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RAMESH CH  
S/o LATE NARSING RAO  
R/o HYD  
For Whom  
BLOOMDALE WELFARE ASSOCIATION

K GIRIDABU  
LICENSED STAMP VENDOR  
Lic. No. 30/1998  
Ren.No. 18/2022  
Amberpet, Hyderabad  
Ph 8978716779

### Rules & Regulation of Bloomdale Welfare Association

- Association registration no.: Certificate of registration bearing no. 517/2024 was issued on 12<sup>th</sup> June 2024 by Registrar of Societies, Medchal - Malkajgiri District.
- Association registered address: Office: Sy. No. 31, Muraharipally Village, Shamirpet, Medchal-Malkajgiri., forming a part of a group housing scheme known as Bloomdale Residency forming part of Office: Sy. No. 31, Muraharipally Village, Shamirpet, Medchal -Malkajgiri.
- These Rules and Regulations of Bloomdale Welfare Association are been formed as per the bye-laws of the Association (clause 25a).
- The Rules and Regulations of Bloomdale Welfare Association shall be binding on all the members of the Association. These rules shall come into force from 12-06-2024
- Rules and Regulations of Bloomdale Residency Welfare Association may be changed from time to time by 2/3<sup>rd</sup> majority of the members as given in clause 29 of bye-laws.

#### Rules & Regulations:

- Definitions: In these Rules and Regulations unless the context required otherwise:
  - "Project" or "Layout" shall mean include all buildings, structures, villas, flats, residential units and facilities of common use like roads, clubhouse, etc., forming a part of the project known as Bloomdale Residency situated at Office: Sy. No. 31, Muraharipally Village, Shamirpet, Medchal-Malkajgiri District. Development of all residential units/houses in the vicinity of Bloomdale Residency, sharing common amenities and access with other residential units shall form part of the Project. At present 107 flats are proposed to be developed. Additional lands in and around the vicinity of the project shall also form a part of this project.

- b. "Association" means Bloomdale Welfare Association.
  - c. "Committee" means an executive committee.
  - d. "Buildings" or "Houses" shall mean and include all buildings /villas/flats/ residential units in the Project.
  - e. "Houses" means villas or flats or a residential unit in the Project.
  - f. "Facilities of Common Use" or "Common Amenities" shall mean and include all common facilities which are shared by all the Houses in the Project like clubhouse, , gymnasium, library, recreation room, , , children's play ground, roads, footpaths, transformers, generators, sumps, common overhead tanks, pumps, streetlights, distribution cables and distribution boards, drainage lines, septic tank, security kiosk, gates, etc. that are for the common use of all the occupants of the Project.
  - g. "Owner" means the person who owns one or more Houses by way of a registered sale deed.
  - h. "Occupants" means the person occupying house(s) in the Layout / Project either as a tenant/sub-tenant/lessee/licensee or in any other mode of occupancy.
  - i. "Builder" means the company M/s. Modi Realty Genome Valley LLP who are the owners promoters and builders of the group housing scheme known as the Bloomdale Residency at Genome Valley. Other firms and companies that are associates of M/s. Modi Realty Genome Valley LLP who are developing houses in the Project shall also be included as Builder.
  - j. "Area" means the area of each House in square feet (sft) as specified in the ownership documents. At present 2BHK flats are of 800 sft.
  - k. "Monthly Maintenance Charges" means the charges payable by the Members of the Association for maintenance of Common Amenities and provision of utilities like water, power backup, etc.
2. Additional responsibility of Association:
- a. To maintain Facilities of Common Use and Common Amenities in the project /layout.
  - b. To manage, maintain and provide utility services like provision of drinking water, water for general use, power for streetlights/pumps, power backup through generator.
  - c. To bear the cost of managing Common Amenities and utilities like:
    - i. payment of salaries of security/ housekeeping/ gardeners, etc.
    - ii. Payment for utility services like electricity bills, water bills, diesel charges, etc.
    - iii. Pay for parts and labour for repair of equipment and facilities of Common Amenities.
    - iv. Maintenance cost of clubhouse, , etc.
    - v. Any other cost related to maintenance of common amenities and to make the aims of the Association.
  - d. To collect Monthly Maintenance Charges and other charges to meet the aims and objectives of the Association including maintenance of Facilities of Common Use/ Common Amenities.
3. Members of Association:
- a. Membership: All Owners of the Houses in the layout shall be eligible automatically and will be a member of the association and shall pay a sum of Rs. 50/- as non-refundable entrance fees. Each such member shall receive a copy of the bye laws on payment of such entrance fees.
  - b. The membership shall be transferred to the legal heirs of the owner automatically. However, any transferee, other than family members of the owner, shall become member on furnishing a copy of the conveyance and payment of a transfer fee of Rs. 5,000/- (Rupees Five Thousand Only) to the Association. The transfer fee shall form part of the corpus fund of the Association.

- c. Where a House is owned by two or more persons, they shall be jointly entitled to such ownership, but the person whose name stands first in the relevant agreement/deed for ownership shall be eligible for membership and he/she shall alone have the right to vote.
- d. Each House in the buildings can have only one member.
- e. A member shall cease to be a member when he ceases to be an owner. He should, however pay all the outstanding amounts due to the Association. In case of non-payment, the liability shall automatically be transferred to the new owner notwithstanding any agreement between the old owner and the new owner.
- f. Occupant of the House other than an owner is not eligible to be a member of the Association.

4. Corpus Fund:

Each member / owner shall be required to pay corpus fund of Rs. 30,000/- for House at the time of taking possession of the House from the Builder. The corpus fund shall be automatically transferred to the new member/ owner of the House at the time of transfer of membership.

5. Maintenance Charges:

- a. Each occupant/owner shall pay maintenance charges every month on the area of flat as mentioned in sale deed as under:
  - i. Upto 31.3.2025 – Rs. 2.00/- per sft
  - ii. From 1.4.2025 to 31.3.2026 – Rs. 2.25/- per sft.
  - iii. From 1.4.2026 – Rs. 2.50/- per sft.
- b. Maintenance charges will be payable in advance on or before 10<sup>th</sup> of each month. The maintenance charges are subject to change depending on the needs of the Association from time to time.
- c. Additional charges for water supply and diesel for generator may be levied from time to time, as decided by the Executive Committee and shall form part of the monthly maintenance charges. Such additional charges shall be deemed to be part of the maintenance charges and shall be payable along with the monthly maintenance charges.

6. Default in Payment of Maintenance Charges:

A member who is in default of regular payment of his dues shall be liable to face the action taken by the Executive Committee and such action taken against the said defaulter shall be adhered to without any objection. Such action may also include stopping or regulating any services to the occupant like water, electricity, entry of vehicles etc. The Executive Committee shall be at liberty to formulate a policy for levy of interest or penalty for default or delay in payment of maintenance charges. The Executive Committee may levy interest or penalty for default or delay in payment of monthly maintenance charges. However, such a policy shall be uniformly applicable to all Houses and may be periodically revised by the Executive Committee.

7. The Funds of the Association:

- a. The funds shall be spent only to the attainment of the objects of the association and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- b. Funds for the Association shall be raised in one or more of the following ways:
  - i. By way of Registration Fee from members, as provided in Clause 3 above.
  - ii. By way of Transfer Fee from the Transferees, other than family members, as provided in Clause 3 above.



10. Increase / Decrease in Monthly Maintenance Charges

- a. The Executive Committee shall be authorized to increase / decrease monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required for increase / decrease in monthly maintenance charges and the Executive Committee shall be fully authorized to do so as given above.
- b. The Executive Committee shall be authorized to add charges towards water supply (both municipal water and supply by way of tankers) and diesel charges for backup generator to the monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required to add such an amount to the monthly maintenance charges and the Executive Committee shall be fully authorized to do so as given above. However, such additional amount towards water supply and or diesel charges shall be based on estimate of monthly expenditure and shall be temporary in nature. Such charges cannot be levied for more than 6 months in a calendar year.

11. Other Charges

- a. The Executive Committee shall be authorized to levy / collect charges towards promotion of cultural, charitable, social, sporting, literary activities from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required to collect such charges and the Executive Committee shall be fully authorized to do so as given above. However, members shall have an option to voluntarily pay such charges i.e they cannot be made mandatory. Further such additional charges should be based on estimate of expenditure and shall be temporary in nature.

12. Obligations of the Members/Occupants:

- a. Maintenance and repair:
  - i. Every occupant/owner shall undertake promptly all maintenance and repair work within his own unit at his/her own cost, which if delayed would affect other Houses / common amenities entirely or in a part.
  - ii. All the repairs of internal installations in the Houses, such as water, electrical, gas, sewage, telephone line, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the charge to the occupant/owner concerned, when attended to by the staff maintained by the Association.
  - iii. An occupant/owner shall reimburse the Association for any expenditure incurred in repairing or replacing in common area the facility damaged through his fault.
  - iv. Every occupant/owner shall promptly repair any leakage that may arise from his House at his/her own cost.

b. Use of House, internal changes etc:

An occupant/owner shall not undertake the following activities in his House without previously notifying the Association in writing and obtaining permission in writing from the Association:

- i. Structural modifications/alterations.
- ii. Renovation of bathroom.

The image shows five handwritten signatures and initials. The first signature is 'Tom' with a large 'X' over it. The second is a large, stylized signature. The third is a signature with the number '4' next to it. The fourth is a signature with the number '5' next to it. The fifth is a signature at the bottom left.

- iii. Fixing grills in balconies or common areas.
- iv. Fixing of grills, shutters, collapsible gates, at the main entrance of the House.
- v. Install clothes lines outside the balcony that may affect the elevation of the building.
- vi. Make any changes to the House that may in any way effect its overall elevation, look, colour, landscaping, gates etc.
- vii. Change the external colour or appearance of the building including colour of doors / windows, gates, grills etc.

The Association shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alterations or installations.

- c. Use of common areas etc: An occupant/owner shall not place or cause to be placed on the roads and other common areas and facilities of a similar nature in the layout, both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.
- d. Right of entry: An occupant/owner shall grant the right of entry to the staff or Executive Committee members of the Association into his House in case of emergency originating in or threatening his House, at reasonable hours of the day, irrespective of the occupant's presence or not.
- e. Declaration by the member about tenant/ lessees/ license / other occupier: Members and owner of each House shall be required to make a declaration to the Owners Association with details of occupier, in case, the House is not occupied by the Member. Such a declaration shall be made atleast 7 days before the proposed date of occupation by a non-member like tenant / lessees/ license/ other occupier. The Association shall have a right to object to the occupation of the Houses by the tenant/ lessees/ license / other occupier, in case, such an occupier is violating the bye laws of the Association. The Association will intimate its objection to such an occupier within 7 days of receiving the details of the occupier. No tenant/ lessees/ license / other occupier shall occupy a House without making an advance declaration. Members shall be required to make a declaration about other occupiers as per prescribed format which shall include details like name, address, no. of occupants, photographs, business, etc., of the occupier.
- f. Other Obligations:
  - i. They shall not do or caused to be done any acts which interfere with the general elevation or the colour scheme or the appearance of the House or interfere or block the common passage, corridors staircases and common areas etc, or any part thereof.
  - ii. No member shall not put up any notice or sign board otherwise than in accordance with the specifications made by the Executive Committee in this regard.
  - iii. They shall not do or cause to be done any acts or any noise or cause air pollution, which would be a nuisance to any of the occupants of the House(s).
  - iv. They shall not throw any thrash or garbage or any waste material in the common passage or common areas or the utilities /facilities.
  - v. Tenants or the occupants/owners shall not do or cause to be done any acts, which may be prohibited, by any Act or law for the time being in force.
  - vi. All units in the building shall be used for residential purposes and no unit shall be used for any commercial purpose including factory, workshops, offices, shops, schools, tutorial classes, clinics, etc. The general idea of the Association being that the House shall be used for residential purposes only.













- vii. They shall not let out the water used for cleaning or washing into the common areas or roads. The cars/vehicles shall be washed with water within the House.
- viii. They shall not stock or store any kind of goods or material, which are explosive, combustible, obnoxious or other goods which are not permitted to be stored without the sanction of the competent authority under any Government law related thereto.
- ix. They shall not do or suffer anything to be done in their House which may cause nuisance, annoyance or inconvenience to any of the members of the association or carry on practices, which may be repugnant to the safety, general decency or morals of the residents of the Bloomdale Residency. The President/Secretary shall be competent either suo-moto or on complaint to take steps to stop all such practices mentioned above.
- x. They shall comply with the rules, conditions and restrictions placed by the Association from time to time for the accomplishment of the aims and objects of the Association. Failure to comply with any of these stipulations shall be a ground for action by the President/Secretary to seek relief or recover damages, as deemed fit from the defaulting member/nominal member.
- xi. They shall be bound by the bye-laws and resolutions that may be passed by the Association from time to time. All the residents of the Houses shall also be bound by the bye-laws and by such resolutions. All members shall impose these conditions on their transferees, tenants, licensees, etc.
- xii. The President/Secretary shall be entitled to regulate the visits of the hawkers, vendors, laundry, washing, maid servants, including the vegetable vendors, newspaper boys, milk boys. In case of any unruly behavior or mis-conduct on the part of such persons, the President/Secretary shall intimate the same to the member/resident concerned, who shall cooperate with the President/Secretary in taking suitable action.
- xiii. In all the matters of dispute and differences of opinion between the member /occupants /tenants/subtenants of various units with respect to any matter touching or related to the user and the enjoyment of the units and the common facilities/utilities in the layout the decision of the Executive Committee shall be final and binding on all the parties.

13. Exclusion Clause:

The Association or its members shall not be entitled under this bye-laws to regulate the following:

- (i) The ownership rights for the clubhouse and other buildings erected for common amenities, shops along with land allotted for common amenities and other vacant areas, and other common amenities / areas, which are have not been specifically assigned to any member of the Association or to the Association itself by the Builder and such ownership rights shall remain exclusively with the Builder.
- (ii) The Builder shall have the right to construct any additional building / Houses, to make additions and alterations to the existing buildings / Houses and the Association shall not make any objection or interruption nor make any claims to the proposed constructions. That the Association shall not cause any obstruction or hindrance, to the builder and shall give reasonable access, permission assistance to the original owners or their nominated contractors or their agents, nominees etc., or body that may be set up by builder to construct, repair, examine, survey the complex or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary. That the land allotted for common amenities, other vacant lands along with buildings / structures thereon, rights of further construction on, in and around the layout and of areas not specifically allotted to any person shall belong only to the builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Association.

*T. D. D. D.*  
*S. M. M.*

*P. J. S.*

*[Signature]*

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*[Signature]*  
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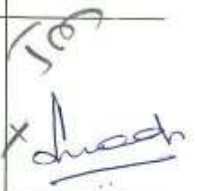
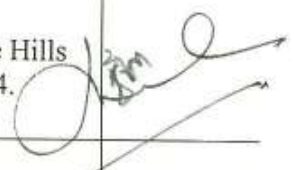





- (iii) The Builder shall have a right to erect equipment, towers, satellite dish, mobile phone equipment, prefabricated rooms or other such structures that may be required for installation of communication equipment like television receivers and transmitters, dish TV receivers and transmitters, mobile phone / wireless phone / other phone transmitters and receivers, Wi-Fi / Wi-MAX / similar communication technologies that are required for providing dial-up / broadband or such other internet transmission and reception facilities. The Builder shall be absolutely entitled to collect premium, rent, license fee, deposits, periodic revenue or such other fees, levies and charges from providers / users of such communication equipment in its own name or in the name of its nominees / assignees/ associates. The Builder shall have the right to install such communication equipment on the terrace floor or any other area not specifically sold or assigned by the Builder to the owners of Bloomdale Residency. The owners / members/Association shall not be entitled to raise any objections on this count.
- (iv) That the rights to construct in and around the site/Houses/buildings/project and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Association. The Association shall permit the Builder to make constructions, additions and alterations, repairs, develop land, etc in and around Bloomdale Residency by providing reasonable access and not causing any hindrance to the said activity of the Builder.

14. The term his shall mean and include whenever context requires his/her/them/they/ their and the like.

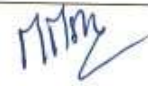

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DECLARATION

We, the undersigned have framed the Rules and Regulations of Bloomdale Welfare Association, on this the 12<sup>th</sup> day of 2024 and hereby declare that we will be responsible to run the affairs of the as per Rules & Regulations given herein.

Name in block letters	Age	Designation of their local standing in the society	Occupatio	Residential Address	Signature
1. Mrs. Tejal Modi W/o. Soham Modi	53	President	Service	Plot No. 280 Road No. 25, Jubilee Hills Hyderabad – 500 034.	
2. Mr. Soham Modi S/o. Late Satish Modi	54	Secretary	Business	Plot No. 280 Road No. 25, Jubilee Hills Hyderabad -500 034.	
3. Mr. Gaurang Mody S/o. Late Jayanthilal Mody	55	Treasurer	Business	Flat No. 105 Sapphire Apartments Chikoti Gardesn Begempet Hyderabad-500 076.	
4. Mr. Krishna Prasad. K S/o. Late K. Hanumantha Rao	58	Member	Service	Flat No. 108 Sai Tirumala Deluxe Homes, Tarnaka Hyderabad-500 007.	
5. Mr. M. Nagarjuna S/o. M. Baswaraj	42	Member	Service	LIGH-227 APHB Colony, Moula-ali Hyderabad-500 040.	
6. Mr. Syed Golam Sarwar S/o. Mr. Syed Golam Murshid	32	Member	Service	Indrani Murhidabad West Bengal-742 159.	
7. Ms. Aparna Kothur D/o. Mr. Satyanarayana Kothur	41	Member	Service	Flat No. 422, Bloomdale Residency, Muraharipally Village, Shamirpet (M) Medchal-Malkajgriri District-501 401.	

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Mahender. M S/o. Late M. Mallesh	42	Service	R/o. H. No: 28-77 Yadav Basti, Neredmet Hyderabad.	
2. Mr. Ch. Ramesh S/o. Late Narsing Rao	40	Service	R/o. H. No: 1-3-176/D/2 Kavadi guda, Hyderabad-80	



GOVERNMENT OF TELANGANA TSGGDH 93382244

REGISTRATION AND STAMPS DEPARTMENT

THE REGISTRAR OF SOCIETIES

MEDCHAL - MALKAJGIRI



# Certificate of Registration

( No : 517 of 2024 )

I hereby certify that 'BLOOMDALE WELFARE ASSOCIATION' , Flat No 422/ Bloomdale Residency Sy No 31/ Muraharipally/ Shamirpet/ Medchel/ Telangana/ India/ on this day registered under the Telangana Societies Registration Act., 2001



*M. Santhosh*

REGISTRAR OF SOCIETIES  
MEDCHAL - MALKAJGIRI

MEDCHAL - MALKAJGIRI  
Date : 12/Jun/2024

Document certified by SANTHOSH  
MANKALA mandhokar@gmail.com  
Digitally signed by  
SANTHOSH MANKALA  
Date: 2024.06.12 15:59:13  
IST

MEE SEVA

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(Maintained Under Section 3 of Societies Registration Act, 2001)

1. Society Registration Number :	No : 517 of 2024
2. Name of the Society :	BLOOMDALE WELFARE ASSOCIATION
3. Society Category :	Other
4. Society Address :	Flat No 422/ Bloomdale Residency Sy No 31/ Muraharipally/ Shamirpet/ Medchel/ Telangana/ India/

**Member Details**

S.No	Name of the office Bearers & S/O, W/O, D/O	Designation of their local standing in the Society	Occupation	Residential Address
1	TEJAL MODI, S/O SOHAM MODI	PRESIDENT	SERVICE	PLOT NO 280/ ROAD NO 25/ JUBLEE HILLS/ Shaikpet/ HYDERABAD/ Telangana/ NA/ India
2	SOHAM MODI, S/O LATE SATISH MODI	SECRETARY	BUSINESS	PLOT NO 280/ ROAD NO 25/ JUBLEE HILLS/ Shaikpet/ HYDERABAD/ Telangana/ NA/ India
3	GAURANG MODY, S/O LATE JAYANTHILAL MODY	TREASURER	BUSINESS	FLAT NO 105/ SAPPHIRE APARTMENTS/ CHIKOTI GARDENS BEGUMPET/ Secunderabad/ HYDERABAD/ Telangana/ NA/ India
4	K KRISHNA PRASAD, S/O LATE K HANUMANTHA RAO	MEMBER	SERVICE	FLAT NO 108/ SAI TIRUMALA DELUXE HOMES/ TARNAKA/ Secunderabad/ HYDERABAD/ Telangana/ NA/ India
5	NAGARJUNA MADDIRALLA, S/O M BASWARAJ	MEMBER	SERVICE	LIGH-227/ APHB COLONY/ MOULA ALI/ Malkajgiri/ MEDCHEL/ Telangana/ NA/ India
6	GOLAM SARWAR SYED, S/O SYED GOLAM MURSHID	MEMBER	SERVICE	0-0/ INDRANI/ MURHIDABAD/ NA/ NA/ Other/ WEST BENGAL/ India

7	APARNA KOTHUR, D/O SATYANARAYAN A KOTHUR	MEMBER	SERVICE	FLAT NO 422/ BLOOMDALE RESIDENCY/ MURAHARIPALLY/ Shamirpet/ MEDCHEL/ Telangana/ NA/ India
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Document Details

Document Type	Document Name
Memorandum and Byelaw	Bylaws copy.pdf
Lease DeedAffidavit	Address Proof.pdf
Self signed declaration	ID.pdf



MEMORANDUM OF ASSOCIATION

BLOOMDALE WELFARE ASSOCIATION

Office: Flat No. 422, Bloomdale Residency, Sy. No. 31, Muraharipally Village, Shamirpet Mandal,  
Medchal-Malkajgiri District.

NAME OF THE ASSOCIATION: "BLOOMDALE WELFARE ASSOCIATION".

LOCATION:

The Registered office of the Association shall be at: Office: Flat No. 422, Bloomdale Residency,  
Sy. No. 31, Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District.

AIMS AND OBJECTS OF THE ASSOCIATION:

The aims and objects of the Association shall be to promote cultural, charitable, social, sporting,  
literary activities and other such related activities, which are more particularly stated hereunder:

1. Promote cultural activities by way of conducting classes, for both children and adults, to impart training in traditional dance, painting of any form, traditional arts, fine arts etc., and to hold periodic exhibitions for the said purpose.
2. Promote literature by maintaining a library. To encourage donation of books by the members to the library.
3. Promote social and charitable activities. The society shall endeavor to help government and charitable schools, colleges, primary health centers, hospitals by providing consumables, equipment, furniture or by way of voluntary service by its members.
4. Promote sporting activities by way of conducting coaching classes, for both children and adults, to impart training in cricket, badminton, volley ball, basket ball, caroms, pool, chess, etc., and to hold periodic tournaments for the said purpose.
5. Promote/encourage social activities amongst its members. To organize social and cultural events during festivals, holidays, New Year, etc.
6. To do all things necessary and expedient for the accomplishment of the aforesaid objectives.

CERTIFIED that the Association is formed with no profit motive and no commercial activity is involved in its working.

CERTIFIED that the office bearers of the Association shall not be paid any remuneration or honorarium of any kind from the funds of the Association.








CERTIFIED that the Association would not engage itself in agitational activities to ventilate grievances.

CERTIFIED that the Office Bearers Signature are genuine.





SIGNATURE OF THE PRESIDENT/SECRETARY

**CERTIFIED TO BE A CORRECT COPY:**

Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
1. Mrs. Tejal Modi W/o. Soham Modi	53	President	Service	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad - 500 034.	
2. Mr. Soham Modi S/o. Late Satish Modi	54	Secretary	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad -500 034	
3. Mr. Gaurang Mody S/o. Late Jayanthilal Mody	55	Treasurer	Business	Flat No. 105 Sapphire Apartments Chikoti Gardesn Begempet Hyderabad-500 076	
4. Mr. Krishna Prasad. K S/o.Late K.Hanumantha Rao	58	Member	Service	Flat No. 108 Sai Tirumala Deluxe Homes,Tarnaka Hyderabad-500 007.	
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6. Mr. Syed Golam Sarwar S/o. Mr. Syed Golam Murshid	32	Member	Service	Indrani Murhidabad West Bengal-742 159	
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2. Mr. Ch. Ramesh S/o. Late Narsing Rao	40	Service	R/o. H. No: 1-3-176/D/2 Kavadiguda , Hyderabad-80	



SIGNATURE OF THE PRESIDENT/SECRETARY

BYE LAWS OF  
BLOOMDALE WELFARE ASSOCIATION

1. NAME OF THE ASSOCIATION:

The Association shall be called as Bloomdale Welfare Association.

2. LOCATION:

The Registered Office of the Association shall be at Office: Flat No. 422, Bloomdale Residency, Sy. No. 31, Muraharipally Village, Shamirpet Mandal, Medchal-Malkajiri District.

3. DEFINITIONS: In these Bye Laws unless the context required otherwise:

- a. "Association" means Association of the members of Bloomdale Welfare Association.
- b. Founding Members are the members who have formed this Association.
- c. "Executive Committee" means the duly elected Executive Committee and/or the Executive Committee of Founding Members.
- d. "Registrar" means the Registrar of Societies.
- e. "Rules" mean the rules and regulations formulated by the Founding Members and amended from time to time.
- f. "Majority of Members" means those members holding 51 percent of votes.
- g. "Year" means a period of twelve months from April to March.

4. JURISDICTION:

- a. The provisions of this bye laws shall apply to all members of the Association.

5. MEMBERS OF ASSOCIATION:

- a. MEMBERSHIP: Membership to the limited to such persons who may apply to become members of the Association and their application for membership is approved by the Executive Committee members. The Executive Committee shall periodically call for a special meeting for approval of such applications. Atleast 50% of the Executive Committee members must approve the application for a person to be admitted as a members of the Association. Upon such acceptance each member will become a member of the Association and shall pay a sum of Rs. 50/- as non-refundable entrance fees. Each such member shall receive a copy of the bye laws on payment of such entrance fees.
- b. The membership shall be transferrable, subject to approval of majority members of the Executive Committee.

6. DISQUALIFICATION OF A MEMBER:

No member shall be entitled to vote on the question of election of the members of the Executive Committee or be entitled to stand for election to such office if he is in arrears of any sum due from him to the Association for more than 30 days preceding the date of such election.

7. CONSTITUTION OF EXECUTIVE COMMITTEE:

- a. The Executive Committee shall consist of a maximum of 7 members. They shall be elected at the general body meeting of the Association by secret ballot.
- b. The Executive Committee shall, in turn, elect a president, secretary and a treasurer from among themselves.



SIGNATURE OF THE PRESIDENT/SECRETARY

- c. The elected Executive Committee shall be at liberty, to co-opt upto two members on the Executive Committee to help better and smooth working of the Association. Such co-opted members shall enjoy all privileges and rights on par with elected Executive Committee members till the end of their term.
- d. The members forming the Association shall be the Founding Members of the Executive Committee and shall hold office till the election of the new Executive Committee. The first such election shall be called for after the Association has atleast 107 members. However the Executive Committee shall be at liberty to call for the first elections at any other time it may deem fit and proper. The term of the founder Executive Committee shall continue till such time first elections are called for.
- e. The functions of the Executive Committee shall be as mentioned below.
- i. **PRESIDENT:** The president shall preside over all the general meetings and meetings of the Executive Committee and shall be its Executive head. It shall be his duty to keep overall supervision of the functioning and administration of the Executive Committee. In case of a tie in a meeting of the Executive Committee meeting or of the general body, he shall have a casting vote.
  - ii. **SECRETARY:** The secretary shall be in charge of carrying out the day to day functions of the Association and its administration and assist the Executive Committee in implementing its resolutions and policies.
  - iii. **TREASURER:** The treasurer shall be in charge of maintaining the accounts, cash and banks balances and keep supervision over the income and expenditure of the Association with the coordination of the President and Secretary and other Executive Committee Members.
  - iv. **OTHER MEMBERS OF EXECUTIVE COMMITTEE:** The other members of the Executive Committee shall assist the office bearers in discharging the functions of the Association and perform their duties as entrusted to them from time to time.

**8. TERM OF EXECUTIVE COMMITTEE:**

The term of office of the Executive Committee shall be for a period of two years. All the members of the Executive Committee shall be liable to retire on completion of their term of office. Being eligible and willing to be re-appointed, any or all of the members may be re-nominated for election for another term. The Executive Committee shall hold office until their successors have been elected and hold their first meeting. The election should be normally completed during the last month of the term, but not later than (30) days of the completion of the term. However the term of the Founding Members/Executive Committee forming the Association shall be upto such time the first elections for the Executive Committee is called for.

**9. VACANCY IN EXECUTIVE COMMITTEE:**

- a. In case of any vacancy in the office bearers on account of death, resignation, removal or otherwise of any office bearer, the Executive Committee shall fill it up by electing another member as office bearer.
- b. In case of a vacancy in the office of other Executive Committee members, the Executive Committee shall be empowered to fill it up till the time of next election by co-opting another member.
- c. The Executive Committee shall be empowered to appoint such staff as may be necessary to carry out the functions of the Association on such remuneration as may be fixed by it.

**10. ELECTIONS:**

The general body shall conduct the elections to the Executive Committee Bi-annually by secret ballot. The first elections shall be announced and conducted by the adhoc Executive Committee appointed by the present Association.



11. VOTING RIGHTS:

- a. All members of the Association shall be entitled to attend and participate in the discussions and vote in all general meetings, subject to clause 6 above.
- b. All members shall have one vote only.
- c. No member shall be eligible to vote unless he is not in default of dues to the Association for more than one month.

12. PROXIES:

- a. Any member of the Association entitled to attend and vote at a meeting of the Association shall be entitled to appoint another person (whether a member or not) as his proxy to attend and vote instead of himself; but a proxy so appointed shall not have any right to speak at the meeting. A member shall not be entitled to appoint more than one proxy to attend at the same occasion.
- b. The instrument appointing a proxy shall be in writing and be signed by the appointer.
- c. The proxy is to be deposited with the Association or any other person authorised by the Association before 48 hours of the meeting.
- d. A proxy deposited before the original meeting can be used at the adjourned meeting.
- e. A person can be appointed as proxy only for one member.

13. ACCOUNTS:

The Executive Committee through its treasurer and person-in-charge of its office shall maintain true and correct accounts as may be prescribed and required from time to time and have the same audited at the end of every financial year. The said audited accounts shall be presented to its members at every annual general meeting for its due approval.

14. APPOINTMENT OF AUDITORS: The General Body in its annual general meeting shall appoint auditors for each year, and shall get the accounts audited. The General Body shall also fix the remuneration of the auditors.

15. MEETINGS OF THE EXECUTIVE COMMITTEE:

The Executive Committee shall meet at least once in every six months or as often as may be necessary in the office of the Association or any other places suitable to all.

16. MEETINGS OF THE GENERAL BODY:

The annual general meeting of the general body comprising of all the members shall be held once in a year. However, only members shall have the voting right at the meeting.

Atleast 30% of the members may ask the Executive Committee to call for an extra-ordinary general meeting at any time by giving fifteen days notice in writing to the board. In such a case, the Executive committed shall be obliged to call for such meeting.

However, the first such general body meeting can only be called for by duly elected Executive Committee members. The Founding Members shall not be entitled to call for a general body meeting.



17. THE FUNDS OF THE ASSOCIATION:

- a. The funds shall be spent only to the attainment of the objects of the Association and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- b. Funds for the Association shall be raised in one or more of the following ways:
  - i. By way of Registration Fee from members, as provided in Clause 5 above,
  - ii. By Corpus fund to the members.
  - iii. By way of charges towards promotion of cultural, charitable, social, sporting, literary activities.

18. OPERATION OF FUND OF THE ASSOCIATION:

- a. The Treasurer shall deposit all the sums (funds) of the Association in any bank by opening an account or accounts for the purpose as the Executive Committee may approve. All expenditures incurred from time to time shall be brought to the notice of the Executive Committee by the treasurer and the Secretary in the subsequent meetings of the Executive Committee. The Bank accounts so opened shall be operated jointly by the Treasurer along with the President or Secretary.
- b. No Executive member or authorized representative of the Association or an employee of the Association shall be entitled to collect Funds of the Association including monthly maintenance charges by way of cash. Funds of the Association must be collected by cheque, payorder, wire transfer and electronic transfer. Appropriate receipt should be issued for the same. However, members shall be entitled to deposit cash for payment of monthly maintenance charges directly in the bank account of the Association and obtain receipt for payment after producing proof of deposit to the Association.
- c. The Treasurer or other Executive Committee Members shall not be authorized to withdraw more than Rs. 20,000/- per day by way of cash from the bank account of the Association. Any withdrawal of more than Rs. 20,000/- on any day shall require a resolution passed by the Executive Committee and duly signed by the President, Secretary and Treasurer for each such withdrawal, duly recording the intended use of the cash being withdrawn.

19. QUORUM:

- a. The presence of members representing 30% of votes shall be the quorum for the General Body Meeting. If within half an hour from the time appointed for holding a General Body Meeting, a quorum is not present the meeting shall stand adjourned to the same day in the next week, at the same time and place as to such other day and at such other time and place as the Executive Committee may determine. If at the adjourned meeting also, a quorum is not present within half an hour from the time appointed for holding the meeting, the members present shall be a quorum.
- b. The quorum for a meeting of Executive Committee shall be 1/3<sup>rd</sup> of its total strength (any fraction contained in that one thirds being rounded off as one). If a meeting of Executive Committee should not be held for want of quorum, thus the meeting shall automatically stand adjourned till the same day in the next week at the same time and place.

20. NOTICES:

All notices relating to meetings, proceedings or of any other nature shall be served by circulation either by post or by email or by hand delivery or by other electronic media to its members or by a display of the same on the notice board affixed for the purpose.



21. LEGAL PROCEEDINGS:

The Association shall be entitled to sue or to be sued in the name of "Bloomdale Welfare Association" and shall be represented by its President or its Secretary.

22. POWERS OF RECOVERY:

The Association shall be entitled to institute legal proceedings for recovery of dues from its members or from third parties to it, apart from discontinuation of the basic amenities and services as mentioned above.

23. DECISION OF THE COMMITTEE:

- a. The decisions taken by the Executive Committee shall be binding on its members and no members shall be entitled to challenge the same in any Court of Law.
- b. The decisions by the Executive Committee shall be taken by passing a resolution to the affect in any of its meeting or by circulation, and shall either be circulated to all the members in writing or displayed on the notice board of the office for seven clear days. The display on the notice board shall also be deemed to be circulated and intimated to the members.

24. OTHER CHARGES

- a. The Executive Committee shall be authorized to levy / collect charges towards promotion of cultural, charitable, social, sporting, literary activities from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required to collect such charges and the Executive Committee shall be fully authorized to do so as given above. However, members shall have an option to voluntarily pay such charges i.e they cannot be made mandatory. Further such additional charges should be based on estimate of expenditure and shall be temporary in nature.

25. RULES AND REGULATIONS OF THE ASSOCIATION:

- a. The Founding Members of the Association shall formulate the Rules and Regulations for day to day operations of the Association within 90 days form formation of the Association. These Rules shall be binding on all the members of the Association. The Rules may be amended from time to time as per procedure given herein.

26. OBLIGATIONS OF THE MEMBERS/OCCUPANTS:

- a. Members shall comply with all the Bye-laws of the Association along with the rules and regulations stipulated by the Association for accomplishment of the aims and objects of the Association.
- b. Failure to comply with any Bye-laws, rules and regulations of the Association shall be a ground for action by the Executive Committee members, that may include termination of membership of the Association.

27. SEAL OF THE ASSOCIATION:

The Association shall have a Common Seal which shall be in the custody of the Secretary and shall be used only under the authority of a resolution of the Executive Committee and every deed of instrument to which the seal is affixed shall be attested for and on behalf of the Association by two members of the Executive Committee, i.e., the Secretary and the President of the Executive Committee.



SIGNATURE OF THE PRESIDENT/SECRETARY

28. AMENDMENTS TO THE BYE LAWS:

These Bye Laws may be amended by 2/3rds majority of the members attending the duly constituted meeting for such purpose and in the case of any amendment/alteration to the Objects of the Association it shall further be confirmed by 2/3rds of the members present in the Second Special meeting.

29. AMENDMENTS TO THE RULES REGULATIONS OF THE ASSOCIATION:

These Rules and Regulations formed by the Founding Members may be amended by 2/3rds majority of the members attending the duly constituted meeting for such purpose.

30. AGENDA OF THE MEETING:

The agenda for discussion at the general body meetings shall be circulated at least fifteen days in advance to its members.

Notwithstanding anything contained in these bye-laws the Association shall be governed and be bound by all laws and legislations, central or state, that may be passed affecting this type of Association in present or future.

31. WINDING UP:

In case the Association has to be wound up, the property and funds of the Association that remain on discharging after discharging the liabilities shall be transferred or paid to some other institution with similar aims and objects or which works for any public purpose.

32. FOUNDING MEMBERS OF THE ASSOCIATION:


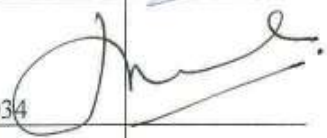





The members that have formed this Association shall be the Founding Members of the Association. The Founding Members shall manage the day to day affairs of the Association as per the rules given herein till such time the first election for the Executive Committee Members is called for.

33. The term his shall mean and include whenever context requires his/her/them/they/ their and the like.





SIGNATURE OF THE PRESIDENT/SECRETARY

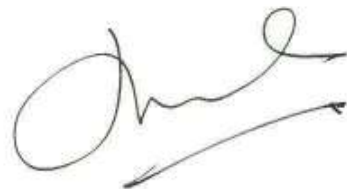
We, the undersigned have formed into an Association and hereby declare that we will be responsible to run the affairs of the Association and are desirous of getting the Association registered under public societies Registration Act, 1350 F.

Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
1. Mrs. Tejal Modi W/o. Soham Modi	53	President	Service	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad - 500 034.	
2. Mr. Soham Modi S/o. Late Satish Modi	54	Secretary	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad -500 034	
3. Mr. Gaurang Mody S/o. Late Jayanthilal Mody	55	Treasurer	Business	Flat No. 105 Sapphire Apartments Chikoti Gardesn Begempet Hyderabad-500 076	
4. Mr. Krishna Prasad. K S/o.Late K.Hanumantha Rao	58	Member	Service	Flat No. 108 Sai Tirumala Deluxe Homes,Tarnaka Hyderabad-500 007.	
5. Mr. M. Nagarjuna S/o. M. Baswaraj	42	Member	Service	LIGH-227 APHB Colony, Moula-ali Hyderabad-500 040.	
6. Mr. Syed Golam Sarwar S/o. Mr. Syed Golam Murshid	32	Member	Service	Indrani Murhidabad West Bengal-742 159	
7. Ms. Aparna Kothur D/o. Mr. Satyanarayana Kothur	41	Member	Service	Flat No. 422, Bloomdale Residency, Muraharipally Village, Shamirpet (M) Medchal-Malkajgriri District-501 401.	

WITNESSES:




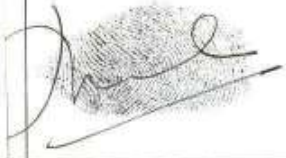









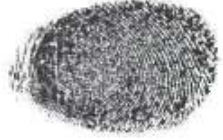
Name in Block Letters &S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Mahender. M S/o. Late M. Mallesh	42	Service	R/o. H. No: 28-77 Yadav Basti, Neredmet Hyderabad.	
2. Mr. Ch. Ramesh S/o. Late Narsing Rao	40	Service	R/o. H. No: 1-3-176/D/2 Kavadiguda, Hyderabad-80	





SIGNATURE OF THE PRESIDENT/SECRETARY

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

Name in block letters	Residential Address		Finger print In Black (Left Thumb)
1. Mrs. Tejal Modi W/o. Soham Modi	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad – 500 034.		
2. Mr. Soham Modi S/o. Late Satish Modi	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad -500 034		
3. Mr. Gaurang Mody S/o. Late Jayanthilal Mody	Flat No. 105 Sapphire Apartments Chikoti Gardesn Begempet Hyderabad-500 076		
4. Mr. Krishna Prasad. K S/o.Late K.Hanumantha Rao	Flat No. 108 Sai Tirumala Deluxe Homes,Tarnaka Hyderabad-500 007.		
5. Mr. M. Nagarjuna S/o. M. Baswaraj	LIGH-227 APHB Colony Moula-ali Hyderabad-500 040.		
6. Mr. Syed Golam Sarwar S/o. Mr. Syed Golam Murshid	Indrani Murhidabad West Bengal-742 159		
8. Ms. Aparna Kothur D/o. Mr. Satyanarayana Kothur	Flat No. 422, Bloomdale Residency, Muraharipally Village, Shamirpet (M) Medchal-Malkajgiri District-501 401.		



SIGNATURE OF THE PRESIDENT/SECRETARY

Phone No:  
Sold To/Issued To:  
Aparna Kothur  
For Whom/ID Proof:  
Self



MAY-25-2024 11:44:03

₹ 000050/-  
ZERO ZERO ZERO ZERO ZERO FIVE ZERO

Affidavit  
38163321716637443917-00266270  
3816332 47/2012

### AFFIDAVIT

Ms. Aparna Kothur, Daughter of. Satyanarayana Kothur, aged about 41 years, Occupation: Service, resident of Flat No. 422, Bloomdale Residency', forming part of Sy. No. 31, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District do hereby solemnly affirm and confirm with good state of mind and hereby declare on oath as follows:

I am the Member of M/s. Bloomdale Welfare Association, the application of which is submitting for Registration of Societies, Medchal-Malkajgiri Dist. The said Society is located in my premises bearing flat no. 422, Bloomdale Residency, forming part of Sy. No. 31, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District


I have No Objection to establish the said Society in the above address, for which I did not collect any rent or deposit from the Society.

It was declared on oath with free will and consent without coercion or hesitations with good state of mind on this the 25<sup>th</sup> day of May' 2024.

  
DEPONENT



**ATTESTED**

  
**C.V.N. RAMA KRISHNA**  
M.Com., LL.B  
ADVOCATE & NOTARY  
12-11-236, Warasiguda,  
SECUNDERABAD-500 061  
Phone No:9346672478

25 MAY 2024



भारत सरकार  
GOVERNMENT OF INDIA



తేజల్ మోడి  
Tejal Modi  
పుట్టిన సం./YOB: 1970  
♀ Female



3987 5220 4530

అధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O: శోహం సలిష్ మోడి,  
ప్లాట్ నో-280, రోడ్ నో-25,  
పద్మమ్మ దేవాలయం దగ్గర  
ఖరీబీ హిల్స్, ఖైరతాబాద్,  
బంజారా హిల్స్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
W/O: Soham Salish Modi, plot  
no-280, road no-25, near  
peddamma temple jubilee hills,  
Khalratabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार  
GOVERNMENT OF INDIA



శోహం సలిష్ మోడి  
Soham Salish Modi  
పుట్టిన సం./YOB: 1969  
పురుషుడు Male



3146 8727 4389

అధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సలిష్ మోడి, ప్లాట్ నో-  
280, రోడ్ నో-25, పద్మమ్మ  
దేవాలయం దగ్గర ఖరీబీ హిల్స్,  
ఖైరతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
S/O: Salish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khalratabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం  
Government of India



గౌరాంగ్ మోడి  
Gaurang Mody

పుట్టిన తేదీ/Year of Birth: 1967  
పురుషుడు / Male



3594 5138 3669

అధార్ - సామాన్యుని హక్కు

సమీచు సంఖ్య / Enrollment No. : 1118/80013/00401

2006/2015

To  
Gaurang Mody  
గౌరాంగ్ మోడి  
S/O: Jayanti Lal  
Sapphire Apts Apt-105  
Chikoli Gardens  
Next to HDFC lane  
Begumpet  
Secunderabad  
Begumpet, Hyderabad  
Andhra Pradesh - 500016  
9846042057



KL130447863FT



భారత ప్రభుత్వం  
Government of India



కేడారి కృష్ణ ప్రసాద్  
Kedari Krishna Prasad  
పుట్టిన తేదీ / DOB : 15/08/1964  
పురుషుడు / Male



2065 1815 6051

నా ఆధార్, నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

చిరునామా: C/O లక్ష్మీ కేడారి భారతమాత కాలనీ  
12-13-323/112 ప్లాట్ నెంబర్ 105, సాయి తిరుమల  
దెల్యూ హోమ్స్, తార్వాకా, హైదరాబాద్  
హైదరాబాద్, తెలంగాణ, 500017  
Address: C/O Laxmi Kedari HomeNests Res  
12-13-323/112 FLAT NO 105, SAI TIRUMALA  
DELUXE HOMES, TARWAKA, Secunderabad,  
Lalagunt, Hyderabad, Telangana, 500017



2065 1815 6051



1987



he@uidai.gov.in



www.uidai.gov.in



भारत सरकार  
Government of India



स्येद गोलं सरवर  
Syed Golam Sarwar  
जन्म तिथि/DOB: 05/02/1992  
पुरुष/ MALE



8590 5427 3782



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
C/O Syed Golam Murshid, Indrani,  
Murshidabad,  
West Bengal, 742159,

पता:  
स्येद गोलं मुर्शिद, इन्द्रानी, मुर्शिदाबाद,  
वेस्ट बंगाल, 742159,

8590 5427 3782



భారత ప్రభుత్వం  
Government of India



మద్దిరల్ల నాగార్జున  
Maddiralla Nagarjuna  
పుట్టిన తేదీ/DOB: 29/07/1982  
పురుషుడు/ MALE

Issue Date: 28/03/2013

8470 6939 8016  
VID : 9109 5560 9925 4792

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 0000/00122/29509

To  
మద్దిరల్ల నాగార్జున  
Maddiralla Nagarjuna  
S/O: Maddiralla Baswaraj  
LIGH-227  
APHB Colony  
Opposite to ST Pauls School  
Moulali  
Secunderabad  
Hyderabad Telangana - 500040,  
9949993587



భారత ప్రభుత్వం  
Government of India



అపర్నా కోతుర్  
Aparna Kothur  
పుట్టిన తేదీ/DOB: 11/11/1982  
స్త్రీ/ FEMALE

Issue Date: 10/01/2012

2212 9144 0539

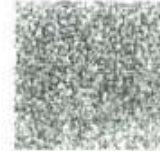
నా ఆధార్, నా గుర్తింపు

రిజిస్ట్రేషన్ / Enrollment No.: 0000/00739/69273

To  
Aparna Kothur  
అపర్నా కోతుర్  
Yaddanepudi Krishna Senkar,  
Flat No:1752 Phospha A Block Meenakshi nag Colony  
Hirek Road Khanam of  
Hirek Road,  
Kondapur,  
VTC Kondapur, PO Kondapur,  
District: K.V. Hargachery  
State: Telangana. PIN Code: 500264  
Mobile: 9046079702



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SCANNED

Date No. 10069/2023



15/10349

తెలంగాణ తెలంగాణ TELANGANA

AT 957893

SL. No. 2687, Date: 18-01-2023, Rupees: 100/-  
 Sold to : Ramesh,  
 S/o. Late Narsing Rao, R/o. Hyd.  
 For whom: Modi Realty Genome Valley LLP.

**KODALI RADHIKA**  
 Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22-24  
 G6, Kubera Towers, Narayanaguda, Hyderabad-29.  
 Cell: 9866378260, 9440090826

**SALE DEED**

This Sale deed is made and executed on this the 7<sup>th</sup> day of July, 2023 at S.R.O, Medchal (R. O.), Medchal-Malkajgiri District by and between:

M/s. Modi Realty Genome Valley LLP {Pan No. ABFFM3063P}, a Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized representative, Mr. Gaurang J. Mody, S/o. Late Jayantilal Mody, aged about 54 years, Occupation: Business hereinafter referred to as the Vendor.

**IN FAVOUR OF**

Ms. Aparna Kothur, Daughter of Mr. Satyanarayana Kothur, aged about 40 years, Occupation: Service residing at Flat No. 1702, Phoenix Block-A, Meenakshi Sky Lounge, Hitex Road, Khaanumet, Kondapur, Ranga Reddy District, Hyderabad-500 084 {Pan No. ALPPK6443B, Mobile No.98489 28702} hereinafter referred to as the 'Purchaser'

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

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

For MODI REALTY GENOME VALLEY LLP

*[Signature]*  
 Authorized Representative

*[Signature]*

2594 5138 3663

2212 3144 0533

**ANNEXURE- A**

1.	Names of Purchaser:	Ms. Aparna Kothur, D/o. Mr. Satyanarayana Kothur
2.	Purchaser's residential address	R/o. Flat No.1702, Phoenix Block-A, Meenakshi Sky Lounge, Hitex Road, Khaanamet, Kondapur, Ranga Reddy District, Hyderabad-500 084.
3.	Pan no. of Purchaser:	ALPPK6443B
4.	Aadhaar card no. of Purchaser:	2212 9144 0539
5.	Details of Scheduled Flat:	
	a. Flat no.:	422 on the fourth floor in block no. 'A'
	b. Undivided share of land:	44.10 Sq. yds.
	c. Super built-up area:	800 Sft.
	d. Built-up area + common area:	640 + 160 Sft.
	e. Carpet area	536 Sft.
	f. Car parking type and area	Single Type - 105 Sft.
7.	Total sale consideration:	Rs.30,00,000/- (Rupees Thirty Lakhs Only)
8.	Details of Payment:	
	a.	Rs.29,75,000/- (Rupees Twenty Nine Lakhs Seventy Five Thousand Only) paid by way online transfer
	b.	Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way cheque no.813327, dated 30-04-2022 drawn on Axis Bank, Hyderabad.
9.	<b><u>Description of the Schedule Flat:</u></b>	
		All that portion forming a deluxe flat bearing no. 422 on the fourth floor in block no.'A' admeasuring 800 sft. of super built-up area (i.e., 640 sft. of built-up area & 160 sft. of common area) together with proportionate undivided share of land to the extent of 44.10 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Bloomdale Residency at Genome Valley', forming part of Sy. No. 31, situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Medchal Mandal, Ranga Reddy District) and bounded as under:  North by : Open to Sky & Flat No. 421 South by : Open to Sky East by : Open to Sky West by : Open to Sky & 5' wide corridor

For MODI REALTY GENOME VALLEY LLP

  
Authorized Representative

VENDOR

(M/s. Modi Realty Genome Valley LLP,  
rep by Mr. Gaurang J. Modv)

  
PURCHASER



**Government of Telangana**  
**REGISTRATION AND STAMPS DEPARTMENT**

No.: 1504-1-10069/2023

Date: 11/07/2023

**CERTIFICATE OF TRANSFER/ MUTATION**

As per the powers conferred on the Sub-Registrar under Sub-section [1] of Section 65A of Telangana Panchayat Raj Act, 2018, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of Muraharipally.

House No.	NA
PTIN/Assessment No.	328015601485
District	MEDCHAL-MALKAJGIRI
Gram Panchayat Name	MURAHARIPALLY
Locality	MURAHARIPALLY
Transferor ( Name of previous PT Assessee in the Tax Records)	1. M/S MODI REALTY GENOME VALLEY LLP REP BY GAURANG J MODY (S/o. LATE JAYANTILAL MODY)
Transferee ( Name of PT Assessee now entered in the Tax Records)	1. APARNA KOTHUR (D/o. SATYANARAYANA KOTHUR)
Document Registration No.	1504-10069/2023 [1]
Document Registration Date	07/07/2023

Note:

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



Signature of Sub-Registrar  
( MEDCHAL (R.O) )

జొంబంట్ సబ్ - రిజిస్ట్రార్ - ౫  
వారి కార్యాలయం, మెదక్, మల్కాజ్గిరి జిల్లా