



తెలంగాణ తెలంగాణA TELANGANA

BH 580640

Tran Id: 240924154432048574
Date: 24 SEP 2024, 03:46 PM
Purchased By:
CH. RAMESH
S/o LATE NARSING RAO
R/o HYDERABAD
For Whom
MODI REALTY MIRYALAGUDA LLP

G.C.HANUMANTH RAO
LICENSED STAMP VENDOR
Lic. No. 16/07/081/2012
Ren.No. 16-07-05/2024
Shop No 105, First Floor Amrutha
Estates Hirayatnagar Hyderabad
Ph 9908331872

SALE DEED

This Sale Deed is made and executed on this the 12th day of December, 2025 at S.R.O, Miryalaguda, Nalgonda District by and between:

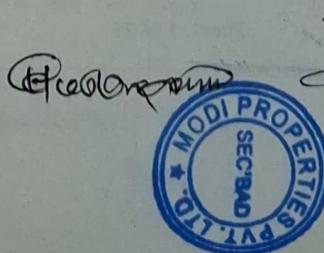
M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory, Shri Soham Modi, Son of Late Satish Modi aged about 55 years, Occupation: Business, hereinafter referred to as the 'Vendor'.

AND

1. Smt. Anireddy Vasudha Reddy, W/o. Late Veera Reddy aged about 62 years, Occupation: House wife, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad-500 096.
2. Shri. Anireddy Sujay Reddy, S/o. Late Veera Reddy aged about 41 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad-500 096.
3. Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 40 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad-500 096.

For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory



12-12-2025, 13:43

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 25560/- paid on the 12th day of DEC, 2025 by Sri/Smt. A Vasudha Reddy at 13:20

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: XXXXXXXX8676	 <small>AMBATTI GIRI PRASAD [2305-1-2025-8437]</small>		Digitally Signed by: Name:AMBATTI GIRI PRASAD Location:SRO MIRYALAGUDA Reason:Admission of Execution Date:Fri Dec 12 13:52:37 IST 2025
		NAME: AMBATI GIRIPRASAD C/O VENKATESHAM MIRYALAGUDA, MIRYALAGUDA, NALGONDA, TELANGANA, 508207			
2	EX	Aadhaar No: XXXXXXXX9204	 <small>K. PRABHAKAR REDDY [2305-1-2025-8437]</small>		Digitally Signed by: Name:MODI PROPERTIES PRIVATE LIMITED REP Location:SRO MIRYALAGUDA Reason:Admission of Execution Date:Fri Dec 12 13:52:09 IST 2025
		NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013			
3	EX	Aadhaar No: XXXXXXXX9204	 <small>K. PRABHAKAR REDDY (SP) [2305-1-2025-8437]</small>		Digitally Signed by: Name:MODI PROPERTIES PRIVATE LIMITED REP Location:SRO MIRYALAGUDA Reason:Admission of Execution Date:Fri Dec 12 13:52:09 IST 2025
		NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013			
4	EX	Aadhaar No: XXXXXXXX9204	 <small>K. PRABHAKAR REDDY (SPA) [2305-1-2025-8437]</small>		Digitally Signed by: Name:MODI PROPERTIES PRIVATE LIMITED REP Location:SRO MIRYALAGUDA Reason:Admission of Execution Date:Fri Dec 12 13:52:09 IST 2025
		NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013			

Identified by Witness:

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Sheet 1 of 21

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 Location:SRO MIRYALAGUDA
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 Date:Fri Dec 12 13:54:15 IST 2025



OFFICE OF
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 Sub Registrar office
 MIRYALAGUDA

SUB REGISTRAR



12-12-2025 13:41

Hereinafter referred to jointly as the Owners and severally as Owner no.1, Owners no. 2 & Owner no.3 respectively. The Owners herein are being represented by M/s. Modi Realty (Miryalaguda) LLP, rep by its authorized signatory Shri. Soham Modi, S/o. Late Satish Modi aged about 55 years, Occupation: Business, as the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 242/2017, dated 24.12.2016, registered at S.R.O. Miryalaguda.

AND

M/s. Modi Properties Private Limited a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised representative, Mr. K. Prabhakar Reddy, S/o. Mr. K. Padma Reddy aged about 50 years Occupation: Service, hereinafter referred to as the 'Consenting party'

IN FAVOUR OF

Mr. Ambati Giri Prasad, Son of Mr. Ambati Venkatesham, aged about 49 years, Occupation: Doctor residing at Villa No. 65, A V R Gulmohar Homes (Modi Housing Colony), Sy. No. 786, Miryalaguda, Nalgonda District-508 207 (Pan No. AGEPA3338D, Mobile No. 98489 21703) hereinafter referred to as the 'Purchaser'.

The term Vendor, Owners, 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/Owner/Consenting Party/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this agreement 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/Owner/ Consenting Party/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

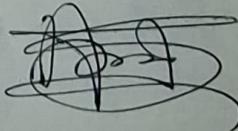
- 1.1 The Owners are absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- 1.2 Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- 1.3 After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts, in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts, in Sy. No. 786, of Miryalaguda Village in favour of the Owners.

For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory

R. S. Gopalakrishna





SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p>Aadhaar No: XXXXXXXX9306</p> <p>NAME: YALIJALA RAMAKRISHNA C/O YALIJALA MUTTAIAH Miryalaguda, Miryalaguda, Nalgonda, Telangana, 508207</p>	 <p>Y RAMAKRISHNA:12/12/2025-8437</p>	 <p>Y RAMAKRISHNA R/O MIRYALAGUDA</p>	<p>Digitally Signed by: Name: Y RAMAKRISHNA Location: SRO MIRYALAGUDA Reason: Witness Signature Date: Fri Dec 12 13:53:10 IST 2025</p>
2	<p>Aadhaar No: XXXXXXXX4876</p> <p>NAME: MEKALA VENUGOPAL S/O MEKALA VENKATESHWARLU Miryalaguda, Miryalaguda, Nalgonda, Telangana, 508207</p>	 <p>M VENUGOPAL:12/12/2025-8437</p>	 <p>M VENUGOPAL R/O MIRYALAGUDA</p>	<p>Digitally Signed by: Name: M VENUGOPAL Location: SRO MIRYALAGUDA Reason: Witness Signature Date: Fri Dec 12 13:53:33 IST 2025</p>

Authenticated by
BURRAVENI BALARAM
SRO, Miryalaguda

12th day of December,2025

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	281060	0	0	0	281160
Transfer Duty	NA	0	76680	0	0	0	76680
Reg. Fee	NA	0	25560	0	0	0	25560
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	5112	0	0	0	5112
Total	100	0	389412	0	0	0	389512

Rs. 357740/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 25560/- towards Registration Fees on the chargeable value of Rs. 5112000/- was paid by the party through E-Challan/BC/Pay Order No ,615HTG101225 dated ,10-DEC-25 of ,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 389462/-, DATE: 10-DEC-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2328913273833, PAYMENT MODE:NB-1001138, ATRN:2328913273833, REMITTER NAME: MR. AMBATI GIRI PRASAD, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MR. AMBATI GIRI PRASAD.

Digital Signature:
Name: BURRAVENI BALARAM
Location: SRO MIRYALAGUDA
Reason: Endorsement Sign
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Date:
12th day of December,2025

Certificate of Registration
Registered as document no. 8385 of 2025 of Book-1 and assigned the identification number 1 - 2305 - 8385 - 2025 for Scanning on 12-DEC-25 .

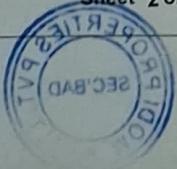
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1.4 Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts, in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattadar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac – gts,	Extent in Sy. No. 786/AA Ac – gts,
Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440	2-27	--

1.5 The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.

1.6 The Owners do not have adequate expertise and experience in taking up the housing project on their own and have appointed the Vendor for developing the Scheduled Land into a housing project.

1.7 According, the Vendor and the Owners have entered into an Joint Development Agreement dated 24.12.2016 in respect of development of the property admeasuring Ac. 6-18 Gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. This Joint Development Agreement is registered with SRO, Miryalaguda as document no. 242/2017.

1.8 As per the terms of Joint Development Agreement, the Owners and the Vendor have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement.

2. DETAILS OF PERMITS:

2.1 Permit for construction on the Scheduled Land admeasuring Ac. 6-18 gts, was granted by DTCP and Miryalaguda Municipality in file no. 2883/2016/H vide permit no. B.P. No. 111/2016/H. As per the said permit 91 villas are being developed on a portion of the Scheduled Land along with common amenities and utilities like roads, footpaths, electric power supply, water supply, children parks, tree plantation, sports facilities, etc.

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. The land is proposed to be sub-divided into 91 plots of land and each plot of land shall be sold along with a villa constructed thereon.

For MODI REALTY (MIRYALAGUDA) LLP
Authorised Signatory



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- 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 10,000 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 2024, whichever is later and all the villas in the project of 'AVR Gulmohar Homes' 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 AVR Gulmohar Homes. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in AVR Gulmohar Homes 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 up to end of 2039.
- 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.

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

For MODI REALTY (MIRYALAGUDA) LLP
Authorised Signatory



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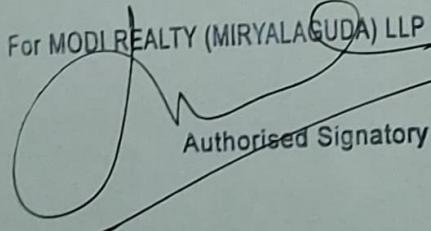
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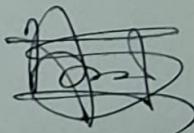


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4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the 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 to 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.
- 4.7 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.

For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory



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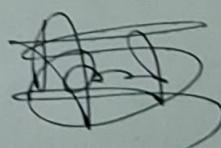
5. DETAIL OF PLOT BEING SOLD:

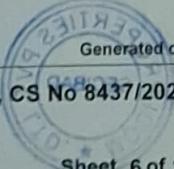
- 5.1 The Vendor hereby sells to the Purchaser the Scheduled Villa in the Housing Project and details of the plot no., plot area are given in Annexure-A attached to this deed.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The 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.
- 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/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 MODI REALTY (MIRYALAGUDA) LLP
Authorised Signatory

A handwritten signature in black ink, appearing to be "Rajendra".



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Date: Fri Dec 12 13:34:15 IST 2025



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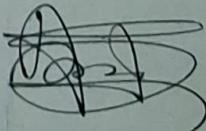
7. OWNERS ASSOCIATION:

- 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.
- 7.5 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.
- 7.6 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.
- 7.7 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.

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.

For MOD REALTY (MIRYALAGUDA) LLP
Authorised Signatory



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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.

9 COMPLIANCE OF STATUTORY LAWS:

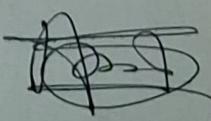
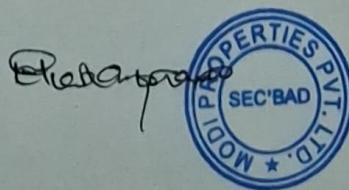
9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable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

For MODI REALTY (MIRYALAGUDA) LLP
Authorised Signatory



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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.

DESCRIPTION OF THE SCHEDULED LAND

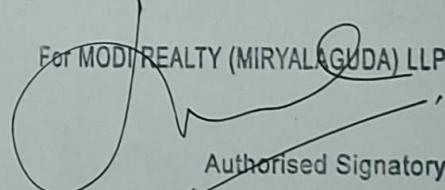
All that portion of the land area to the extent of Ac.6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North	40 ft road in Sy. No. 786
South	Neighbours land in Sy. No. 791 & 785
East	Neighbours land in Sy. No. 784
West	Owners land in Sy. No. 787

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:

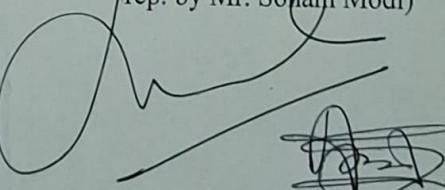
WITNESS:

- Y. Ranabir Kumar
- N. V. Allzoful

For MODI REALTY (MIRYALAGUDA) LLP

 Authorised Signatory

VENDOR
 (M/s. Modi Realty (Miryalaguda) LLP,
 rep. by Mr. Soham Modi)




 PURCHASER



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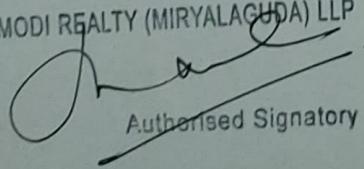
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Location:SRO MIRYALAGUDA
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ANNEXURE- A

1.	Names of Purchaser:	Mr. Ambati Giri Prasad, S/o. Mr. Ambati Venkatesham
2.	Purchaser's permanent residential address:	R/o. Villa No. 65, A V R Gulmohar Homes (Modi Housing Colony), Sy. No. 786, Miryalaguda, Nalgonda District-508 207.
3.	Pan no. of Purchaser:	AGEPA3338D
4.	Aadhaar card no. of Purchaser:	5570 2230 8676
5.	Name address & registration no. of Owners Association	'AVR Gulmohar Welfare Association' vide certificate of registration no. 496 of 2021, dated 23.10.2021, regd. at the Office the Registrar of Societies, Nalgonda District.
6.	Type of villa	A2-Duplex
7.	No. of floors	Ground Plus First Floor
8.	No. of bedrooms	3-Bedrooms
9.	Details of Scheduled Villa:	
	a. Villa no.:	51
	b. Plot area:	179 Sq. yds.
	c. Built-up area :	2340 Sft.
	e. Carpet area:	2044 Sft.
10.	Total sale consideration:	Rs.51,12,000/- (Rupees Fifty One Lakhs Twelve Thousand Only)
11.	<u>Details of payments:</u>	<p>a. Rs.22,02,000/- (Rupees Twenty Two Lakhs and Two Thousand Only) paid by way of cheque no.000098, dated 01-07-2023 drawn on HDFC Bank, Sagar Road, Miryalaguda.</p> <p>b. Rs.11,85,000/- (Rupees Eleven Lakhs Eighty Five Thousand Only) paid by way of cheque no.000097, dated 24-05-2023 drawn on HDFC Bank, Sagar Road, Miryalaguda.</p> <p>c. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by way of cheque no.000099, dated 21-08-2023 drawn on HDFC Bank, Sagar Road, Miryalaguda.</p> <p>d. Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.000096, dated 24-04-2023 drawn on HDFC Bank, Sagar Road, Miryalaguda.</p>

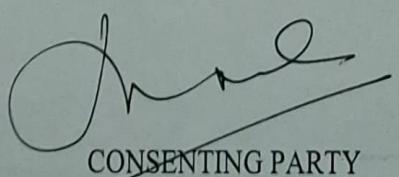
For MODI REALTY (MIRYALAGUDA) LLP



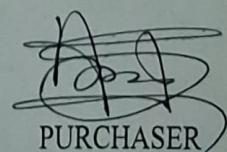
Authorised Signatory

VENDOR

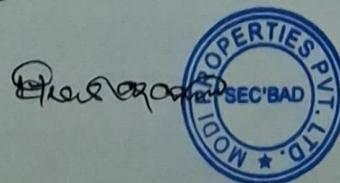
(M/s. Modi Realty (Miryalaguda) LLP,
rep. by Mr. Soham Modi)



CONSENTING PARTY



PURCHASER

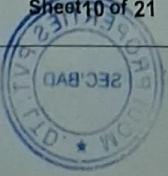


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12. Description of the Scheduled Villa:

All that piece and parcel of land bearing Plot no.51, admeasuring about 179 sq yds along with a villa constructed thereon having built up area 2340 sft, in the housing project named as 'AVR Gulmohar Homes' forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North by : Plot No. 52
South by : Plot No. 50
East by : Plot No. 58
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.51 in the housing project named as 'AVR Gulmohar Homes' forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana.

(a) Nature of the roof : R. C. C. (Ground plus First Floor)
(b) Type of Structure : Framed Structure

2. Age of the Building : New

3. Total Extent of Site : 179 sq. yds.

4. Built up area Particulars:

a) In the Ground Floor : 1135 Sft.
b) In the First Floor : 1090 Sft.
c) In the Terrace Floor : 115 Sft.
Total : 2340 Sft.

5. Executant's Estimate of the MV
of the Villa : Rs.51,12,000/-

Date: 12-12-2025

For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory

Signature of the Vendor

C E R T I F I C A T E

"We do hereby declare that the above statement is true to the best of my knowledge and belief. We further declare that the said Scheduled Property has not been assessed, and a PTIN number has not been allotted for the above-mentioned Villa."

For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory

Signature of the Vendor

Date: 12-12-2025

Signature of the Consenting Party

Signature of the Purchaser



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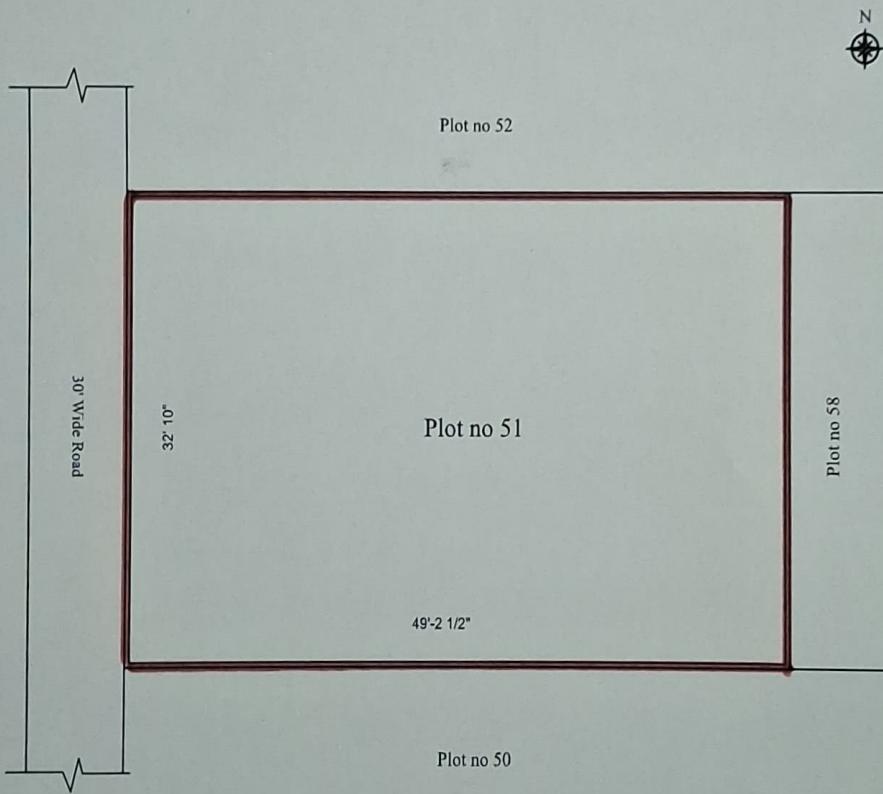


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ANNEXURE- B

Plan of the Scheduled Plot:



For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP,
rep. by Mr. Soham Modi)

CONSENTING PARTY

PURCHASER



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ANNEXURE - 'B-1'

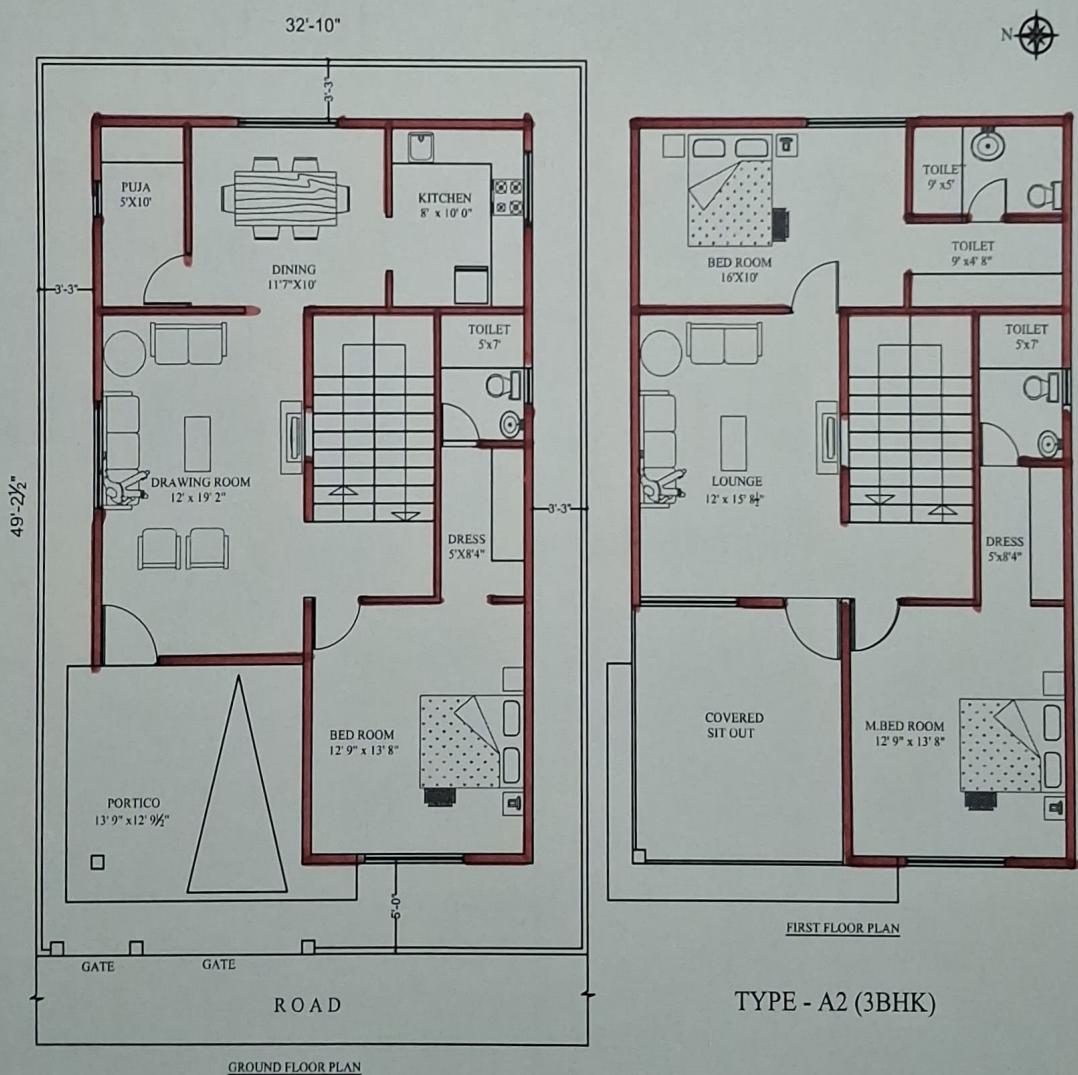
Plan of the Scheduled Villa:

North by : Plot No. 52

South by : Plot No. 50

East by : Plot No. 58

West by : 30' wide Road



For MODI REALTY (MIRYALAGUDA) LLP

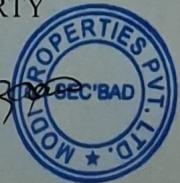
Authorised Signatory

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP,
rep. by Mr. Soham Modi)

CONSENTING PARTY

Prasanna



Prasanna
PURCHASER

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ANNEXURE – C

Layout plan of the Housing Project:



For MODI REALTY (MIRYALAGUDA) LLP

~~Authorised Signatory~~

(M/s. Modi Realty (Miryalaguda) LLP,
rep. by Mr. Soham Modi)

~~CONSENTING PARTY~~

~~PURCHASER~~

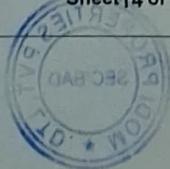


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RESOLUTION

Name of Company : Modi Realty (Miryalaguda) LLP.

Address of Company : 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad–500 003.

Nature of Company : Registered Limited Liability

Meeting held at : Office of Firm - 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad-003.

Date of meeting : 11th December, 2025.

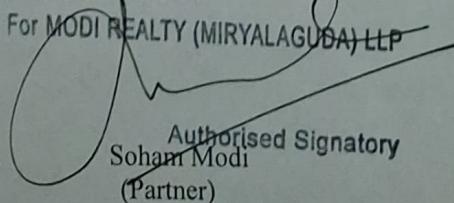
Partners present in the meeting:

1. M/s. Modi & Modi Realty Hyderabad Pvt. Ltd., rep by its Director, Mr. Soham Modi.
2. M/s. Modi Housing Pvt. Ltd., rep by its Director, Mrs. Tejal Modi

The following resolution was passed with the consent of the Partners present in the meeting on 11th December 2025 at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad–500 003.

1. Clause no. 9 of Limited Liability Partnership Deed of Modi Realty (Miryalaguda) LLP, dated 30th January 2021, it was provided that sale deed shall be executed by Partner i.e., M/s. Modi & Modi Realty Hyderabad Pvt. Ltd rep by its Director, Mr. Soham Modi.
2. M/s. Modi Realty (Miryalaguda) LLP rep by the above partner has executed a sale deed for All that piece and parcel of land bearing Plot no.51, admeasuring about 179 sq yds along with a villa constructed thereon having built up area 2340 sft, in the housing project named as 'AVR Gulmohar Homes' forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana in favour of Mr. Ambati Giri Prasad, S/o. Mr. Ambati Venkatesham, about 49 years (Pan No.AGEPA3338D) residing at Villa No. 65, A V R Gulmohar Homes (Modi Housing Colony), Sy. No. 786, Miryalaguda, Nalgonda District-508 207.
3. The Partner of the Firm are preoccupied with their day to day activities and are unable to personally appear for registration of the said sale deed and agreement for construction at the office of the Miryalaguda, Nalgonda Dist. Accordingly, the Partner have hereby nominated Mr. K. Prabhakar Reddy, Sr. Manager-Customer Relations, Modi Properties Pvt. Ltd., to represent the Partner solely for the purpose of presenting the above referred deeds for registration at the office of the Sub-Registrar, Miryalaguda.
4. The Partners have already executed a Special Power of Attorney registered as document no. 53/BK-IV/2018 dated: 25.05.2018 at the SRO, Secunderabad authorizing Mr. K. Prabhakar Reddy to represent the Partner for the above purpose.

This resolution is being attested by the Partners present in the meeting on the date and venue of the meeting as mentioned above.

For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory
Soham Modi
(Partner)

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MODI PROPERTIES PVT LTD

5-4-187/3&4, Soham Mansion
2nd Floor, MG Road, Secunderabad,
Hyderabad – 500 003.
Phone: +91-40-66335551
Email: cr@modiproperties.com

TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS OF M/S MODI PROPERTIES PVT LTD., HELD ON THUSDAY THE 11th DAY OF DECEMBER, 2025 AT 11:30 A.M. AT ITS REGISTERED OFFICE SITUATED AT 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, HYDERABAD, TELANGANA-500003.

It is resolved that Shri K. Prabhakar Reddy, S/o. Mr. K. Padma Reddy, aged about 50 years and is authorised to sign and execute a Sale Deed for all that piece and parcel of land bearing Plot No.51, admeasuring about 179 Sq. yds., along with a villa constructed thereon having built up area 2340 Sft, in the housing project named as 'AVR Gulmohar Homes' forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana in favour of Mr. Ambati Giri Prasad, S/o. Mr. Ambati Venkatesham, about 49 years (Pan No.AGEPA3338D) residing at Villa No. 65, A V R Gulmohar Homes (Modi Housing Colony), Sy. No. 786, Miryalaguda, Nalgonda District-508 207.

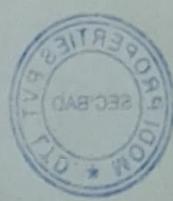
RESOLVED FURTHER THAT Mr. K. Prabhakar Reddy having AADHAAR NO: 3287 6953 9204, be and is hereby appointed as Authorized Signatory of the company to acquire, negotiate, finalise, sign and execute registration papers, documents etc. and do all such acts, deeds, things and matters etc. as may be necessary and matters connected therewith.”

For Modi Properties Pvt. Ltd.,

Soham Satish Modi
Director
(DIN: 00522546)



Date: 11-12-2025
Place: Secunderabad



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OFFICE OF THE MIRYALGUDA Municipality/Municipal Corporation
OCCUPANCY CERTIFICATE

TG-bPASS

Application No. 003757/OC/DTCP/3047/0008/2024

Date :

22/08/2024

Proceedings No:	0024/OC/3047/2024	Occupancy Issued Date:	22 August, 2024
Building Permit No:	G/2941/MM/2016-17	Building Permit Date:	03 February, 2017
Ref:	Building Commencement Notice submitted by the Applicant Building Completion Notice submitted by the Applicant		13 February, 2017 31 March, 2024

The Owners/Builder/Developer /Licensed Architect/Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules issued by the Govt.

This is to certify that the building has been inspected and is declared fit for occupation.

A	NAME OF THE OWNER/Developer	Smt. Anireddy Vasudha Reddy Shri. Anireddy Sujay Reddy & Shri. Anireddy Ajay Reddy all are represented by their GPA Holder Shri. Soham Modi		
B LOCATION OF THE PROPOSED SITE				
1.	Plot No & House No.	N.A, N.A	2. Sanctioned Layout No. / LRS No.	
3.	Survey No.	786 (part)	4. Village	MIRYALGUDA
5.	Mandal	MIRYALGUDA	6. District	Nalgonda
7.	Locality	Gayatri Nagar Colony		
C DETAILS OF THE COMPLETED BUILDING				
1	Building Permit / Proceedings No.	G/2941/MM/2016-17	Building Permit / Proceedings Date	03 February, 2017
2	a Due date for completion of the building	02 February, 2022		
2	b Date on which completion notice submitted	31 March, 2024		
2	c Whether it is completed within the stipulated time	NO		
3	Site Area (m2)	As per sanctioned Plan 26,101.89	Road Widening Area(If any)	Net Area 0.00 26,101.89
4	Payment of Compounding fees calculated: 10000/-			
D BUILDING WISE DATA				
Building Name		Building Name Amenities Building		
No. of Floors		Cellar + Stilt	Ground +Upper Floors	
4	a As per Sanctioned Plan		4 Upper Floor	
	b As per Site Building Plan		4 Upper Floor	
Use of the Building				
5	a As per Sanctioned Plan	RESIDENTIAL		
	b As per Site Building Plan	RESIDENTIAL		
Floor Area (m2)				
6	a As per Sanctioned Plan	864		
	b As per Site Building Plan	864		

For MODI REALTY (MIRYALGUDA) LLP

Authorised Signatory

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Building Name		Building Name Villa No. 16 - Type A2 Duplex					
No. of Floors		Cellar + Stilt		Ground +Upper Floors			
4 a As per Sanctioned Plan				Ground Floor+Upper Floor			
b As per Site Building Plan				Ground Floor+Upper Floor			
Use of the Building							
5 a As per Sanctioned Plan							
b As per Site Building Plan							
Floor Area (m2)							
6 a As per Sanctioned Plan							
b As per Site Building Plan							
Setbacks(m)		Front	Rear	Side-1	Side-2		
7 a As per Sanctioned Plan		1.50	1.00	1.99	1.00		
b As per Site Building Plan		1.50	1.00	1.99	1.00		
c Extent of deviation in %		-	-	-	-		
Height (m)							
8 As per Sanctioned Plan		5.9					
As per Site Building Plan		5.9					
Building Name		Building Name Villa Nos. 18, 19, 23, 24, 25, 26, 27, 28, 43, 45, 46, 47, 49, 51, 52, 54, 63, 69, 70, 72, 73, 82, 85 - 23 nos - Type A2 Duplex Villas					
68							
No. of Floors		Cellar + Stilt		Ground +Upper Floors			
4 a As per Sanctioned Plan		Town Planning Officer,		Ground Floor+Upper Floor			
b As per Site Building Plan		Municipal Council, Miryalguda		Ground Floor			
Use of the Building		NALGONDA DIST.					
5 a As per Sanctioned Plan							
b As per Site Building Plan							
Floor Area (m2)							
6 a As per Sanctioned Plan							
b As per Site Building Plan							
2300		4600					
Setbacks(m)		Front	Rear	Side-1	Side-2		
7 a As per Sanctioned Plan		1.50	1.00	1.00	1.00		
b As per Site Building Plan		1.50	1.00	1.00	1.00		
c Extent of deviation in %		-	-	-	-		
Height (m)							
8 As per Sanctioned Plan		5.9					
As per Site Building Plan		2.95					
Building Name		Building Name Villa No. 79 - Type A1 Simplex					
No. of Floors		Cellar + Stilt		Ground +Upper Floors			
4 a As per Sanctioned Plan				Ground Floor+Upper Floor			
b As per Site Building Plan				Ground Floor			
Use of the Building							
5 a As per Sanctioned Plan							
b As per Site Building Plan							
RESIDENTIAL							
Floor Area (m2)							
6 a As per Sanctioned Plan							
b As per Site Building Plan							
100		200					
Setbacks(m)		Front	Rear	Side-1	Side-2		
7 a As per Sanctioned Plan		1.50	1.00	2.20	1.00		
b As per Site Building Plan		1.50	1.00	2.20	1.00		
c Extent of deviation in %		-	-	-	-		

For MODI REALTY (MIRYALGUDA) LLP

Authorised Signatory

Generated on: 12/12/2025 13:37:00

Bk - 1, CS No 8437/2025 & Doct No 8385/2025.

Sheet18 of 21

Digitaly Signed by:
Name: BURRAVENI BALARAM
Location: SRO MIRYALAGUDA
Reason: Endorsement Sign
Date: Fri Dec 12 13:54:15 IST 2025

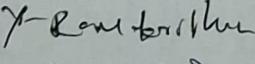
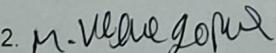


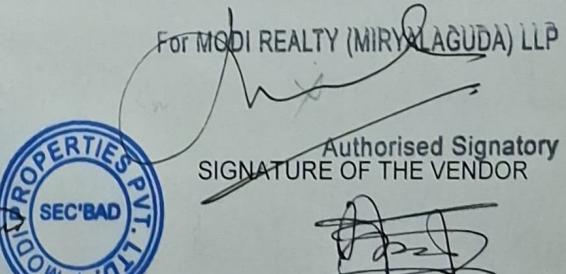
12-12-2025 13:41

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

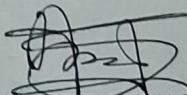
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. MODI REALTY (MIRYALAGUDA) LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD – 500 003 DULY REP. BY ITS AUTHORISED SIGNATORY:- MR. SOHAM MODI S/O. LATE SATISH MODI</p> <p>GPA / SPA FOR PRESEING DOCUMENTS VIDE DOC NO.53/BK-IV/2018, DATED 25.05.2018 REGD. AT SRO, SECUNDERABAD:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.</p> <p>CONSENTING PARTY:</p> <p>M/S. MODI PROPERTIES PVT. LTD, HAVING ITS OFFICE AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD–500 003 REP BY ITS AUTHORISED SIGNATORY:- MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY</p> <p>PURCHASER:</p> <p>MR. AMBATI GIRI PRASAD S/O. MR. AMBATI VENKATESHAM R/O. VILLA NO. 65, SY. NO. 789 A V R GULMOHAR HOMES (MODI HOUSING COLONY) MIRYALAGUDA NALGONDA DISTRICT-508 207.</p>
			
			
			

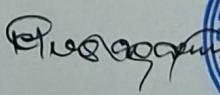
SIGNATURE OF WITNESSES:

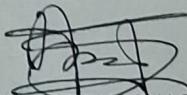
1. 
2. 


For MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory
SIGNATURE OF THE VENDOR




SIGNATURE OF THE CONSENTING PARTY

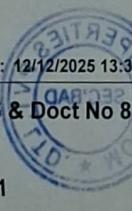

SIGNATURE OF THE PURCHASER

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Sheet 19 of 21

Digitaly Signed by:
Name: BURRAYENI BALARAM
Location: SRO MIRYALAGUDA
Reason: Endorsement Sign
Date: Fri Dec 12 13:34:15 IST 2025



Online Challan Proforma [SRO copy]

Challan No: 615HTG101225

Bank Code : HDFS	Payment : NB
Remitter Details	
Name	MR. AMBATI GIRI PRASAD
PAN Card No	AGEPA3338D
Aadhar Card No	
Mobile Number	*****561
Address	MIRYALAGUDA
Executant Details	
Name	MODI REALTY MIRYALAGUDA LLP
Address	SECUNDERABAD
Claimant Details	
Name	MR. AMBATI GIRI PRASAD
Address	MIRYALAGUDA
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	NALGONDA
SRO Name	MIRYALAGUDA
Amount Details	
Stamp Duty	281060
Transfer Duty	76680
Registration Fee	25560
User Charges	1000
Mutation Charges	5112
Haritha Nidhi	50
TOTAL	389462
Total in Words	Three Lakh Eighty Nine Thousand Four Hundred and Sixty Two Rupees Only
Date(DD-MM-YYYY)	10-12-2025
Transaction Id	2328913273833
Stamp & Signature	

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

Online Challan Proforma [Citizen copy]

Challan No: 615HTG101225

Bank Code : HDFS	Payment : NB
Remitter Details	
Name	MR. AMBATI GIRI PRASAD
PAN Card No	AGEPA3338D
Aadhar Card No	
Mobile Number	*****561
Address	MIRYALAGUDA
Executant Details	
Name	MODI REALTY MIRYALAGUDA LLP
Address	SECUNDERABAD
Claimant Details	
Name	MR. AMBATI GIRI PRASAD
Address	MIRYALAGUDA
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	NALGONDA
SRO Name	MIRYALAGUDA
Amount Details	
Stamp Duty	281060
Transfer Duty	76680
Registration Fee	25560
User Charges	1000
Mutation Charges	5112
Haritha Nidhi	50
TOTAL	389462
Total in Words	Three Lakh Eighty Nine Thousand Four Hundred and Sixty Two Rupees Only
Date(DD-MM-YYYY)	10-12-2025
Transaction Id	2328913273833
Stamp & Signature	

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

Generated on: 12/12/2025 13:37:00

Bk - 1, CS No 8437/2025 & Doc No 8385/2025.

Sheet 20 of 21

Digitally Signed by:
 Name: BURRAVENI BALARAM
 Location: SRO MIRYALAGUDA
 Reason: Endorsement Sign
 Date: Fri Dec 12 13:34:15 IST 2025



12-12-2025 13:41

Generated on: 12/12/2025 13:37:00

Bk - 1, CS No 8437/2025 & Doct No 8385/2025.

Sheet 21 of 21

Digitally Signed by:
Name: BURRAVENI BALARAM
Location: SRO MIRYALAGUDA
Reason: Endorsement Sign
Date: Fri Dec 12 13:34:15 IST 2025



12-12-2025 13:41



GOVERNMENT OF TELANGANA
Registration and Stamps Department

No.: 2305-1-8385/2025

Date: 12/12/2025

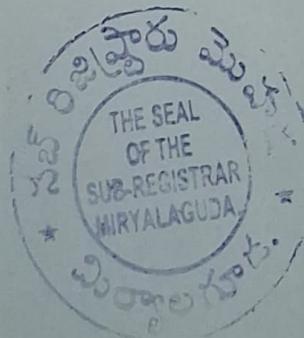
CERTIFICATE OF TRANSFER/ MUTATION

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

House No.	NA
PTIN/Assessment No.	1041029221
District	NALGONDA
ULB Name	MIRYALAGUDA MUNICIPALITY
Locality	BAPUJI NAGAR
Transferor (Name of previous PT Assessee in the Tax Records)	<p>1. M/S. MODI REALTY (MIRYALAGUDA) LLP REP BY SOHAM MODI (GPA AGENT) (R/o. LATE SATISH MODI)</p> <p>2. M/S. MODI REALTY (MIRYALAGUDA) LLP REP BY SOHAM MODI (DEVELOPMENT CUM GPA AGENT) (R/o. LATE SATISH MODI)</p> <p>3. ANIREDDY VASUDHA REDDY (PRINCIPAL) (W/o. LATE VEERA REDDY)</p> <p>4. ANIREDDY SUJAY REDDY (PRINCIPAL) (S/o. LATE VEERA REDDY)</p> <p>5. MODI PROPERTIES PRIVATE LIMITED REP BY K PRABHAKAR REDDY (S/o. K. PADMA REDDY)</p> <p>6. ANIREDDY AJAY REDDY (PRINCIPAL) (S/o. LATE VEERA REDDY)</p>
Transferee (Name of PT Assessee now entered in the Tax Records)	1. AMBATI GIRI PRASAD (S/o. AMBATI VENKATESHAM)
Document Registration No.	2305-8385/2025 [1]
Document Registration Date	12/12/2025

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.
5. This Transfer order will not confer the ownership & civil right over the site and buildings



Sub Registrar
(Signature of Sub Registrar)
MIRYALAGUDA