

GOVERNMENT OF TELANGANA TSGGDI 35640731
 REGISTRATION AND STAMPS DEPARTMENT
 THE REGISTRAR OF SOCIETIES
 MEDCHAL - MALKAJGIRI



Certificate of Registration

(No : 1158 of 2024)

I hereby certify that 'NILGIRI WELFARE ASSOCIATION' , Flat No 809/
 Nilgiri Heights Forming Part Of Sy No 27/ Pocharam/ Ghatkesar/ Medchel/
 Telangana/ India/ on this day registered under the Telangana Societies
 Registration Act., 2001



REGISTRAR OF SOCIETIES
 MEDCHAL - MALKAJGIRI

MEDCHAL - MALKAJGIRI
 Date : 30/Dec/2024

Digitally signed by REGISTRAR OF SOCIETIES
 DN: cn=REGISTRAR OF SOCIETIES, o=GOVERNMENT OF TELANGANA
 Date: 2024.12.30 22:59:00 IST

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

1. Society Registration Number :	No : 1158 of 2024
2. Name of the Society :	NILGIRI WELFARE ASSOCIATION
3. Society Category :	Other
4. Society Address :	Flat No 809/ Nilgiri Heights Forming Part Of Sy No 27/ Pocharam/ Ghatkesar/ 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	SOHAM MODI, S/O LATE SATISH MODI	SECRETARY	BUSINESS	PLOT NO 280/ ROAD NO 25/ JUBILEE HILLS/ Shaikpet/ HYDERABAD/ Telangana/ NA/ India
2	KARUNAKAR REDDY, S/O S NARAYANA REDDY	PRESIDENT	BUSINESS	1-4-159/65/ HMT BEARINGS OFFICERS COLONY/ SAINIKPURI POST/ Kapra/ MEDCHEL/ Telangana/ NA/ India
3	B ANAND KUMAR, S/O B N RAMULU	TREASURER	BUSINESS	PLOT NO 869 H N 37-18/869/ JAYA SAI NILAYAM DEFENSE COLONY 5TH EVENUE BAKERY/ SAINIKPURI POST/ Kapra/ MEDCHEL/ Telangana/ NA/ India
4	GAURANG MODY, S/O LATE JAYANTILAL MODY	MEMBER	BUSINESS	FLAT NO 105/ SAPPHIRE APARTMENTS CHIKOTI GARDENS/ BEGUMPET/ Secunderabad/ HYDERABAD/ Telangana/ NA/ India
5	KRISHNA PRASAD, S/O HANUMANTHA RAO	MEMBER	SERVICE	FLAT NO 108/ SAI TIRUMALA DELUXE HOMES/ TARNAKA/ Secunderabad/ HYDERABAD/ Telangana/ NA/ India
6	G VIJAY RAJ, S/O G ANAND RAJ	MEMBER	SERVICE	12-10-362/ RAMALAYAM STREET NO 4/ SEETAPHALMANDI/ Secunderabad/ HYDERABAD/ Telangana/ NA/ India

7	B CHANDRA SEKHAR, S/O B SATYANARAYAN A	MEMBER	SERVICE	FLAT NO 809/ NILAGIRI HEIGHTS SY NO 27/ POCHARAM/ Ghatkesar/ MEDCHEL/ Telangana/ NA/ India
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Document Details

Document Type	Document Name
Lease DeedAffidavit	Affidavit.pdf
Memorandum and Byelaw	BYEEE.pdf
Self signed declaration	ID ProofF11.pdf



MEMORANDUM OF ASSOCIATION

NILGIRI WELFARE ASSOCIATION

Office: Flat No. 809, Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village,
Ghatkesar Mandal Medchal–Malkajgiri District.

NAME OF THE ASSOCIATION: "NILGIRI WELFARE ASSOCIATION"

LOCATION:

The Registered office of the Association shall be at: Office: Flat No. 809, Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar 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.

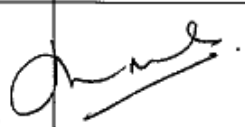
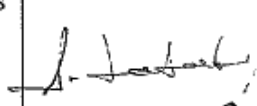
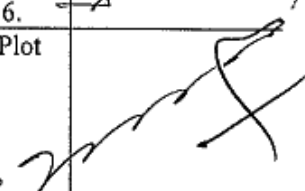
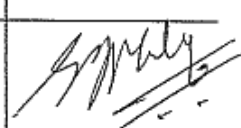


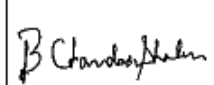
CERTIFIED that the office bearers of the Association shall not be paid any remuneration or honorarium of any kind from the funds of the Association.

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

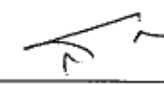
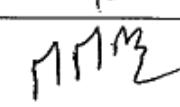
CERTIFIED that the Office Bearers Signature are genuine.

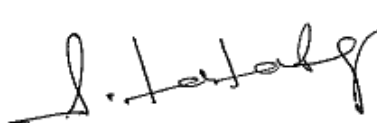
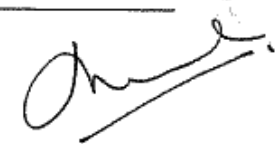


CERTIFIED TO BE A CORRECT COPY:

Name in block letters	Age	Designation of their local standing in the society	Occupation	Residential Address	Signature
1. Mr. Soham Modi S/o. Late Satish Modi	54	Secretary	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad-500 076.	
2. Mr. Karunakar Reddy S/o. Mr. S. Narayana Reddy	58	President	Business	H. No. 1-4-159/65, HMT bearings Officers Colony, Sainikpuri Post, Kapra, Hyderabad-500 056.	
3. Mr. B. Anand Kumar S/o. Mr. B. N. Ramulu	56	Treasurer	Business	Jaya Sai Nilayam, Plot no. 869, H. No.37- 18/869, Defense Colony, 5 th Avenue Bakery, Sainikpuri Post, Malkajgiri, Hyd-094.	
4. Mr. Gaurang Mody S/o. Late Jayantilal Mody	57	Member	Business	Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad-500 016.	
5. Mr. Krishna Prasad S/o. Mr. Hanumantha Rao	60	Member	Service	Flat No. 108, Sai Tirumala Deluxe Homes, Tarnaka, Hyderabad-500 017.	
5. Mr. G. Vijay Raj S/o. Mr. G. Anand Raj	46	Member	Service	H. No. 12-10-362, Ramalayam St. No. 4, Seetaphalmandi, Secunderabad -061.	
7. Mr. B. Chandra Sekhar S/o. Mr. B. Satyanarayana	38	Member	Service	Flat No. 809 Nilgiri Heights Sy. No. 27, Pocharam Village, Ghatkesar Mandal Medchal- Malkajgiri District-501 506.	

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
Mr. Ch. Ramesh	42	Service	R/o. H. No: 1-3-176/D/2 Kavadiguda, Hyderabad-80	
Mr. Mahender	44	Service	R/o. H. No: 28-77 Yadav Basti, Neredmet Hyderabad.	

BYE LAWS OF
NILGIRI WELFARE ASSOCIATION

1. NAME OF THE ASSOCIATION:

The Association shall be called as Nilgiri Welfare Association.

2. LOCATION:

The Registered Office of the Association shall be at Office: Flat No. 809, Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal Medchal–Malkajgiri District.

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

- a. "Association" means Association of the members of Nilgiri 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:

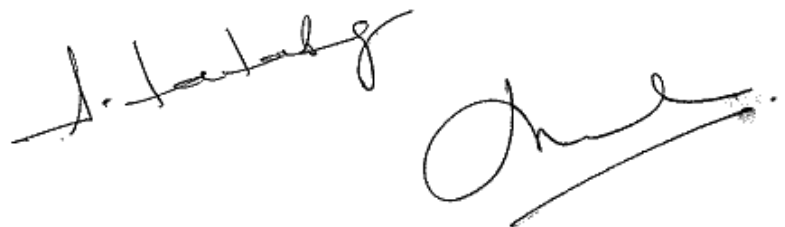
- a. MEMBERSHIP: Membership to be limited to such persons who may apply to become members of the Association and their application for membership is approved by the Executive Committee members. The Executive Committee shall periodically call for a special meeting for approval of such applications. At least 50% of the Executive Committee members must approve the application for a person to be admitted as a member 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.



- c. The elected Executive Committee shall be at liberty, to co-opt up to 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 by the founding members as and when the development work is fully completed and most of the flats are sold. However, the Founding Member 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 Member 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.



SIGNATURE OF THE PRESIDENT / SECRETARY

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:

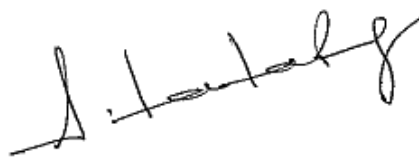
The Executive Committee shall meet at least once in every six months or as often as may be necessary in the office of the Association or any other places suitable to all.

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.

At least 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 committee 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.



SIGNATURE OF THE PRESIDENT / SECRETARY

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 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:

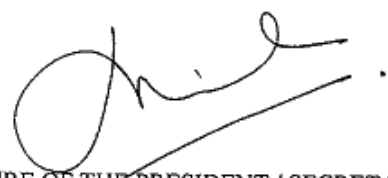
- a. The Treasurer shall deposit all the sums (funds) of the Association in any bank by opening an account or accounts for the purpose as the Executive Committee may approve. All expenditures incurred from time to time shall be brought to the notice of the Executive Committee by the treasurer and the 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 1/3rd 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.



SIGNATURE OF THE PRESIDENT / SECRETARY

21. LEGAL PROCEEDINGS:

The Association shall be entitled to sue or to be sued in the name of "Nilgiri 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 at least 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:

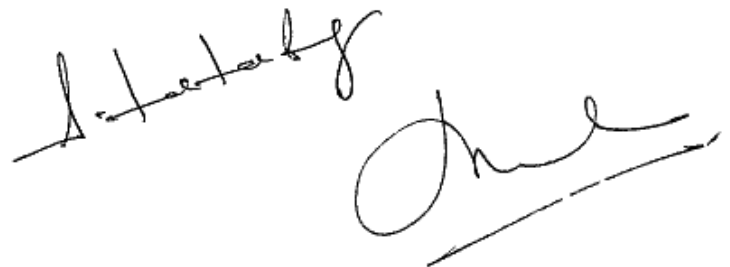
- a. The Founding Members of the Association shall formulate the Rules and Regulations for day to day operations of the Association within 90 days form formation of the Association. These Rules shall be binding on all the members of the Association. The Rules may be amended from time to time as per procedure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

A handwritten signature in black ink, appearing to be 'D. H. S. S. S.', written over a horizontal dashed line.

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:

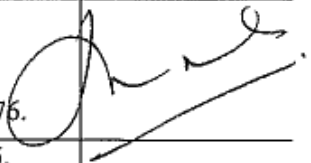
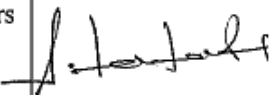
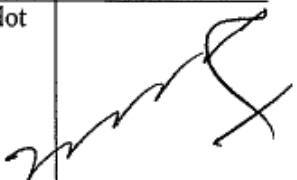
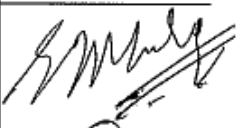

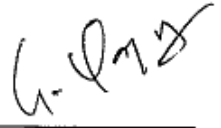
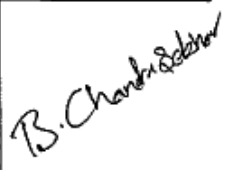
The members that have formed this Association shall be the Founding Members of the Association. The Founding Members shall manage the day to day affairs of the Association as per the rules given herein till such time the first election for the Executive Committee Members is called for.

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

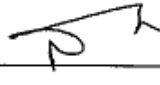
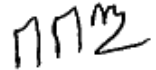


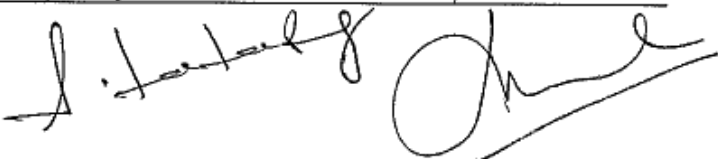
SIGNATURE OF THE PRESIDENT / SECRETARY

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. Mr. Soham Modi S/o. Late Satish Modi	54	Secretary	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad-500 076.	
2. Mr. Karunakar Reddy S/o. Mr. S. Narayana Reddy	58	President	Business	H. No. 1-4-159/65, HMT bearings Officers Colony, Sainikpuri Post, Kapra, Hyderabad-500 056.	
3. Mr. B. Anand Kumar S/o. Mr. B. N. Ramulu	56	Treasurer	Business	Jaya Sai Nilayam, Plot no. 869, H. No.37- 18/869, Defense Colony, 5 th Avenue Bakery, Sainikpuri Post, Malkajgiri, Hyd-094.	
4. Mr. Gaurang Mody S/o. Late Jayantilal Mody	57	Member	Business	Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad-500 016.	
5. Mr. Krishna Prasad S/o. Mr. Hanumantha Rao	60	Member	Service	Flat No. 108, Sai Tirumala Deluxe Homes, Tarnaka, Hyderabad-500 017.	
5. Mr. G. Vijay Raj S/o. Mr. G. Anand Raj	46	Member	Service	H. No. 12-10-362, Ramalayam St. No. 4, Seetaphalmandi, Secunderabad -061.	
7. Mr. B. Chandra Sekhar S/o. Mr. B. Satyanarayana	38	Member	Service	Flat No. 809 Nilgiri Heights Sy. No. 27, Pocharam Village, Ghatkesar Mandal Medchal- Malkajgiri District-501 506.	

WITNESSES:

Name in Block Letters &S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
Mr. Ch. Ramesh	42	Service	R/o. H. No: 1-3-176/D/2 Kavadiguda, Hydyerabad-80	
Mr. Mahender	44	Service	R/o. H. No: 28-77 Yadav Basti, Neredmet Hyderabad.	



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

Name in block letters	Residential Address	Passport size Photograph	Finger print In Black (Left Thumb)
1. Mr. Soham Modi S/o. Late Satish Modi	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad-500 076.		
2. Mr. Karunakar Reddy S/o. Mr. S. Narayana Reddy	H. No. 1-4-159/65, HMT bearings Officers Colony, Sainikpuri Post, Kapra Hyderabad-500 056.		
3. Mr. B. Anand Kumar S/o. Mr. B. N. Ramulu	Jaya Sai Nilayam, Plot No. 869 H. No.37-18/869, Defense Colony, 5 th Avenue Bakery, Sainikpuri Post Malkajgiri, Hyd-094.		
4. Mr. Gaurang Mody S/o. Late Jayantilal Mody	Flat No. 105, Sapphire Apartments Chikoti Gardens Begumpet Hyderabad-500 016.		
5. Mr. Krishna Prasad S/o. Mr. Hanumantha Rao	Flat No. 108 Sai Tirumala Deluxe Homes Tarnaka, Hyderabad-500 017.		
5. Mr. G. Vijay Raj S/o. Mr. G. Anand Raj	H. No. 12-10-362, Ramalayam St. No. 4, Seetaphalmandi, Secunderabad -061.		
7. Mr. B. Chandra Sekhar S/o. Mr. B. Satyanarayana	Flat No. 809, Nilgiri Heights Sy. No. 27, Pocharam Village, Ghatkesar Mandal Medchal-Malkajgiri District- 501 506.		

(Handwritten signatures)

SIGNATURE OF THE PRESIDENT / SECRETARY



भारत सरकार



సాతిష్ మెడి
Sathish Medhi
జన్మనామ/Year of Birth: 1969
పురుషుడు / Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా
S/O Sathish Medhi, ప్లట్ నెం. 280,
280, రోడ్ నెం-280, పెద్దమ్మ

తెలంగాణ ప్రభుత్వ భవన్, ఖైరతాబాద్,
ఖైరతాబాద్, బాంజారా హిల్స్,
హైదరాబాద్

హైదరాబాద్
తెలంగాణ - 500034

Address:
S/O: Sathish Medhi, plot no 280,
road no-280, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh - 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



ఎస్ కరుణాకర్ రెడ్డి
S Karunakar Reddy

జన్మనామ/Year of Birth: 1969
పురుషుడు / Male



2362 6151 6179

ఆధార్ - సామాన్యుని హక్కు

11/10/2011

To
S Karunakar Reddy
ఎస్ కరుణాకర్ రెడ్డి
S/O S Narayana Reddy
1-4-159/65
H M T Bearings officers colony
SAINKUPURI POST
KAPRA
Hyderabad
Andhra Pradesh - 500064
9848553022



UF296928214IN



भारत सरकार

GOVERNMENT OF INDIA



భాష్యకర్ల ఆనంద్ కుమార్
Bhashyakarla Anand Kumar

పుట్టిన తేదీ/ DOB: 29/07/1968
పురుషుడు / MALE



7049 1433 1344



భారత ప్రభుత్వం

Government of India



గౌరంగ్ మోడి
Gaurang Mody

జన్మనామ/Year of Birth: 1967
పురుషుడు / Male



3594 5138 3669

ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O భాష్యకర్ల నరసింహ రాములు,
శ్రీ సాయి నిలయ ప్లట్ నెం OEF
5 నెం 32-O/OEF, డిఫెన్స్
కోలనీ, 5వ ఆవేణు బేకరీ, సైన్కపూరి
పోస్ట్, మల్కాజిగిరి, హైదరాబాద్,
తెలంగాణ - 500094

Address

S/O Bhashyakarla Naresimha
Ramulu, JAI SAI NILAYAM PLOT NO
859 H NO 37-18/869, DEFENCE
COLONY, 5TH AVENUE BAKERY,
SAINIKPURI POST, MALKAJIGIRI,
Hyderabad,
Andhra Pradesh - 500094

7049 1433 1344



సమాచార సంఖ్య / Enrollment No. : 1118/60013/00401

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9648042067

20/05/2013



KL130447863FT

భారత ప్రభుత్వం
Government of India

గంగు విజయ రాజ్
Gangu Vijaya Raj

పుట్టిన తేదీ - 07/08 - 1978
 లింగము - MALE

2065 1815 6051

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India

గంగు విజయ రాజ్
Gangu Vijaya Raj

పుట్టిన తేదీ - 07/08 - 1978
 లింగము - MALE

2065 1815 6051



Handwritten signature in blue ink.

భారత ప్రభుత్వం
Government of India

గంగు విజయ రాజ్
Gangu Vijaya Raj

పుట్టిన తేదీ - 07/08 - 1978
 లింగము - Male

9335 5840 1069

ఆధార్ - సామాన్యుని హక్కు



To
Gangu Vijaya Raj
పుట్టిన తేదీ -
07/08/1978
పుట్టిన స్థానం -
Ramayath Street-4
Seetharamand
Secunderabad
Telangana - 500001
9849497484

UF2954947381X



భారత ప్రభుత్వం
Government of India

చంద్రా చంద్ర రేఖా
Chandra Chandra Raju

పుట్టిన తేదీ - 30/08/1986
 లింగము - MALE

2942 0312 1821
VID - 9105 4730 3544 3242



భారత ప్రభుత్వం
Government of India

చంద్రా చంద్ర రేఖా
Chandra Chandra Raju

పుట్టిన తేదీ - 30/08/1986
 లింగము - MALE

2942 0312 1821



Handwritten text: To Chandra Chandra Raju

Phone No:
Sold To/Issued To:
Chandra Shekar
For #hom/ID Proof:
Self



DEC-09-2024 17:46:5
₹ 000050/-
ZERO ZERO ZERO ZERO ZERO FIVE ZERO
Affidavit
38162671733766411881-00066039
3816267 08/2012

AFFIDAVIT

Mr. Chandra Shekar, Son of B. Satyanarayana, aged about 38 years, Occupation: Service, resident of Flat No. 809, Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar 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. Nilgiri 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. 809, Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal Medchal - Malkajgiri District.

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

It was declared on oath with free will and consent without coercion or hesitations with good sound of mind on this the 10th day of December 2024

B Chandra Shekar

DEPONENT



ATTESTED
B R
B. RAMESH
B.A., LL.B.
ADVOCATE & NOTARY
1-31-346, Indira Nagar,
Trinajerry, SECUNDERABAD

10 DEC 2024

SCANNED

Doc.No. 9764/2024



తెలంగాణ తెలంగాణ TELANGANA

BH 580648

02
M

Tran Id: 240924154807516728
 Date: 24 SEP 2024, 03:49 PM
 Purchased By:
 CH. RAMESH
 S/o LATE NARSING RAO
 R/o HYDERABAD
 For Whom
 MODI REALTY POCHARAM 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 Himayatnagar Hyderabad
 Ph 9908331872

SALE DEED

This Sale deed is made and executed on this the 16th day of October' 2024 at S.R.O, Narapally, Medchal-Malkajgiri District by and between:

1. M/s. Modi Realty Pocharam LLP {Pan No.ABIFM1836H}, a limited liability partnership firm having its office at 5-4-187/3 &4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 duly represented by its authorized signatory, Mr. B. Anand Kumar, S/o. Mr. B. N. Ramulu, aged about 56 years, Occupation: Business.
2. Shri. Sriramoju Sambeshwar Rao, S/o. Shri S. Ramabrahmam, aged 61 years, Occupation: Business, R/o. Flat No. 903, LH-5, Lanco Hills, Near Delhi Public School, Manikonda, Hyderabad-500 089.
3. Smt. Sriramoju Ramadevi, W/o. Sriramoju Sambeshwar Rao, aged 54 years, Occupation: House maker, R/o. Flat No. 903, LH-5, Lanco Hills, Near Delhi Public School, Manikonda, Hyderabad - 500 089.
4. Smt. Sriramoju Manjula, W/o. S. Shiva Prakash, aged 48 years, Occupation: Housemaker, R/o. Flat No. 10904, Walnut Block, Indu Fortune Fields Gardenia Apts, KPHB Colony Phase-13, Kukatapally, Hyderabad.
5. Smt. Vinnakota Mallika, W/o. Shri Vinnakota Srinivas, aged 51 years, Occupation: Housemaker, R/o.8-298, Vinnakotavari Street, Mangamoor Road, Ongole-2, Prakasham, Andhra Pradesh-523 002.

For MODI REALTY POCHARAM LLP

21. Shri N. S. R. Murthy, S/o. Shri Narsaiah, aged 71 years, Occupation: Service, R/o. Plot No 83,89/90, Flat No. 403, Vaishali Nagar, Near Manjeera Pipe Line Road, Madinaguda, Miyapur, Hyderabad, Telangana-500 049
22. Smt. Geetha Vanam, W/o. Shri Sridhar Vanam, aged 51 years, Occupation: House Maker, R/o. Flat No. 501, 18-1-24/C, Vaishnavi Towers, K T Road, Tirupati-517 501, presently residing at 59 Springfield Drive Ilford - IG2 6PT, United Kingdom
23. Mrs. Pasupuleti Hemavathi, W/o. Shri Pasupuleti Prasad, aged 63 years, Occupation: House Maker, R/o. Plot No.103, Sulochana Sadan Ashram, Sri Ramachandra Mission, Mannavarappadu, Amancherla, Nellore, Andhra Pradesh-524 345.

Hereinafter jointly referred to as the Vendor and severally as Vendor no.1, Vendor no. 2, Vendor no. 3 and so on. Vendor no.2 to 23 are being represented by their Joint Development Agreement cum General Power of Attorney holder, M/s. Modi Realty Pocharam LLP represented by its authorized signatory, Mr. B. Anand Kumar, S/o. Mr. B. N. Ramulu, aged about 56 years by way of registered documents nos.13206/19 and 13207/19 dated 21-12-2019 and 17-09-2019 respectively and a Supplementary Joint Development Agreement (SJDA) bearing document no.7609/2021 dated 16.07.2021 both are registered at Sub-Registrar office, Narapally.

IN FAVOUR OF

Mr. Chandra Sekhar Batta, S/o.Mr. Satyanarayana Batta, aged about 38 years, Occupation: Service residing at Flat No. 504, Vaibhav Apartments, Road No. 4, O .U. Colony, Chowdariguda, Narapally, Medchal-Malkajgiri District, Hyderabad-500 088 {Pan No. BMIPB4603H, Mobile No. 97177 52115} hereinafter referred to as the 'Purchaser'.

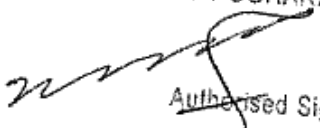
The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

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.

1. TITLE OF PROPERTY:

1.1 Whereas Shri. Sriramoju Sambeshwar Rao, Smt. Sriramoju Ramadevi, Smt. Sriramoju Manjula, Smt. Vinnakota Mallika, Smt. Kasula Uma, Sri. Chandan Gunda, Smt. G. Hemasri, Smt. Sampath Shanthi, Smt. Yemmanur Nandini, Smt. Baddepudi Venkatesh Lalitha, Shri Nama Venkata Ramana Rao, Shri. S. Niranjan Reddy, Shri. Mahesh Kumar Chadalawada, Shri. Pothuri Rahul, Smt. Arugapalli Lavanya, Shri Boggarapu Chinna Rosaiah, Shri Kodyialam Krishna, Shri. Vijay Kumar Bajaj, Shri. Chaluvadi Srinivas, Shri N.S.R. Murthy, Smt. Geetha Vanam, Smt. Pasupuleti Hemavathi, are the owners of the land admeasuring Ac. 2-19.50 gts., forming a part of Sy. No. 27 situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and are hereinafter collectively referred to as the Owners and severally as Owner No. 1, Owner No. 2 and so on.

For MODI REALTY POCHARAM LLP

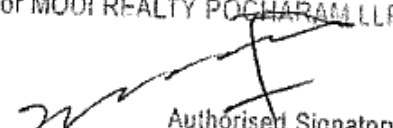

Authorised Signatory

B. Chandra Sekhar

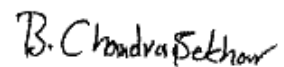
ANNEXURE- A

1.	Names of Purchaser:	Mr. Chandra Sekhar Batta, S/o.Mr. Satyanarayana Batta
2.	Purchaser's residential address:	R/o.Flat No. 504, Vaibhav Apartments, Road No.4, O .U. Colony, Chowdariguda, Narapally, Medchal-Malkajgiri District, Hyderabad-500 088.
3.	Pan no. of Purchaser:	BMIPB4603H
4.	Aadhaar card no. of Purchaser:	2942 0312 1821
5.	Details of Scheduled Flat:	
	a. Flat no.:	809 on the eighth floor, in block no. 'A'
	b. Undivided share of land:	42.86 Sq. yds.
	c. Super built-up area:	1425 Sft.
	d. Built-up area + common area:	1140 + 285 Sft.
	e. Carpet area	963 Sft.
	f. Car parking type and area	Single Parking - 105 Sft.
6.	Total sale consideration:	Rs.59,59,000/-(Rupees Fifty Nine Lakhs Fifty Nine Thousand Only)
7.	Details of Payment:	
	a.	Rs.32,48,000/-(Rupees Thirty Two Lakhs Forty Eight Thousand Only) paid by way of online transfer from HDFC Bank Ltd., Hydrabad towards housing loan disbursement.
	b.	Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of D. D. No.494205, dated 08-10-2024 issued by HDFC Bank Ltd., Hydrabad towards housing loan disbursement.
	c.	Rs.17,11,000/-(Rupees Seventeen Lakhs Eleven Thousand Only) paid by way of online transfer.
8.	Description of the Schedule Flat:	
		All that portion forming a deluxe apartment bearing flat no.809 on the eighth floor, in block no. 'A' admeasuring 1425 sft. of super built-up area (i.e., 1140 sft. of built-up area, 285 sft. of common area and 963 sft. of carpet area) together with proportionate undivided share of land to the extent of 42.86 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under: North : Open to Sky South : Open to Sky East : Open to Sky West : 6'-6" wide corridor

For MODI REALTY POCHARAM LLP


VENDOR

Authorised Signatory


B. Chandra Sekhar



OFFICE OF THE
SUB REGISTRAR
NARAPALLY

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No.: 1529-1-9764/2024

Date: 17/10/2024

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 Pocharam Municipality.

House No.	NA
PTIN/Assessment No.	1228321826
District	MEDCHAL-MALKAJGIRI
ULB Name	POCHARAM MUNICIPALITY
Locality	POCHARAM - NEAR GP
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.MODI REALTY POCHARAM LLP REP BY B ANAND KUMAR [DAGPA HOLDER] (R/o. S/O.B N RAMULU) 2. M/S.MODI REALTY POCHARAM LLP REP BY B ANAND KUMAR (S/o. B N RAMULU)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. CHANDRA SEKHAR BATTA (S/o. SATYANARAYANA BATTA)
Document Registration No.	1529-9764/2024 [1]
Document Registration Date	16/10/2024

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
(NARAPALLI)

SUB REGISTRAR
Narapally