

Government of Telangana
Registration And Stamps Department

6926/25

Payment Details - Citizen Copy - Generated on 10/11/2025, 11:59 AM

SRO Name: 1512 Malkajgiri

Receipt No: 7933

Receipt Date: 10/11/2025

Name: ANAND S MEHTA

CS No/Doct No: 7019 / 2025

Transaction: Sale Deed

Challan No:

E-Challan No: 852Q0M031125

Chargeable Value: 9475000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 03-NOV-25

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFC

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				47375
Transfer Duty /TPT				142125
Deficit Stamp Duty				521025
User Charges				1000
Mutation Charges				9475

Total:

721000

In Words: RUPEES SEVEN LAKH TWENTY ONE THOUSAND ONLY

Prepared By: THARUN

Signature by SR

SUB-REGISTRAR
MALKAJGIRI

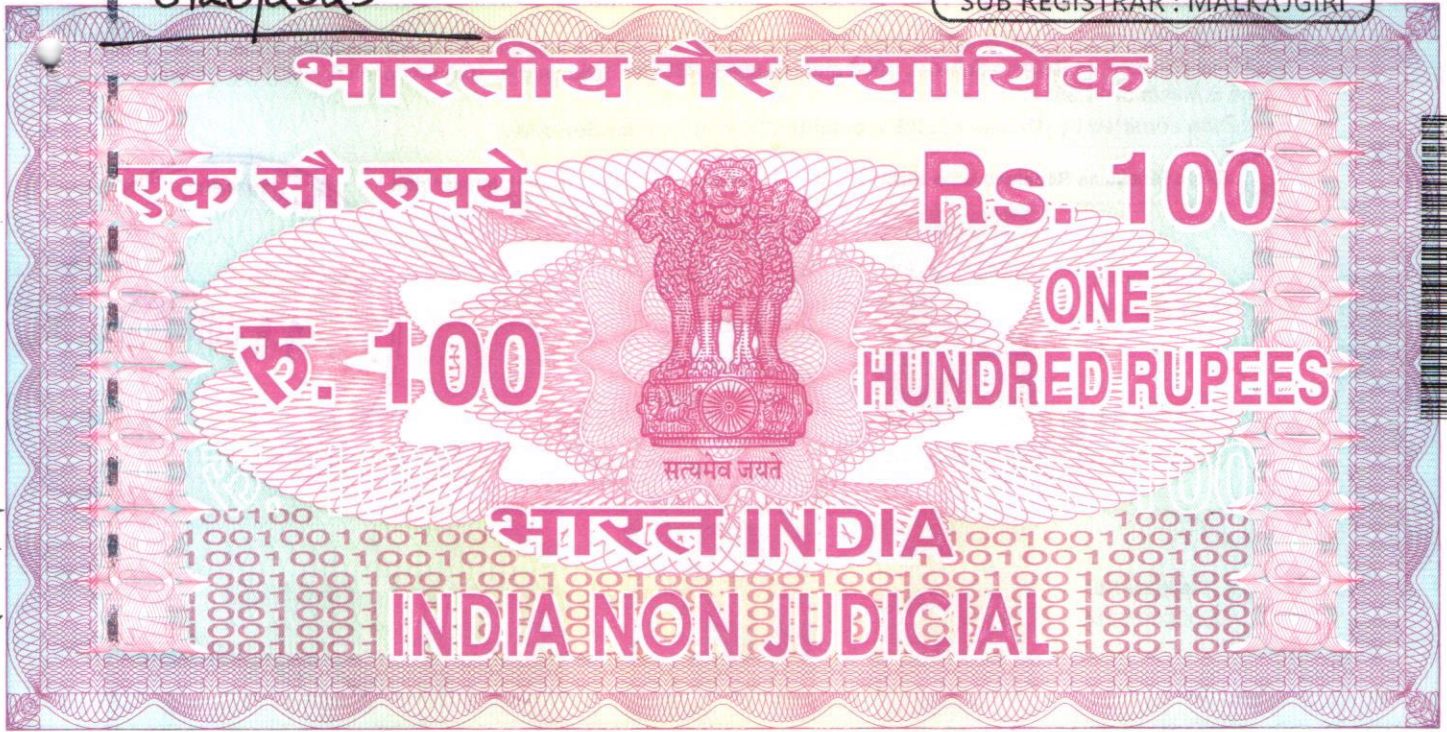
OTP

6926/2025

BOOK - 1 DOC.NO. 6926/2025
SUB REGISTRAR : MALKAJGIRI

SCANNED

2019



తెలంగాణ తేలంగానా TELANGANA

Tran Id: 250703164111692770

Date: 03 JUL 2025, 04:42 PM

Purchased By:

RAMESH

S/o LATE NARSING RAO

R/o HYD

For Whom

MEHTA & MODI REALITY KOWKUR LLP

BM 384441
K GIRIBABU
LICENSED STAMP VENDOR
Lic. No. 30/1998
Ren.No. 16-02-019/2025
Amberpet, Hyderabad
Ph 8978716779

SALE DEED

This Sale deed is made and executed on this the 10th day of November' 2025 at S.R.O, Malkajgiri, Medchal-Malkajgiri District by and between:

1. M/s. Mehta & Modi Realty Kowkur LLP (Pan No.ABLFM7631F), a Limited Liability Partnership Firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its authoursied signatory, Mr. Anand S. Mehta, S/o. Mr. Suresh U. Mehta, aged about 48 years, Occupation Business.
2. Shri. Prem Kumar Sanghi, S/o. Late M. L. Sanghi, aged about 50 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
3. Shri. Prem Kumar Sanghi HUF, rep. by its Karta, Shri Prem Kumar Sanghi, S/o. Late M. L. Sanghi, aged about 50 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
4. Smt. Sushma Sanghi, W/o. Shri. Prem Kumar Sanghi, aged 49 years, Occupation: Business, R/o. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh, Hyderabad.
5. Shri Nilesh Agarwal, S/o. Shri K. N. Agarwal, aged about 50 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.
6. Shri. Nilesh Agarwal HUF, rep. by its Karta, Shri Nilesh Agarwal, S/o. Shri K.N. Agarwal, aged about 50 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.


For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 47375/- paid on the 10th day of NOV, 2025 by Sri/Smt. Anand S Mehta at 11:35

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	Aadhaar No: XXXXXXXX4960 NAME: SARASAM KOMAL D/O SARASAM SRINIVAS SECUNDERABAD, HYDERABAD, ANDHRA PRADESH, 500061	 SARASAM KOMAL::10/11/2025.11 [1512-1-2025-7019]		Digitally Signed by: Name: SARASAM KOMAL Location: SRO MALKAJGIRI Reason: Admission of Execution Date: Mon Nov 10 12:33:21 IST 2025
2 CL	Aadhaar No: XXXXXXXX9314 NAME: NEELAGIRI MITHUN CHAKRAVARTHY C/O NEELAGIRI SUDHEER RAO KAPRA, KAPRA, MEDCHAL-MALKAJGIRI, TELANGANA, 500062	 NEELAGIRI MITHUN CHAKRAVARTHY [1512-1-2025-7019]		Digitally Signed by: Name: NEELAGIRI MITHUN CHAKRAVARTHY Location: SRO MALKAJGIRI Reason: Admission of Execution Date: Mon Nov 10 12:34:50 IST 2025
3 EX	Aadhaar No: XXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 2022, Regd., at SR::10/11/2025 [1512-1-2025-7019]		Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA NO. 94/BK-IV/20 Location: SRO MALKAJGIRI Reason: Admission of Execution Date: Mon Nov 10 12:33:44 IST 2025
4 EX	Aadhaar No: XXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 2022, Regd., at SR::10/11/2025.11 [1512-1-2025-7019]		Digitally Signed by: Name: K. PRABHAKAR REDDY (GPA NO. 94/BK-IV/20 Location: SRO MALKAJGIRI Reason: Admission of Execution Date: Mon Nov 10 12:33:44 IST 2025

Identified by Witness:

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Bk - 1, CS No 7019/2025 & Doct No 6926/2025.

Digitally Signed by:
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Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:53:17 IST 2025

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7. Smt. Mukta Agarwal, W/o. Shri Nilesh Agarwal, aged about 45 years, Occupation: Business, R/o. Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad.

hereinafter collectively as the Vendor and several as Vendor no. 1, Vendor no. 2 and so on. Vendor nos. 2 to 7 are hereinafter also referred to as the Owners and Vendor no. 1 is herein also referred to as the Developer. The Owners are being represented by their Joint Development Agreement cum General Power of Attorney Holder, M/s. Mehta & Modi Realty Kowkur LLP, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 and represented by its Authorised Signatory, Mr. Anand S Mehta, S/o. Mr. Suresh U. Mehta by way of document no. 5379/2019, dated 09-07-2019, registered at SRO, Malkajgiri, Medchal-Malkajgiri District.

IN FAVOUR OF

1. Mr. Neelagiri Mithun Chakravarthy, S/o. Mr. Neelagiri Sudheer Rao aged about 39 years, Occupation: Service (Pan No.AFFPN1576G, Mobile No.81210 22431) and
2. Mrs. Sarasam Komal, W/o. Mr. Neelagiri Mithun Chakravarthy aged about 36 years both are residing at H. No. 1-2-33P/68NP, Venkatadri Nagar, Yellareddyguda, Kapra, Medcha-Malkajgiri District, Telangana-500 062 (Pan No.EFAPS8642F, Mobile No.70933 19999) 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:

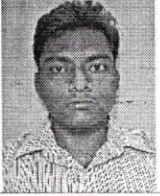





- 1.1 Mr. Prem Kumar Sanghi, Prem Kumar Sanghi HUF, Sushma Sanghi, Nilesh Agarwal, Nilesh Agarwal HUF, Mukta Agarwal, the Owners herein are the absolute owners of land admeasuring Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal, R.R. District) (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder) having purchased the same by way of registered sale deeds as per details given below:

Sl. No.	Sale deed no.	Sale deed date	Extent in Guntas	Sy. Nos.	Vendors	Purchasers
1.	2446/13	16.04.2011	0-18.68	196	Mr. G. Pratap Reddy, Narsimha Reddy, Krishna Veni, Vijaya, Sitram Reddy, Maheshwari, Madhava Reddy, Vimala Rajeswari, Vinoda Parameswari, Ram Reddy, Mallikarjun Reddy	Mr. Prem Kumar Sanghi, Prem Kumar Sanghi HUF, Sushma Sanghi, Nilesh Agarwal, Nilesh Agarwal HUF, Mukta Agarwal
2.	2447/13	16-04-2011	0-23.91	196		
3.	2444/13	16-04-2011	0-17.73	196		
4.	2445/13	16-04-2011	0-19.68	196		

All the above documents registered at SRO, Vallabhanagar, Medchal-Malkajgiri District.

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	Aadhaar No: XXXXXXXX6365 NAME: SARASAM RAJKIRAN Kowkooor, Medchal-malkajgiri, Telangana, 500010	 S RAJKIRAN::10/11/2025.11:4 [1512-1-2025-7019]		Digitally Signed by: Name:S RAJKIRAN Location:SRO MALKAJGIRI Reason:Witness Signature Date:Mon Nov 10 12:36:12 IST 2025 
2	Aadhaar No: XXXXXXXX0237 NAME: S SRINIVAS REDDY S S TYANARAYANA REDDY Secunderabad, Hyderabad, Telangana, 500061	 SRINIVAS REDDY::10/11/2025.1 [1512-1-2025-7019]		Digitally Signed by: Name:SRINIVAS REDDY Location:SRO MALKAJGIRI Reason:Witness Signature Date:Mon Nov 10 12:41:38 IST 2025 

Authenticated by
REDDYPALLI SRIKANTH
SRO Malkajgiri

10th 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 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	521025	0	0	0	521125
Transfer Duty	NA	0	142125	0	0	0	142125
Reg. Fee	NA	0	47375	0	0	0	47375
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	9475	0	0	0	9475
Total	100	0	721000	0	0	0	721100


Rs. 663150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 47375/- towards Registration Fees on the chargeable value of Rs. 9475000/- was paid by the party through E-Challan/BC/Pay Order No ,852Q0M031125 dated ,03-NOV-25 of ,HDFS/

Online Payment Details Received from SBI e-Pay :
(1). AMOUNT PAID: Rs. 721050/-, DATE: 03-NOV-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0136456522517,PAYMENT MODE:NB-1001138,ATRN:0136456522517,REMITTER NAME: N MITHUN CHAKRAVARTHY,EXECUTANT NAME: MEHTA AND MODI REALTY KOWKUR LLP,CLAIMANT NAME: N MITHUN CHAKRAVARTHY AND OTHERS.

Date:
10th day of November,2025

Digitally Signed by:
Name:REDDYPALLI SRIKANTH
Location:SRO MALKAJGIRI
Reason:Endorsement Sign
Date:Mon Nov 10 12:53:17 IST 2025



Certificate of Registration
Registered as document no. 6926 of 2025 of Book-1 and assigned the identification number 1 - 1512 - 6926 - 2025 for Scanning on 10-NOV-25 .

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1.2 Mr. Mohammed Habeebulla was the original Pattedar of the land admeasuring Ac. 9-38 gts., in Sy. No. 196 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal and R.R. District) and Mr. Gowmarapu Jangaiah was recorded as a protected tenant on the said land.

1.3 Mr. Gowmarapu Jangaiah became the owner of Ac. 4-38 gts., in Sy. No. 196 of Kowkur Village, by way of ownership certificate granted under Sections 35 and 37 of the Hyderabad Tenancy and Agricultural Lands Act 1950.

1.4 After the death of G. Jangaiah, the revenue authorities have mutated the names of G. Laxma Reddy (brother of G. Jangaiah) and G. Pratap Reddy, son of G. Jangaiah as owners of Ac. 2-19 gts., each by way of proceeding no. Kowkur/ROR/12/89 dated 09-09-1991.

1.5 After the death of G. Jangaiah his share of land devolved to all his legal heirs namely G. Pratap Reddy (son), G. Narsimha Reddy (son), G. Krishna Veni alias S. Kistamma (daughter), G. Vijaya alias Mandadi Vijaya (daughter). The revenue authorities had recorded G. Pratap Reddy as the sole owner of the entire extent of Ac. 2-19 gts., and patta passbook/title book as per the details given below were issued in his favour.

Patta No.	Passbook no	Title book no	Sy. No.	Extent in Ac.-gts
142	274568	212960	196	2-19

1.6 The issue of legal heirs of G. Jangaiah was resolved by way of a compromise in the partition suit in O.S. no. 1141 of 2006 on the file of the learned IV Additional Senior Civil Judge, Ranga Reddy District instituted by the other legal heirs, viz., G. Narsimha Reddy, G. Vimala Rajeswari, G. Venkat Ram Reddy, G. Vinoda Parmeswari, G. Mallikarjun Reddy and G. Pratap Reddy. All the legal heirs of G. Janga Reddy have executed the sale deeds in favour of the Owners.

1.7 Accordingly, the Owners each have become owner of 1/6th undivided share in the Scheduled Land.

1.8 The Vendor no.1 has agreed to take on development the Scheduled Land from the Owners, by constructing a Housing Project with 7 floors of flats, 2 basements for parking, along with certain common amenities and entered in to a Joint Development Agreement cum General Power of Attorney bearing document no. 5379/2019, dated 09.07.2019 registered at SRO, Malkajgiri. Further the Developer and Owners reached an understanding for the amendment/ division of shares among themselves by way of rectification deed bearing document no.7083/2019, dated 25.09.2019 registered at SRO, Malkajgiri.

1.9 As per the terms of the JDA the Vendor no. 1 shall develop the Housing Project at its own cost on the Scheduled Land. The ownership of the flats proposed to be developed has been determined in the said JDA. The Owners and Developer shall be free to sell the flats allotted to them without any further reference to each other.

1.10 The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure-A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Owners.

1.11 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 19.10.2019 under registration no. P02200001314.

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

Komal.

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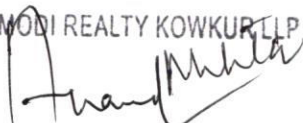
2. DETAILS OF PERMITS:

- 2.1 The Vendor/Owners have obtained permission from GHMC in file no. 1/C27/22157/2018 vide permit no. 1/C27/14075/2019 dated 21.09.2019 for developing the Scheduled Land into a residential complex consisting of 119 flats with two basements, seven upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.2 As per building permit order, other correspondence and documentation with GHMC and other departments the proposed development of flats in the 7 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 A701, signifying block number, floor number and flat number. For the purpose of this agreement 7 floors have been numbered as first floor, second floor till seventh 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
A	5	Six	A 705	Seventh

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. 2 blocks of flats labeled as A & Bare proposed to be constructed.
- 3.1.2. Each block consists of 7 floors.
- 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
- 3.1.4. Total of 119 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 9,400 sftis 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.

For MEHTA & MODI REALTY KOWKUR LLP.

Authorized Signatory



Kamal.



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- 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 8,779 sq. yds., after leaving 901 sq.yds for road widening / Peripheral area. Each flat has been assigned proportionate undivided share from in the net land for development.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Greenwood Heights' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as 'Greenwood Heights' 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.

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory



Komal

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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.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

For MEHTA & MODI REALTY KOWKUR LLP


Authorised Signatory



Kamal.

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7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor/Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

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.

For MEHTA & MODI REALTY KOWKUS LLP

Authorised Signatory



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

9 RESTRICTION ON ALTERATIONS & USE:

- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and/or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and/or Association/Society in-charge of maintenance for an initial period of about 5 years i.e. upto the ending of year 2025 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.
- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities/facilities/areas which are for the common enjoyment of the occupiers/purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

For MEHTA & MODI REALTY KOWKUR-TP



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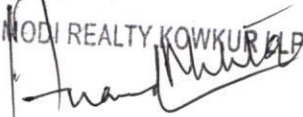


10 NOC FOR SURROUNDING DEVELOPMENT :

- 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.
- 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 issued permit for construction.
- 11.1.4 Fire department.
- 11.1.5 Electricity and water supply board.

For MEHTA & MODI REALTY KOWKUR

Authorised Signatory



Komal

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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 or deemed to be unalterable 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 Scheduled Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13 OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

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.

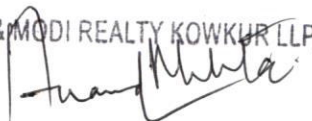
DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajigiri District (formerly known as Malkajigiri Mandal, R. R. District) and bounded by:

North	Neighbours land in Sy. No. 196
South	Approved layout and common passage
East	Neighbours land in Sy. No. 196
West	Neighbours land in Sy. No. 196

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 MEHTA & MODI REALTY KOWKUR LLP,



Authorised Signatory



Komal.

VENDOR

(M/s. Mehta & Modi Realty Kowkur LLP
rep by Anand S. Mehta)

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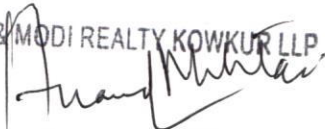
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ANNEXURE- A


1.	Names of Purchasers:	1. Mr. Neelagiri Mithun Chakravarthy S/o. Mr. Neelagiri Sudheer Rao 2. Mrs. Sarasam Komal W/o. Mr. Neelagiri Mithun Chakravarthy
2.	Purchaser's residential address:	R/o. H. No. 1-2-33P/68NP, Venkatadri Nagar, Yellareddyguda, Kapra, Medchal-Malkajgiri District, Telangana-500 062.
3.	Pan no. of Purchasers:	AFFPN1576G - EFAPS8642F
3.	Aadhaar card no. of Purchasers:	7503 5004 9314 - 4843 7399 4960
4.	Name address & registration no. of Owners Association	'Greenwood Welfare Association' vide certificate of registration no.687 of 2021, dated 16-11-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
5.	Details of Scheduled Flat:	
	a. Flat no.:	617 on the sixth floor, in block no. 'A'
	b. Undivided share of land:	82.47 Sq. yds.
	c. Super built-up area:	1945 Sft.
	d. Built-up area + common area:	1498 + 447 Sft.
	e. Carpet area	1421 Sft.
	f. Car parking type and area	Single Parking - 105 Sft
7.	Total sale consideration:	Rs.94,75,000/- (Rupees Ninety Four Lakhs Seventy Five Thousand Only)
8.	Details of Payment:	
	a.	Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by way of online transfer from Bank of Baroda towards housing loan disbursement.
	b.	Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only) paid by way of online transfer.
	c.	Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid towards cheque no.000043, dated 04-10-2022 drawn on HDFC Bank, Sainikpuri Branch, Hyderabad.
	d.	Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid towards cheque no.000041, dated 04-10-2022 drawn on HDFC Bank, Sainikpuri Branch, Hyderabad.
	e.	Rs.2,00,000/- (Rupees Two Lakhs Only) paid towards cheque no.000040, dated 13-09-2022 drawn on HDFC Bank, Sainikpuri Branch, Hyderabad.
	f.	Rs.25,000/- (Rupees Twenty Five Thousand Only) paid towards cheque no.000039, dated 21-08-2022 drawn on HDFC Bank, Sainikpuri Branch, Hyderabad.

For MEHTA & MODI REALTY KOWKUR LLP,



Authorised Signatory

VENDOR
(M/s. Mehta & Modi Realty Kowkur LLP
rep by Anand S. Mehta)





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

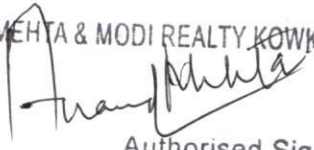
All that portion forming a deluxe flat bearing no.617 on the sixth floor in block no. 'A', admeasuring 1945 sft. of super built-up area (i.e., 1498 sft. of built-up area, 447 sft. of common area & 1421 sft. of carpet area) together with proportionate undivided share of land to the extent of 82.47 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as "Greenwood Heights", forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded as under:

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

ANNEXURE - 1 - A

1. Description of the Flat : DELUXE flat bearing no.617 on the sixth floor in block no. 'A' in the residential complex named as 'Greenwood Heights', forming part of Sy. No.196 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District)
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 7 upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 82.47 Sq. yds, U/s Out of Ac. 2-00 Gsts
4. **Built up area Particulars:**
 - a) In the Basement Floor : 105 Sft. parking space for one car
 - b) In the Sixth Floor : 1945 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 94,75,000/-

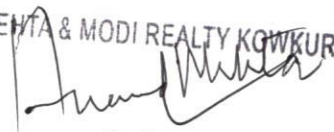
Date: 10-11-2025

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory
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.

Date: 10-11-2025

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory
Signature of the Vendor



Komal.
Signature of the Purchaser

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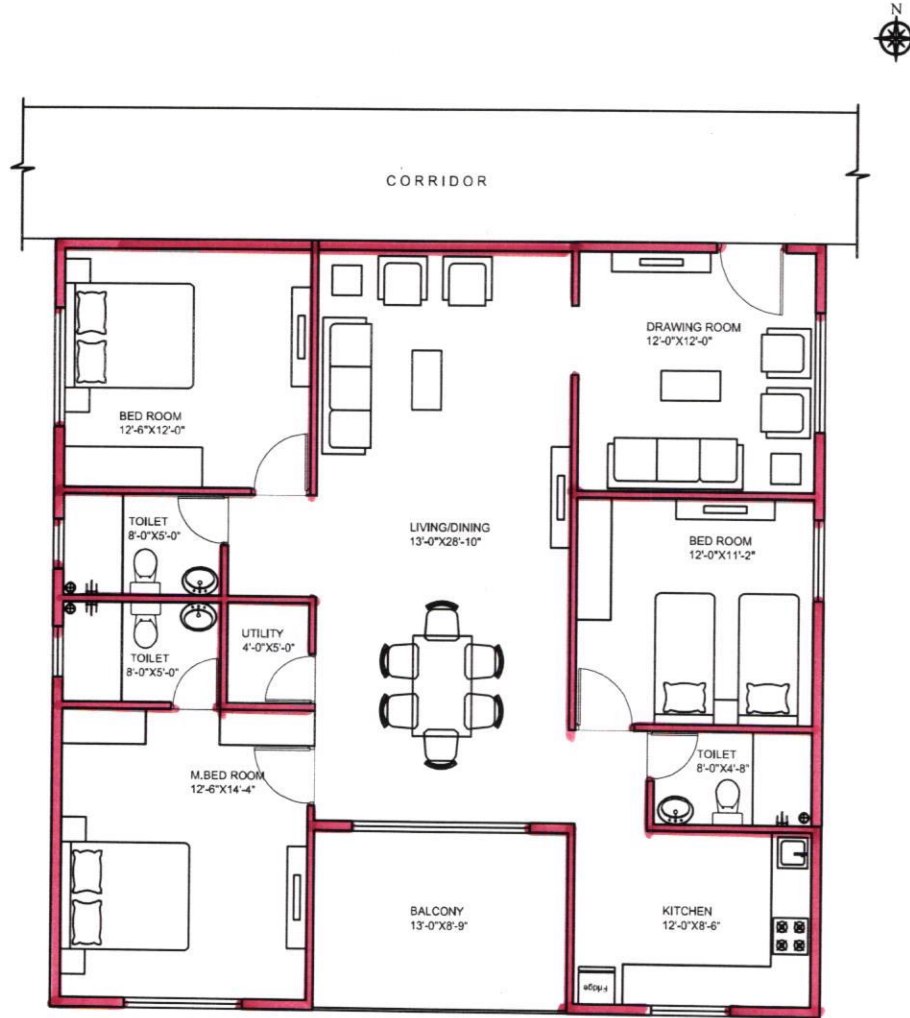
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ANNEXURE- B

Plan of the Scheduled Flat:

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



TYPE - V
1945 SFT

For MEHTA & MODI REALTY KOWKUR LLP.

Authorised Signatory

VENDOR

(M/s. Mehta & Modi Realty Kowkur LLP
rep by Anand S. Mehta)

Komal.

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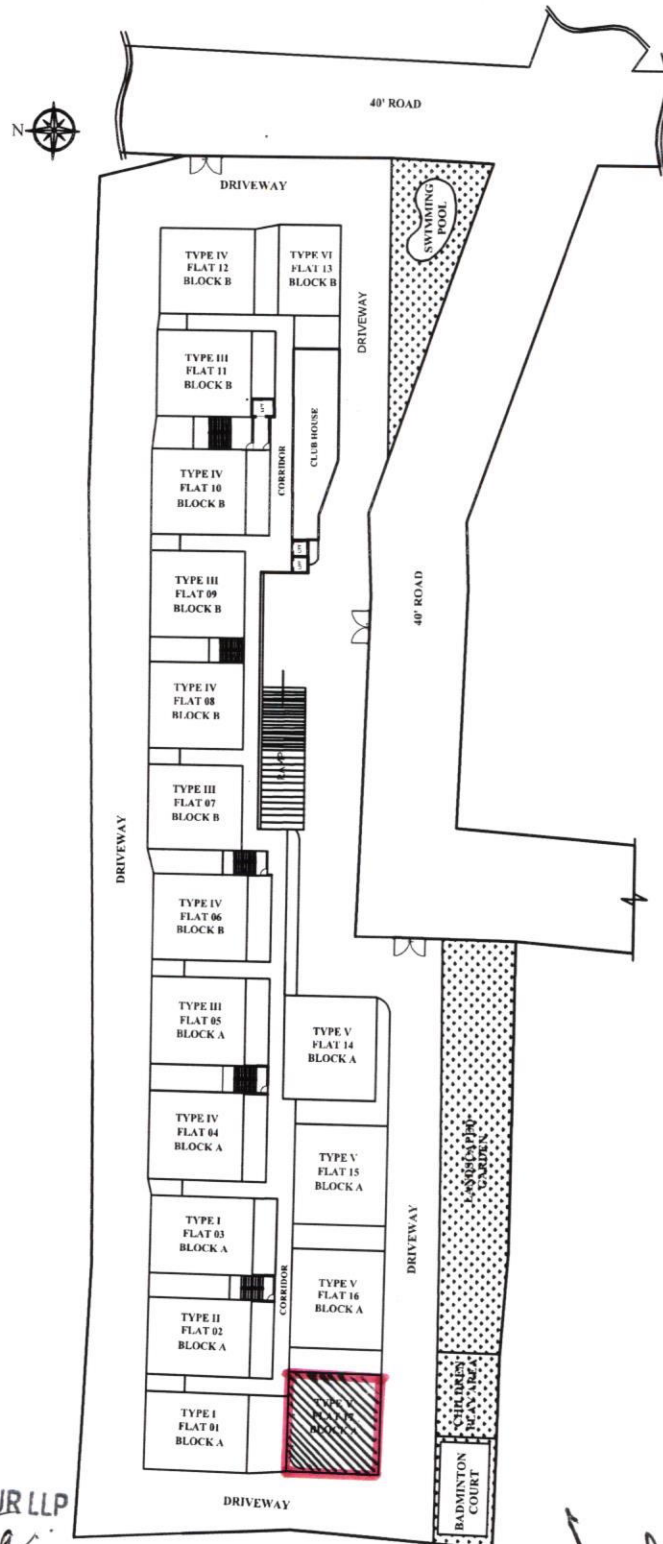
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ANNEXURE – C

Layout plan of the Housing Project:



For MEHTA & MODI REALTY KOWKUR LLP

Anand Mehta
 Authorised Signatory

VENDOR
 (M/s. Mehta & Modi Realty Kowkur LLP
 rep by Anand S. Mehta)

Komal
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GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.

PREM KUMAR SANGHI & OTHERS

H. No. 3-6-97/301, Ihsan Surabhi Arcade, Basheerbagh,, HYDERABAD, Telangana

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 21 November, 2018 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

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:

FILE No.	: 1/C27/22157/2018
PERMIT No.	: 1/C27/14075/2019
DATE	: 21 September, 2019

A APPLICANT AND LICENSED PERSONNEL DETAILS:									
1	Applicant		PREM KUMAR SANGHI & OTHERS						
2	Developer / Builder		Modi Properties Pvt Ltd						
3	Licensed Technical Person		ABDUL NAYEEM NASIR (Architect)				Lic.No.	BL/1171/2008 valid up to 16.10.2023	
4	Structural Engineer		Zaki Ahmed				Lic.No.	CA/1990/12947	
5	Others		NA				Lic.No.	47/Strl.Engineer/TP10/GHMC	
B SITE DETAILS									
1	T.S. No./Survey no./Gram khantam/Abadi		196						
2	Premises No.		2						
3	Plot No./Door No./House No.		N.A						
4	Layout / Sub Divn. No.		NA						
5	Road/Street		Yapral Road						
6	Locality		Kowkoor						
7	Village		KOWKUR						
8	Town/ City		Hyderabad						
C DETAILS OF PERMISSION SANCTIONED									
Building - A-1 (PROP BUILDING) (Height (m): 20.9)									
1	Floors		Ground		Upper floors		Parking floors		
2	Use		No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential		1	2,826.68	6	16,775.62	Cellar	2	6,491.45
b	Commercial		0	0.00	0	0.00	-	-	-
c	Others		0	0.00	0	0.00	-	-	-
d	No. of floors		2 Cellar + Ground + 6 upper floors						
e	Compound Wall		971.63 RM						
f	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.									
3	Site Area (m2)		8099.63						
4	Road affected area (m2)		758.74						
5	Nala affected area (m2)		0						
6	Net Area(m2)		7340.89						
7	Tot-lot (m2)		826.43						
8	Height (m)		20.90						
9	No. of RWHPs		1						
10	No. of Tree		400 Trees						
11	Others		NA						
D DETAILS OF FEES (RS.) :									
1	Building Permit Fees : Proposed compound wall		19,433.00	2	Building Permit Fees : Proposed Covered builtup area		2,001,200.00		
3	B.C. & E.B.C. on built up area,		3,001,800.00	4	Building Permit Fees : Advertisement & Postage Charges		5,000.00		
5	Development Charges : Proposed built up area		2,450,375.00	6	B.C. & E.B.C. on site area,		917,625.00		
7	Sub Division Charges,		110,115.00	8	Development Charges : Open area excluding coverage		917,625.00		
9	Vacant Land tax,		189,648.00	10	Rain Water Harvesting Charges,		156,819.00		
11	Environmental Impact Fees,		842,330.00	12	Shelter Fees,		1,101,130.00		
13	Proportionate Layout Charges,		917,625.00	14	City Level Infrastructure Impact Fees,		2,787,200.00		
TOTAL: 15,417,925.00									

Permit No: 1/C27/14075/2019 For MEHTA & MODI REALTY KOWKUR LLP

(Signature)
Authorised Signatory

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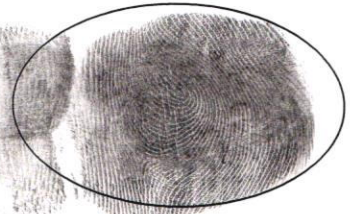

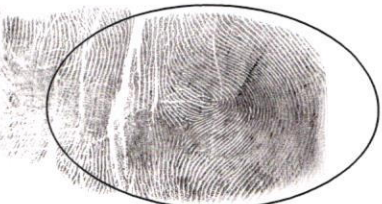

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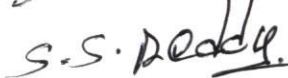
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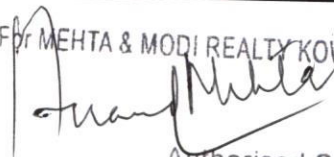


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI REALTY KOWKUR LLP 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 SIGNATORY:- SHRI. ANAND S. MEHTA S/O. SHRI SURESH U. MEHTA.
			<u>GPA ON BEHALF OF VENDOR VIDE GPA NO.</u> <u>94/BK-IV/2022, Dt.03-06-2022, Regd., at SRO,</u> <u>Malkajgiri, Medchal-Malkajgiri District:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION II FLOOR, M. G. ROAD SECUNDERABAD-500 003.
			<u>PURCHASER:</u> 1. MR. NEELAGIRI MITHUN CHAKRAVARTHY S/O. MR. NEELAGIRI SUDHEER RAO R/O. H. NO. 1-2-33P/68NP VENKATADRI NAGAR YELLAREDDYGUDA, KAPRA MEDCHA-MALKAJGIRI DISTRICT TELANGANA-500 062.
			2. MRS. SARASAM KOMAL W/O. MR. NEELAGIRI MITHUN CHAKRAVARTHY R/O. H. NO. 1-2-33P/68NP VENKATADRI NAGAR YELLAREDDYGUDA, KAPRA MEDCHA-MALKAJGIRI DISTRICT TELANGANA-500 062.

SIGNATURE OF WITNESSES:

1. 
2. 

FOR MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

Generated on: 10/11/2025 12:18:26

Bk - 1, CS No 7019/2025 & Doct No 6926/2025.

Sheet16 of 19

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:53:17 IST 2025



VENDOR:



భారత ప్రభుత్వం
Government of India



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



8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

For MEHTA & MODI REALTY KOWKUR LLP మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

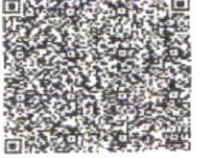
Anand Mehta
Authorised Signatory

To
అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
9885000518

24/11/2015
307656913



MA076569137FT



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

Kandi Prabhakar Reddy

3/8/22, 4:05 PM

IMG-20220131-WA0062.jpg




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Bk - 1, CS No 7019/2025 & Doct No 6926/2025.

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:53:17 IST 2025

Sheet 17 of 19





Issue Date: 37/10/2011

भारत सरकार
Government of India

नैलगिरी मिथुन चक्रवर्ती
Neelagiri Mithun Chakravarthy

पुष्टि तारीख / DOB: 23/04/1986
पुरुष / Male

2803 5004 9314

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नियुक्तता संख्या: 1-2-33P/68NP, P No-68/N/P, Venkatadri Nagar, Yellareddyguda, Kapra, Kapra, Medchal-malkajgiri, Telangana, 500062

Print Date: 24/04/2022

Address: C/O: Neelagiri Sudheer Rao, H No 1-2-33P/68NP, P No-68/N/P, Venkatadri Nagar, Yellareddyguda, Kapra, Kapra, Medchal-malkajgiri, Telangana, 500062

9314

1947

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www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

సరసం కోమల్
Sarasam Komal
పుట్టిన తేదీ / DOB : 04/11/1989
స్త్రీ / Female

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: D/O సరసం శ్రీనివాస్, మల్లారెడ్డి
కంపౌండ్, నీలం పశుపతి నగర బెంపుర,
పీఠాంబ్యండ్, ఏకీంద్రాబాద్, హైదరాబాద్, ఆంధ్ర
ప్రదేశ్, 500061

Print Date : 27/10/2021

Address: D/O Sarasam Srinivas, 12-10-261,
Mallareddy Compound, Near pashupathi nath
temple, Seethaphalmandi, Secunderabad,
Hyderabad, Andhra Pradesh, 500061

~~4643 7389~~ 4960

☎ 1947 ✉ help@uidai.gov.in 🌐 www.uidai.gov.in

 भारत सरकार
Government of India

Aadhaar No. Issued: 02/11/2011



సరసం రాజ్ కిరణ్
Sarasam Rajkiran
పుట్టిన తేదీ / DOB : 03/03/1988
పురుషుడు / Male

అతని అనేది గుర్తింపు యొక్క చిత్రము, పౌరస్త్వం లేదా పుట్టిన తేదీకి కాదు. ఇది భృహత్కలలో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ వైధిమత్యం లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్).

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication or scanning of QR code / offline XML).

~~30240885~~ 6365

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



వియోమామ: ఏ.కే. 72పి, 21పి, ఫోర్ట్యూన్ అవెన్యూ,
నియర్ ఫోర్ట్యూన్ అవెన్యూ పార్క్, కొవ్వూర్, కామారెడ్డి,
మెదక్-మల్కాజిగిరి, తెలంగాణ, 500010

Address: P.No. 72P, 21P, Fortune Avenue,
Near Fortune Avenue Park, Kowkur,
Kowkooor, PO:Alwal,
DIST:Medchal-malkajigiri, Telangana,
500010



1947

help@uidai.gov.in

www.uidai.gov.in

Details as on 17/05/2024


~~20240505~~ 6365

ఆధార్ కార్డు

భారత ప్రభుత్వం
Government of India

ఆధార్

ఆధార్ నంబర్: 03112911



స శ్రీనివాస్ రెడ్డి
S Srinivas Reddy
పుట్టిన తేదీ/DOB: 15/09/1969
పురుషుడు/ MALE

~~05220333~~ 0237

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

భిరునామా:
సీ సత్యనారాయణ రెడ్డి, ౧౨-౧౦-౨౫౮, సీతాపల్లెమంది,
సీతాపల్లెమంది, హైదరాబాద్,
తెలంగాణ - 500061

Address:
S Satyanarayana Reddy, 12-10-258,
Seethapalmandi, Secunderabad, PO:
Sitapalmandi, DIST: Hyderabad,
Telangana • 500061

Details as on: 16/02/2014

8521 1148 0237
VID : 9112 5761 3288 4532

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Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:53:17 IST 2025

Sheet 18 of 19





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 **Sarasam Komal, Neelagiri Mithun Chakravarthy**.

ULB Name : GHMC District : MEDCHAL-MALKAJGIRI
SRO : MALKAJGIRI Ward : 4
Block : 1 Locality : KOWKOOR 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	
196	--	4-1- Flat No. 617	82.47	2050	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 MEHTA & MODI REALTY KOWKUR LLP

Anand S. Mehta
Authorized Signatory

Signature

Name : M/S. Mehta & Modi Realty Kowkur Llp Rep Its Authoursied Signatory, Mr. Anand S. Mehta

Represented By

K. PRABHAKAR REDDY (GPA NO. 94/BK-IV/2022, Dt.03-06-2022, Regd., at SRO, Malkajgiri, Medchal-Malkajgiri District:)

S/o :K. Padma Reddy

R/o Village/ULB : Hyderabad

Mandal : Hyderabad

District : Hyderabad

State : Telangana

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 852Q0M031125



Bank Code : HDFS	Payment : NB
Remitter Details	
Name	N MITHUN CHAKRAVARTHY
PAN Card No	AFFPN1576G
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MEHTA AND MODI REALTY KOWKUR LLP
Address	SECUNDERABAD
Claimant Details	
Name	N MITHUN CHAKRAVARTHY AND OTHERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MALKAJGIRI
Amount Details	
Stamp Duty	521025
Transfer Duty	142125
Registration Fee	47375
User Charges	1000
Mutation Charges	9475
Haritha Nidhi	50
TOTAL	721050
Total in Words	Seven Lakh Twenty One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	03-11-2025
Transaction Id	0136456522517
Stamp & Signature	

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

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 852Q0M031125



Bank Code : HDFS	Payment : NB
Remitter Details	
Name	N MITHUN CHAKRAVARTHY
PAN Card No	AFFPN1576G
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	MEHTA AND MODI REALTY KOWKUR LLP
Address	SECUNDERABAD
Claimant Details	
Name	N MITHUN CHAKRAVARTHY AND OTHERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MALKAJGIRI
Amount Details	
Stamp Duty	521025
Transfer Duty	142125
Registration Fee	47375
User Charges	1000
Mutation Charges	9475
Haritha Nidhi	50
TOTAL	721050
Total in Words	Seven Lakh Twenty One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	03-11-2025
Transaction Id	0136456522517
Stamp & Signature	

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

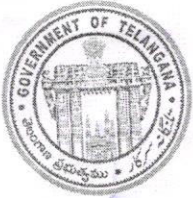
Generated on: 10/11/2025 12:18:26

Bk - 1, CS No 7019/2025 & Doct No 6926/2025.

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:53:17 IST 2025

Sheet 19 of 19





Government of Telangana
Registration And Stamps Department

6927/25

Payment Details - Citizen Copy - Generated on 10/11/2025, 12:06 PM

Receipt No: 7934

Receipt Date: 10/11/2025

SRO Name: 1512 Malkajgiri

Name: N MITHUN CHAKRAVARTHY

CS No/Doct No: 7020 / 2025

Challan No:

E-Challan No: 571UDR051125

Challan Dt:

E-Challan Dt: 05-NOV-25

Transaction: Deposit of Title Deeds

DD Dt:

Bank Branch:

E-Challan Bank Branch:

Chargeable Value: 5000000

DD No:

Bank Name:

E-Challan Bank Name: HDFC

Account Description

Cash

Challan

DD

E-Challan

5000

24900

500

30400

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES THIRTY THOUSAND FOUR HUNDRED ONLY

Prepared By: THARUN

Signature by SR

SUB-REGISTRAR
MALKAJGIRI

RETURNED

07P
488976

7026
SCANNED

Phone No: T. Jayanthi
Sold To/Issued To:
N mithunchakravarthy
For Whom/ID Proof:
Self

SMT T. JAYANTHI
R NO 2 3 64/S
THEJUMALANAGAR
AMBURPET,
HYDERABAD 500063
TELANGANA
తెలంగాణ



BOOK - 1 DOC.NO. 6927/2025
SUB REGISTRAR : MALKAJGIRI

10:05:44



₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

38161911762769144101-00000036
3816191 71/2022



6927/2025

MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made and executed on this the 10th day of November' 2025 at SRO, Malkajgiri, Medchal-Malkajgiri District by and between:

1. Mr. Neelagiri Mithun Chakravarthy, S/o. Mr. Neelagiri Sudheer Rao aged about 39 years, Occupation: Service (Pan No.AFFPN1576G, Mobile No.81210 22431) and
2. Mrs. Sarasam Komal, W/o. Mr. Neelagiri Mithun Chakravarthy aged about 36 years both are residing at H. No. 1-2-33P/68NP, Venkatadri Nagar, Yellareddyguda, Kapra, Medcha-Malkajgiri District, Telangana-500 062 (Pan No.EFAPS8642F, Mobile No.70933 19999).



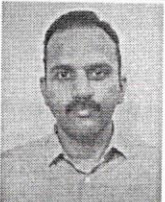

(Hereinafter referred to as the "Depositor" / Party on the 1st part", which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include her legal heirs, successors executors, administrators and assigns of the one part)


Komal.

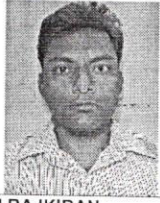

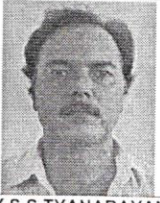

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid on the 10th day of NOV, 2025 by Sri/Smt. N Mithun Chakravarthy at 11:44

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 MR	Aadhaar No: XXXXXXXX4960 NAME: SARASAM KOMAL D/O SARASAM SRINIVAS SECUNDERABAD, HYDERABAD, ANDHRA PRADESH, 500061	 <small>SARASAM KOMAL::10/11/2025,11:44 [1512-1-2025-7020]</small>		<i>Digitally Signed by:</i> Name:SARASAM KOMAL Location:SRO MALKAJGIRI Reason:Admission of Execution Date:Mon Nov 10 12:43:10 IST 2025
2 MR	Aadhaar No: XXXXXXXX9314 NAME: NEELAGIRI MITHUN CHAKRAVARTHY C/O NEELAGIRI SUDHEER RAO KAPRA, KAPRA, MEDCHAL-MALKAJGIRI, TELANGANA, 500062	 <small>NEELAGIRI MITHUN CHAKRAVARTHY::10/11/2025,11:44 [1512-1-2025-7020]</small>		<i>Digitally Signed by:</i> Name:NEELAGIRI MITHUN CHAKRAVARTHY Location:SRO MALKAJGIRI Reason:Admission of Execution Date:Mon Nov 10 12:42:37 IST 2025

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	Aadhaar No: XXXXXXXX6365 NAME: SARASAM RAJKIRAN Kowkooor, Medchal-malkajgiri, Telangana, 500010	 <small>S RAJKIRAN::10/11/2025,11:44 [1512-1-2025-7020]</small>		<i>Digitally Signed by:</i> Name:S RAJKIRAN Location:SRO MALKAJGIRI Reason:Witness Signature Date:Mon Nov 10 12:39:05 IST 2025
2	Aadhaar No: XXXXXXXX0237 NAME: S SRINIVAS REDDY S S TYANARAYANA REDDY Secunderabad, Hyderabad, Telangana, 500061	 <small>SRINIVAS REDDY::10/11/2025,11:44 [1512-1-2025-7020]</small>		<i>Digitally Signed by:</i> Name:SRINIVAS REDDY Location:SRO MALKAJGIRI Reason:Witness Signature Date:Mon Nov 10 12:40:47 IST 2025

Authenticated by
REDDYPALLI SRIKANTH
SRO Malkajgiri

10th day of November,2025

Generated on: 10/11/2025 12:24:03

Bk - 1, CS No 7020/2025 & Doct No 6927/2025.

Sheet 1 of 5

Digitally Signed by:
Name:REDDYPALLI SRIKANTH
Location:SRO MALKAJGIRI
Reason:Endorsement Sign
Date:Mon Nov 10 12:55:15 IST 2025



Attended the branch office of BANK OF BARODA, M. G. Road Branch at Secunderabad (hereinafter called "BOB") and delivered to and deposited with Shri. S. Bharath of BOB (TAN NO.MUMB21345C), acting for BOB, the documents of title, evidences, deeds and writings more particularly described in the First Schedule hereunder written (hereinafter called "the said title deeds") in respect of immovable properties belonging to the Depositor and for all that portion forming a deluxe flat bearing no.617 on the sixth floor in block no.'A', admeasuring 1945 sft. of super built-up area (i.e., 1498 sft. of built-up area, 447 sft. of common area & 1421 sft. of carpet area) together with proportionate undivided share of land to the extent of 82.47 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as "Greenwood Heights", forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and more particularly described in the Second Schedule hereunder written both present & future (hereinafter referred to as "the said immovable properties") with intent to create a mortgage by deposit of title deeds to secure on a first charge basis the due repayment and discharge to BOB for their below mentioned financial assistance to Mr. Neelagiri Mithun Chakravarthy, S/o. Mr. Neelagiri Sudheer Rao and Mrs. Sarasam Komal, W/o. Mr. Neelagiri Mithun Chakravarthy.

Nature of facility

LIMIT

i) **Baroda home Loan**

Rs.50,00,000/-

Aggregating to Rs.50,00,000/-(Rupees Fifty Lakhs Only) together with interest, additional interest, compound interest, further interest by way of liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other moneys payable under their Heads of Agreement/Loan Agreements/Letters of Sanction/Memorandum of Terms and Conditions amended from time to time.



THE Depositor further stated that the said title deeds so deposited were the only documents of title relating to the said immovable properties in his possession, power and control and that he had a clear and marketable title to the said immovable properties.

The aforesaid deposit of title deeds was deposited by Mr. Neelagiri Mithun Chakravarthy, S/o. Mr. Neelagiri Sudheer Rao and Mrs. Sarasam Komal, W/o. Mr. Neelagiri Mithun Chakravarthy in the presence of Mr. S. Bharath of (officer of BOB)

FIRST SCHEDULE

(List of documents of title, evidences, deeds and writings)

S.NO	DOCUMENT NUMBER & DOCUMENT DATE	DESCRIPTION OF DOCUMENT	ORIGINAL/CERTIFIED COPY
1	6926 /2025, dated 07-11-2025 registered at SRO, Malkajgiri	Sale Deed	Original
2	03-09-2022	Agreement of sale	Original

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 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	24900	0	0	0	25000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	30400	0	0	0	30500

Rs. 24900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 5000000/- was paid by the party through E-Challan/BC/Pay Order No ,571UDR051125 dated ,05-NOV-25 of ,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 30450/-, DATE: 05-NOV-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 4557953097856, PAYMENT MODE: NB-1001138, ATRN: 4557953097856, REMITTER NAME: N MITHUN CHAKRAVARTHY, EXECUTANT NAME: N MITHUN CHAKRAVARTHY AND SARASAM KOMAL, CLAIMANT NAME: BANK OF BARODA .

Date:

10th day of November, 2025

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:55:15 IST 2025

Certificate of Registration

Registered as document no. 6927 of 2025 of Book-1 and assigned the identification number 1 - 1512 - 6927 - 2025 for Scanning on 10-NOV-25 .

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:55:15 IST 2025

Generated on: 10/11/2025 12:24:03

Bk - 1, CS No 7020/2025 & Doct No 6927/2025.

Sheet 2 of 5

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:55:15 IST 2025



SECOND SCHEDULE
Description of the Scheduled Land

All that portion of the land area to the extent of Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal, R. R. District) and bounded by:

North	Neighbours land in Sy. No. 196
South	Approved layout and common passage
East	Neighbours land in Sy. No. 196
West	Neighbours land in Sy. No. 196

Description of the Schedule Villa:

All that portion forming a deluxe flat bearing no.617 on the sixth floor in block no.'A', admeasuring 1945 sft. of super built-up area (i.e., 1498 sft. of built-up area, 447 sft. of common area & 1421 sft. of carpet area) together with proportionate undivided share of land to the extent of 82.47 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as "Greenwood Heights", forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal, Ranga Reddy District) and bounded as under:

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

(More particularly described in Sale Deed Doct No. 6926 of 2025, dated 10-11-2025 of SRO, Malkajgiri, Medchal-Malkajgiri District.

Witness Signature:

- 1) S. Rajkumar
- 2) S.S. Reddy



Komal.

Signature of Depositor



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Bk - 1, CS No 7020/2025 & Doct No 6927/2025.

Sheet 3 of 5

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:55:15 IST 2025



12-10-261, Mallareddy Compound,
Near pashupathi nath temple, Seethaphalmandi,
VTC, Secunderabad.

भारत सरकार
Government of India

नैलगिरी मिथुन चक्रवर्ती
Neelagiri Mithun Chakravarthy

पुष्टि तारीख / DOB: 23/04/1986
पुरुष / Male

7502 5004 9314

मेरा आधार, मेरी पहचान

Issue Date: 31/10/2011

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण: नं. 7502 5004 9314, नैलगिरी सुधेर राव, H
No 1-2-33P/68NP, P No-68/N/P, Venkatadri
Nagar, Yellareddyguda, Kapra, Kapra,
Medchal-malkajgiri, Telangana, 500062

Print Date: 24/04/2022

Address: C/O: Neelagiri Sudheer Rao, H
No 1-2-33P/68NP, P No-68/N/P, Venkatadri
Nagar, Yellareddyguda, Kapra, Kapra,
Medchal-malkajgiri, Telangana, 500062

7502 5004 9314

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

भारत सरकार
Government of India

सरसम कोमल
Sarasam Komal

पुष्टि तारीख / DOB: 04/11/1989
स्त्री / Female

4843 7399 4960

ना आधार, ना गुरिपु

Issue Date: 03/11/2011

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण: D/O सरसम श्रीनिवास, मल्लारेड्डी
कंपाउंड, नैलगिरी मिथुन चक्रवर्ती, H
No 1-2-33P/68NP, P No-68/N/P, Venkatadri
Nagar, Yellareddyguda, Kapra, Kapra,
Medchal-malkajgiri, Telangana, 500062

Print Date: 27/10/2021

Address: D/O Sarasam Srinivas, 12-10-261,
Mallareddy Compound, Near pashupathi nath
temple, Seethaphalmandi, Secunderabad,
Hyderabad, Andhra Pradesh, 500061

4843 7399 4960

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भारत सरकार
Government of India

सरसम राजकिरण
Sarasam Rajkiran

पुष्टि तारीख / DOB: 03/03/1988
पुरुष / Male

7502 5004 6365

मेरा आधार, मेरी पहचान

Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication or scanning of QR code / offline XML).

Aadhaar No. Issued: 02/11/2011

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण: पिन: 725, 215, फोर्ट्यून एवेन्यू,
नैलगिरी मिथुन चक्रवर्ती, H
No 1-2-33P/68NP, P No-68/N/P, Venkatadri
Nagar, Yellareddyguda, Kapra, Kapra,
Medchal-malkajgiri, Telangana, 500062

Print Date: 17/08/2024

Address: PNO. 72P, 21P, Fortune Avenue,
Near Fortune Avenue Park, Kowkur,
Kowkur, PO:Alwal,
DIST:Medchal-malkajgiri, Telangana,
500010

7502 5004 6365

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भारत सरकार
Government of India

एस श्रीनिवास रेड्डी
S Srinivas Reddy

पुष्टि तारीख / DOB: 15/09/1969
पुरुष / MALE

8525 5761 0237

ना आधार, ना गुरिपु

Aadhaar No. Issued: 03/11/2011

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण: एस सत्यनारायण रेड्डी, 12-10-258,
सीथफालमंडी, सेकंडराबाद, H
No 1-2-33P/68NP, P No-68/N/P, Venkatadri
Nagar, Yellareddyguda, Kapra, Kapra,
Medchal-malkajgiri, Telangana, 500062

Print Date: 15/08/2024

Address: S Satyanarayana Reddy, 12-10-258,
Seethaphalmandi, Secunderabad, PO:
Sitaphalmandi, DIST: Hyderabad,
Telangana - 500061

8525 5761 0237

VID: 9112 5761 3288 4532

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Bk - 1, CS No 7020/2025 & Doct No 6927/2025.

Sheet 4 of 5

Digitally Signed by:
Name: REDDYPALLI SRIKANTHI
Location: SRO MALKAJIGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:55:15 IST 2025



Online Challan Proforma [SRO copy]

Challan No: 571UDR051125

Bank Code : HDFS	Payment : NB
Remitter Details	
Name	N MITHUN CHAKRAVARTHY
PAN Card No	AFFPN1576G
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	N MITHUN CHAKRAVARTHY AND SARASAM KOMAL
Address	HYDERABAD
Claimant Details	
Name	BANK OF BARODA
Address	MG ROAD SECUNDERABAD
Document Nature	
Nature of Document	Deposit of Title Deeds
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MALKAJGIRI
Amount Details	
Stamp Duty	24900
Transfer Duty	0
Registration Fee	5000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	30450
Total in Words	Thirty Thousand Four Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	05-11-2025
Transaction Id	4557953097856
Stamp & Signature	

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

Online Challan Proforma [Citizen copy]

Challan No: 571UDR051125

Bank Code : HDFS	Payment : NB
Remitter Details	
Name	N MITHUN CHAKRAVARTHY
PAN Card No	AFFPN1576G
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	N MITHUN CHAKRAVARTHY AND SARASAM KOMAL
Address	HYDERABAD
Claimant Details	
Name	BANK OF BARODA
Address	MG ROAD SECUNDERABAD
Document Nature	
Nature of Document	Deposit of Title Deeds
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MALKAJGIRI
Amount Details	
Stamp Duty	24900
Transfer Duty	0
Registration Fee	5000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	30450
Total in Words	Thirty Thousand Four Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	05-11-2025
Transaction Id	4557953097856
Stamp & Signature	

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



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 Bank Of Baroda M G Road Secunderabad.

ULB Name : GHMC	District : MEDCHAL-MALKAJGIRI
SRO : MALKAJGIRI	Ward : 4
Block : 1	Locality : KOWKOOR 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
196	--	4-1- Flat No. 617	82.47	2050	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:

Komal.

Signature

Name : Sarasam Komal
W/o : Neelagiri Mithun Chakravarthi
R/o Village/ULB : Khapra (M)
Mandal : Kapra
District : Medchal-Malkajgiri
State : Telangana

Signature

Name : Neelagiri Mithun Chakravarthi
S/o : Neelagiri Sudheer Rao
R/o Village/ULB : Khapra (M)
Mandal : Kapra
District : Medchal-Malkajgiri
State : Telangana

Generated on: 10/11/2025 12:24:03

Bk - 1, CS No 7020/2025 & Doct No 6927/2025.

Sheet 5 of 5

Digitally Signed by:
Name: REDDYPALLI SRIKANTH
Location: SRO MALKAJGIRI
Reason: Endorsement Sign
Date: Mon Nov 10 12:55:15 IST 2025





Registration & Stamps Department

Government of Telangana

నవ్-రిజిస్ట్రారు కార్యాలయము
మల్కాజిగిరి

STATEMENT OF ENCUMBRANCE ON PROPERTY

Application Number: 89948

Cash Receipt No : 12614 of Year 2025

Statement Number: 209772055

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

Village: KOWKUR, Apartment: GREENWOOD HEIGHTS BLOCK NO.A, Flat No: 617, Ward - Block: 4 - 1, Survey Number: 196, Extent: 82.47 Y Bounded by NORTH: OPEN TO SKY & 6-6, SOUTH: OPEN TO SKY, EAST: OPEN TO SKY, WEST: OPEN TO SKY

Search has been made in Book 1 and in the indexes relating to for 29years from 18-11-1996 to 17-11-2025 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
1/8	VILL/COL: KOWKUR/ KOWKOOR VILLAGE W-B: 4-1 SURVEY: 196 APARTMENT: GREENWOOD HEIGHTS BLOCK NO.A FLAT: 617 EXTENT: 82.47SQ.Yds BUILT: 1945SQ. FT Parking: 105SQ. FT Boundaries: [N]: OPEN TO SKY AND 6'-6" WIDE CORRIDOR [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY Link Doct: 5379/2019 Book-1 of SRO 1512	(R) 10-11-2025 (E) 10-11-2025 (P) 10-11-2025	0208 Deposit of Title Deeds Mkt.Value:Rs. 2578261 Cons.Value:Rs. 5000000	1.(MR)NEELAGIRI MITHUN CHAKRAVARTHY 2.(MR)SARASAM KOMAL 3.(ME)BANK OF BARODA BRANCH AT M G ROAD SECUNDERABAD	0/0 6927/2025 [1] of SRO MALKAJIRI(151 2)
2/8	VILL/COL: KOWKUR/ KOWKOOR VILLAGE W-B: 4-1 SURVEY: 196 APARTMENT: GREENWOOD HEIGHTS BLOCK NO.A FLAT: 617 EXTENT: 82.47SQ.Yds BUILT: 1945SQ. FT Parking: 105SQ. FT Boundaries: [N]: OPEN TO SKY AND 6'-6" WIDE CORRIDOR [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY Link Doct: 2444/2013 Book-1 of SRO 1508 Link Doct: 2446/2013 Book-1 of SRO 1508 Link Doct: 7083/2019 Book-1 of SRO 1512 Link Doct: 2447/2013 Book-1 of SRO 1508 Link Doct:	(R) 10-11-2025 (E) 10-11-2025 (P) 10-11-2025	0101 Sale Deed Mkt.Value:Rs. 2578261 Cons.Value:Rs. 9475000	1.(EX)NILESH AGARWAL 2.(EX)NILESH AGARWAL HUF REPRESENTED BY ITS KARTA, SHRI NILESH AGARWAL 3.(EX)MUKTA AGARWAL 4.(EX)PREM KUMAR SANGHI 5.(EX)PREM KUMAR SANGHI HUF REPRESENTED BY ITS KARTA PREM KUMAR SANGHI 6.(EX)SUSHMA SANGHI 7.(CL)SARASAM KOMAL 8.(EX)M/S. MEHTA AND MODI REALTY KOWKUR LLP REP BY ANAND S MEHTA (JDA CUM GPA HOLDER) REPRESENTED BY K. PRABHAKAR REDDY (GPA NO. 94/BK-IV/2022, Dt.03-06-2022, Regd., at SRO, Malkajigiri, Medchal-Malkajigiri District:) 9.(CL)NEELAGIRI MITHUN CHAKRAVARTHY 10.(EX)M/S. MEHTA & MODI REALTY KOWKUR LLP rEP ITS AUTHORSIED SIGNATORY, MR. ANAND S. MEHTA REPRESENTED BY K. PRABHAKAR REDDY (GPA NO. 94/BK-IV/2022, Dt.03-06-2022, Regd., at SRO, Malkajigiri, Medchal-Malkajigiri District:)	0/0 6926/2025 [1] of SRO MALKAJIRI(151 2)



Application No. : 89948
Statement No. : 209772055
Cash Receipt No.: 12614 of Year 2025
Sub-Registrar : MALKAJIRI 1512

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
	2445/2013 Book-1 of SRO 1508 Link Doct: 5379/2019 Book-1 of SRO 1512				
3/8	VILL/COL: KOWKUR/ KOWKOOR VILLAGE W-B: 4-1 SURVEY: 196 HOUSE: . EXTENT: 2 Acres BUILT: 177480SQ. FT Boundaries: [N]: NEIGHBOURS LAND IN SY. NO. 196 [S] APPROVED LAYOUT AND COMMON PASSAGE [E]: NEIGHBOURS LAND IN SY. NO. 196 [W]: NEIGHBOURS LAND IN SY. NO. 196 Link Doct: 2444/2013 Book-1 of SRO 1508 Link Doct: 2446/2013 Book-1 of SRO 1508 Link Doct: 5379/2019 Book-1 of SRO 1512 Link Doct: 2447/2013 Book-1 of SRO 1508 Link Doct: 2445/2013 Book-1 of SRO 1508 Rectifies: 5379/2019 Book-1 of SRO 1512	(R) 25-09-2019 (E) 25-09-2019 (P) 25-09-2019	0801 Rectification Deed Mkt.Value:Rs. 71553800 Cons.Value:Rs. 157365600	1.(EX)PREM KUMAR SANGHI 2.(EX)SUSHMA SANGHI 3.(EX)NILESH AGARWAL HUF REP BY ITS KARTA NILESH AGARWAL 4.(EX)MUKTA AGARWAL 5.(CL)MEHTA AND MODI REALTY KOWKUR LLP REP BY ANAND S MEHTA 6.(EX)PREM KUMAR SANGHI HUF REP ITS KARTA PREM KUMAR SANGHI 7.(EX)NILESH AGARWAL	0/0 7083/2019 [1] of SRO MALKAJGIRI(151 2)
4/8	VILL/COL: KOWKUR/ KOWKOOR VILLAGE W-B: 4-1 SURVEY: 196 EXTENT: 2 Acres BUILT: 177480SQ. FT Boundaries: [N]: NEIGHBOURS LAND IN SY. NO. 196 [S] APPROVED LAYOUT AND COMMON PASSAGE [E]: NEIGHBOURS LAND IN SY. NO. 196 [W]: NEIGHBOURS LAND IN SY. NO. 196 Link Doct: 2444/2013 Book-1 of SRO 1508 Link Doct: 2445/2013 Book-1 of SRO 1508 Link Doct: 2447/2013 Book-1 of SRO 1508 Link Doct: 2446/2013 Book-1 of SRO 1508	(R) 10-07-2019 (E) 10-07-2019 (P) 10-07-2019	0110 Development Agreement Cum GPA Mkt.Value:Rs. 71553800 Cons.Value:Rs. 157365600	1.(EX)PREM KUMAR SANGHI 2.(EX)SUSHMA SANGHI 3.(EX)NILESH AGARWAL HUF REP BY ITS KARTA NILESH AGARWAL 4.(EX)MUKTA AGARWAL 5.(CL)MEHTA AND MODI REALTY KOWKUR LLP REP BY ANAND S MEHTA 6.(EX)PREM KUMAR SANGHI HUF REP ITS KARTA PREM KUMAR SANGHI 7.(EX)NILESH AGARWAL	0/0 5379/2019 [1] of SRO MALKAJGIRI(151 2)



Application No. : 89948
Statement No. : 209772055
Cash Receipt No.: 12614 of Year 2025
Sub-Registrar : MALKAJGIRI 1512

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
5/8	VILL/COL: KOWKUR/ REST OF THE AREA@Rs3000 W-B: 4-1 SURVEY: 196/^E EXTENT: 23.91 Guntas Boundaries: [N]: LAND IN SY.NO.196 [S] ROAD (COMMON PASSAGE) [E]: REMAINING LAND OF VENDORS IN SY.NO.196/^E; AND [W]: LAND IN SY.NO.196	(R) 02-04-2013 (E) 16-04-2011 (P) 16-04-2011	0101 Sale Deed Mkt.Value:Rs. 7040000 Cons.Value:Rs. 7040000	1.(EX)GOWMARAPU PRATAP REDDY 2.(EX)GOWMARAPU NARSIMHA REDDY 3.(CL)PREMKUMAR SANGHI 4.(EX)GOWMARAPU KRISHNA VENI @ S.KISHTAMMA 5.(EX)GOWMARAPU VIJAYA @ MANDADI VIJAYA 6.(EX)GOWMARAPU SITARAM REDDY 7.(EX)GOWMARAPU MAHESHWARI @ B.MAHESHWARI 8.(EX)GOWMARAPU MADHAVA REDDY 9.(EX)GOWMARAPU VIMALA RAJESHWARI @ S.RAJESHWARI 10.(EX)GOWMARAPU VINODA PARMESHWARI @ AADIREDDY PARAMESHWARI 11.(EX)G.VENKAT RAM REDDY 12.(EX)G.MALLIKARJUN REDDY 13.(CL)PREMKUMAR SANGHI HUF REP BY KARTA PREM KUMAR SANGHI 14.(CL)SUSHMA SANGHI 15.(CL)NILESH AGARWAL 16.(CL)NILESH AGARWAL HUF REP BY NILESH AGARWAL 17.(CL)MUKTA AGARWAL	0/0 2447/2013 [1] of SRO VALLABHNAGAR(1508)
6/8	VILL/COL: KOWKUR/ REST OF THE AREA@Rs3000 W-B: 4-1 SURVEY: 196/^E EXTENT: 18.68 Guntas Boundaries: [N]: LAND IN SY.NO.196 [S] ROAD (COMMON PASSAGE) [E]: REMAINING LAND OF VENDORS IN SY.NO.196/^E; AND [W]: LAND IN SY.NO.196	(R) 02-04-2013 (E) 16-04-2011 (P) 16-04-2011	0101 Sale Deed Mkt.Value:Rs. 5490500 Cons.Value:Rs. 5490500	1.(EX)GOWMARAPU PRATAP REDDY 2.(EX)GOWMARAPU NARSIMHA REDDY 3.(CL)PREMKUMAR SANGHI 4.(EX)GOWMARAPU KRISHNA VENI @ S.KISHTAMMA 5.(EX)GOWMARAPU VIJAYA @ MANDADI VIJAYA 6.(EX)GOWMARAPU SITARAM REDDY 7.(EX)GOWMARAPU MAHESHWARI @ B.MAHESHWARI 8.(EX)GOWMARAPU MADHAVA REDDY 9.(EX)GOWMARAPU VIMALA RAJESHWARI @ S.RAJESHWARI 10.(EX)GOWMARAPU VINODA PARMESHWARI @ AADIREDDY PARAMESHWARI 11.(EX)G.VENKAT RAM REDDY 12.(EX)G.MALLIKARJUN REDDY 13.(CL)PREMKUMAR SANGHI HUF REP BY KARTA PREM KUMAR SANGHI 14.(CL)SUSHMA SANGHI 15.(CL)NILESH AGARWAL 16.(CL)NILESH AGARWAL HUF REP BY NILESH AGARWAL 17.(CL)MUKTA AGARWAL	0/0 2446/2013 [1] of SRO VALLABHNAGAR(1508)
7/8	VILL/COL: KOWKUR/ REST OF THE AREA@Rs3000 W-B: 4-1 SURVEY: 196/^E EXTENT: 19.68 Guntas Boundaries: [N]: LAND IN SY.NO.196 [S] LAND IN SY.NO.196 [E]: REMAINING LAND OF VENDORS IN SY.NO.196/^E; AND THE ROAD SITUATED SOUTHEAST [W]: LAND IN SY.NO.196	(R) 02-04-2013 (E) 16-04-2011 (P) 16-04-2011	0101 Sale Deed Mkt.Value:Rs. 5772000 Cons.Value:Rs. 5772000	1.(EX)GOWMARAPU PRATAP REDDY 2.(EX)GOWMARAPU NARSIMHA REDDY 3.(CL)PREM KUMAR SANGHI 4.(EX)GOWMARAPU KRISHANA VENI @ S.KISHTAMMA 5.(EX)GOWMARAPU VIJAYA & MANDADI VIJAYA 6.(EX)GOWMARAPU SITARAM REDDY 7.(EX)GOWMARAPU MAHESHWARI @ B.MAHESHWARI 8.(EX)GOWMARAPU MADHAVA REDDY 9.(EX)GOWMARAPU VIMALA RAJESHWARI @ S.RAJESHWARI 10.(EX)GOWMARAPU VINODA PARMESHWARI @ AADIREDDY PARAMESHWARI 11.(EX)G.VENKAT RAM REDDY 12.(EX)G.MALLIKARJUN REDDY 13.(CL)PREM KUMAR SANGHI HUF REP BY KARTA PREM KUMAR SANGHI 14.(CL)SUSHMA SANGHI 15.(CL)NILESH AGARWAL 16.(CL)NILESH AGARWAL HUF REP BY NILESH	0/0 2445/2013 [1] of SRO VALLABHNAGAR(1508)



Application No. : 89948
Statement No. : 209772055
Cash Receipt No.: 12614 of Year 2025
Sub-Registrar : MALKAJGIRI 1512

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
				AGARWAL 17.(CL)MUKTA AGARWAL	
8/8	VILL/COL: KOWKUR/ REST OF THE AREA@Rs3000 W-B: 4-1 SURVEY: 196/^E EXTENT: 17.73 Guntas Boundaries: [N]: LAND IN SY.NO.196 [S] LAND IN SY.NO.196 AND THE ROAD SITUATED ON THE SOUTH- EAST [E]: REMAINING LAND OF VENDORS IN SY.NO.196/^E; AND [W]: VENDORS LAND & LAND IN SY.NO.196	(R) 02-04-2013 (E) 16-04-2011 (P) 16-04-2011	0101 Sale Deed Mkt.Value:Rs. 5218000 Cons.Value:Rs. 5218000	1.(EX)GOWMARAPU PRATAP REDDY 2.(EX)GOWMARAPU NARSIMHA REDDY 3.(CL)PREM KUMAR SANGHI 4.(EX)GOWMARAPU KRISHAN VENI @ KISHTAMMA 5.(EX)GOWMARAPU VIJAYA @ MANDADI VIJAYA 6.(EX)GOWMARAPU SITARAM REDDY 7.(EX)GOWMARAPU MAHESHWARI @ B.MAHESHWARI 8.(EX)GOWMARAPU MADHAVA REDDY 9.(EX)GOWMARAPU VIMALA RAJESHWARI @ RAJESHWARI 10.(EX)GOWMARAPU VINODA PARMESHWARI @ AADIREDDY PARAMESHWARI 11.(EX)G.VENKAT RAM REDDY 12.(EX)G.MALLIKARJUN REDDY 13.(CL)PREMKUMAR SANGHI HUF REP BY KARTA PREM KUMAR SANGHI 14.(CL)SUSHMA SANGHI 15.(CL)NILESH AGARWAL 16.(CL)NILESH AGARWAL HUF REP BY NILESH AGARWAL 17.(CL)MUKTA AGARWAL	0/0 2444/2013 [1] of SRO VALLABHNAGAR(1508)



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1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
2. Received Rs. 500 towards EC Fee against Cash Receipt No. 12614
3. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
4. Search made and certificate prepared by / MAHESH
5. Search verified and certificate examined by /
6. Result: '8 out of 731 are included in the statement.'

OFFICE SEAL & DATE



[Signature]
Signature of Register Officer
(MALKAJGIRI)
**SUB-REGISTRAR
MALKAJGIRI**