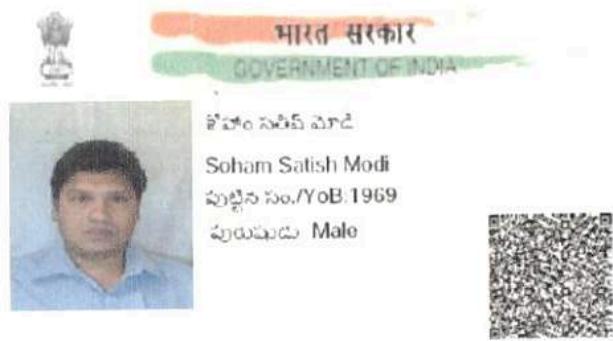
Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Digitally Signed by:
Name: S.UMA DEVI
Location: SRO KEEPSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:31:13 IST 2025

Sheet 20 of 22



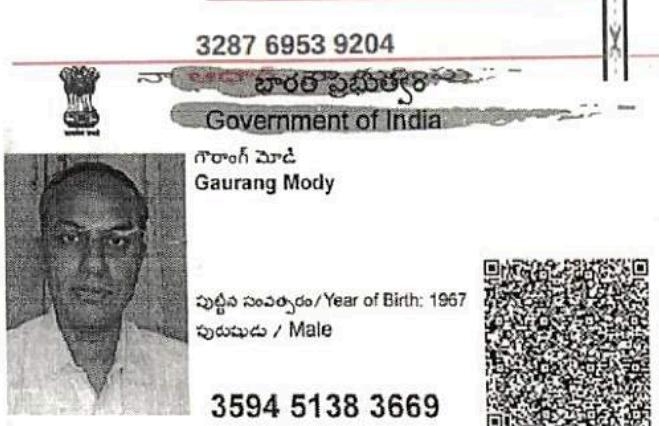
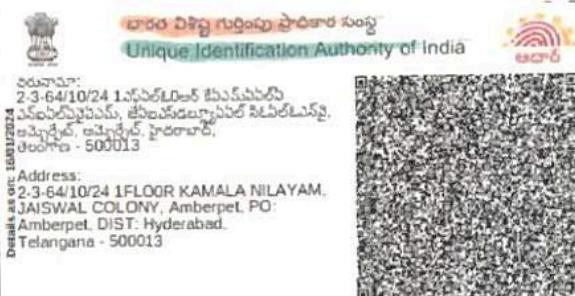
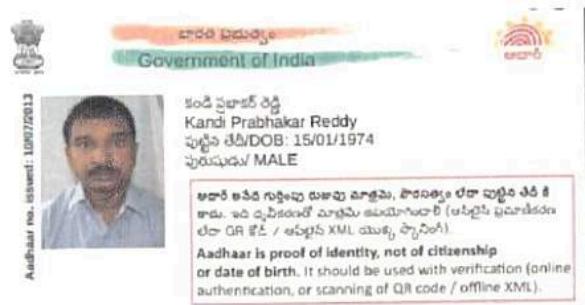


ఆదార్ - ఆదార్ - సామాన్యమానవుడి పాక్సు

Aadhaar - Aam Aadmi ka Adhikar

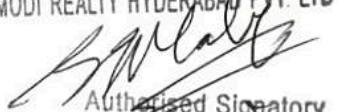
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI



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

For MODI & MODI REALTY HYDERABAD PVT. LTD


Authorised Signatory

ఆదార్ - సామాన్యమానవుడి పాక్సు





**REGISTRATION & STAMPS
DEPARTMENT
Government of Telangana**

**e- STAMPS
Document Registration online eChallan**

Online Challan Proforma [SRO copy]	
Registration & Stamps Department Government of Telangana	
Challan No: 803FMX101125	
Bank Code : HDFS	Payment : NB
Remitter Details	
Name	MR. SANTHOSH KUMAR BANOTH
PAN Card No	CAHPB8610A
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	NILGIRI ESTATES AND MODI MODI CONST
Address	SECUNDERABAD
Claimant Details	
Name	MR. SANTHOSH KUMAR BANOTH AND OTHERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KEESARA
Amount Details	
Stamp Duty	302400
Transfer Duty	82500
Registration Fee	27500
User Charges	1000
Mutation Charges	5500
Haritha Nidhi	50
TOTAL	418950
Total in Words	Four Lakh Eighteen Thousand Nine Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	10-11-2025
Transaction Id	8931642887555
Stamp & Signature	_____

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

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

Print

Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doc No 11282/2025.

Sheet 21 of 22

Digitally Signed by:
 Name: S.UMA DEVI
 Location: SRO KEESARA
 Reason: Endorsement Sign
 Date: Fri Nov 14 15:51:13 IST 2025



Generated on: 14/11/2025 15:23:39

Bk - 1, CS No 11471/2025 & Doct No 11282/2025.

Sheet22 of 22

Digitally Signed by:
Name: S UMA DEVI
Location: SRO KEESSARA
Reason: Endorsement Sign
Date: Fri Nov 14 15:51:13 IST 2025

