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**FORM 'A'**  
[See rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To  
The Real Estate Regulatory Authority (Name of Place).  
Government of Telangana,  
M.A & U.D Department,  
Telangana Secretariat,  
Hyderabad.



Sir,

We hereby apply for the grant of registration of [my/our] project to be set up at Sy. No.786 (P), Miryalaguda Village, Mandal & Municipality, Nalgonda District, State of Telangana.

1. The requisite particulars are as under:-

(i) Status of the applicant : Limited Liability Partnership

(ii) In case of individual –

a	Name	N.A
b	Father's Name	
c	Occupation	
d	Address	
e	Contact Details (Phone number E-mail, Fax Number etc.)	
f	Name, photograph, contact details and address of the promoter	

OR

In case of [firm / societies / trust / company / limited liability partnership / competent authority etc.] –

a	Name	<b>MODI REALTY (MIRYALAGUDA) LLP</b>
b	Address	5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003.
c	Copy of registration certificate as [firm / societies / trust/company/ limited liability partnership/ competent authority etc.]	Enclosed
d	Main objects	i.Buy & sell immovable property.  ii.Develop immovable property into plots, residential complex, independent houses, individual residential bungalows, commercial complex, shops, office complex, etc.
e	Contact Details (Phone number, E-mail, Fax Number etc.)	040-66335551/2/3. <a href="mailto:plans@modiproperties.com">plans@modiproperties.com</a>

✓

f	Name, photograph, contact details and address of [chairman/partners / directors] and authorized person etc.	<ol style="list-style-type: none"> <li>1. Modi Housing Pvt Ltd represented by its Director Mr. Gaurang Mody, 5-4-187/3 &amp;4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003. Contact. No. 040 – 66 33 5551/2/3.</li> <li>2. Karna S. Mehta S/o. Shri. Sudhir U. Mehta, Plot No.21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003 Mobile No. 9849209876.</li> <li>3. Soham Modi S/o. Late Shri. Satish Modi, 5-4-187/3 &amp;4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 Contact No. 040-66 33 5551/2/3.</li> <li>4. A. Purhshotham S/o. Shri. A. Vithal H. No. 1-3-1/C/1, Flat No. 101, 1st Floor, Jaya Mansion, Kavadiguda, Secunderabad, Telangana Mobile No. 9246969600</li> <li>5. Mrs. A. Uma Rani W/o. Shri. A. Srinivas H. No. 1-3-1/C/1, Flat No. 101, 1st Floor, Jaya Mansion, Kavadiguda, Secunderabad, Telangana Mobile No. 9246969600</li> <li>6. Nirav P. Modi S/o. Late Shri. Pramod Chandra Modi H.No. 1-8-165, Prenderghast Road, Secunderabad - 500 003, Telangana, India, Mobile No. 98488 12000</li> <li>7. Ashish P. Modi S/o. Late Shri. Pramod Chandra Modi, H. No. 1-8-165, Prenderghast Road, Secunderabad - 500 003. Telangana, India, Mobile No. 9848014968</li> </ol>
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(iii) PAN No. of the promoter:

ABCFM 6774 G

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub section (2) of section 4 will be maintained

Yes Bank Limited,  
S. P. Road, Branch, Secunderabad  
Current Account No. 009763700001888  
IFSC Code: YESB0000097

(v) Details of project land held by the applicant

Applicant has entered into a joint development agreement with the land Owners Mrs. Anireddy Vasudha Reddy & others to develop the land into 91 plots admeasuring a total land area of 31,218 sq.yds. Approval for layout cum group housing (gated community) was obtained by Mrs. Anireddy Vasudha Reddy & others. Applicant proposes to develop 91 single and duplex villas.




- (vi) Brief details of the projects launched by the promoter in the last five years whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.
- M/s. Modi Realty Miryalaguda LLP is a newly constituted LLP and has no past track record of project launch. However, the promoter M/s. Modi Properties Pvt. Ltd., has taken up several projects and the details of which may be provided upon request. Please note that Modi Properties Pvt. Ltd., is not the developer.
- (vii) Agency to take up external Development works [Local Authority / Self Development];
- Not applicable
- (viii) Registration fee by way of a bankers cheque dated \_\_\_\_ drawn on \_\_\_\_ bearing no. \_\_\_\_ for an amount of Rs. 1,41,155/- ( 14,115.50 Sq. mtrs x Rs. 10/- per Sq.mtr) calculated as per sub- rule (3) of rule 3 or through online payment as the case may be \_\_\_\_\_ (give details of online payment such as date paid, transaction no. etc.);
- Total 91 (ninety one) villas having a built-up area of 1,17,020 sft with plotted area of 16,882 sq yds (14,115.50 Sq. mtrs) is proposed to be developed and 5 (five) villas having a plotted area of 897 Sq.yds (750 Sq. mtrs) have been mortgaged to Miryalaguda Municipality. Registration fees has been accordingly calculated. This will be paid as and when the RERA Act implemented in Telangana.
- (ix) Any other information the applicant may like to furnish.
- Out of 91 proposed villas developers share is 59 villas and Owners share is 32 villas. Out 59 villas in developers share 16 villas are sold and from 32villas in Owners share 8 villas are sold to prospective purchasers before implementation of the RERA Act. Balance 67 villas are unsold. Five (5) bungalow are mortgaged to Miryalaguda Municipality from the above said 91 bungalows and cannot be sold till Mortgage is released.

2. [I/We] enclose the following documents, namely:-

- (i) authenticated copy of the PAN card of the promoter
- Enclosed
- (ii) annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and loss account, balance sheet, cash flow statement and the auditors report of the promoter for the immediately preceding three financial years;
- Enclosed

- (iii) authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title;
- Title documents and link documents enclosed.
- (iv) details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from an advocate having experience of atleast ten years or from the revenue authority not below the rank of tehshildar, as the case may be;
- Copy of EC enclosed. There is no litigation or encumbrance of any kind
- (v) where the promoter is not the owner of the land on which development of project is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed;
- Not applicable
- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
- Permit for construction enclosed
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
- The Project is sanctioned by DTCP & Miryalaguda Municipality vide File Nos. 2883/2016/H dated 25.11.2016 & G/2941/MM/2016-17 dated 03.02.2017. Copy of enclosed.
- W

- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;
- Water shall be supplied through bore wells and onsite RO plant. Municipal water connection shall be Provided as and when available. Project is exempt from fire department regulations etc.,
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;
- Location plan enclosed
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- Draft copy of agreement of sale and conveyance deed is enclosed herewith.
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any;
- Details of statement of plot area and proposed constructed area on each plot are enclosed. Development is of independent houses and therefore details of carpet area, veranda areas, terrace areas are not relevant.
- (xii) the number and areas of garage for sale in the project;
- One car parking is provided within each Villa.
- (xiii) The number of open parking areas and the number of covered parking areas available in the real estate project;
- N.A
- (xiv) names and addresses of his real estate agents, if any, for the proposed project;
- No agents have been appointed for the proposed project.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- Contractor:**  
Ashok Constructions,  
Plot No. 393, Opp: DAV Public School  
Vivekananda Nagar Colony,  
Kukatpally, Hyderabad – 500 072  
Firm. Regn No. 711/2008.
- Architect:**  
Architectural Associates,  
8-1-383, R. P. Road, Secunderabad - 003  
Contact No. 040 – 27702085.  
Reg. No. CA/76/2898  
Valid up to 31.12.2018.
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**Structural Engineer:**  
Kulkarni Consultants,  
2nd Floor, Kubera Towers,  
Opp: Hotel Tajmahal,  
Narayanaguda,  
Hyderabad – 500 026  
GHMC Licence No. 134/Str/TP-10/GHMC  
Valid up to 31.03.2019  
Contact No. 040 - 2322 3891

(xvi) A declaration in Form 'B'

Enclosed

3. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made there under, namely:

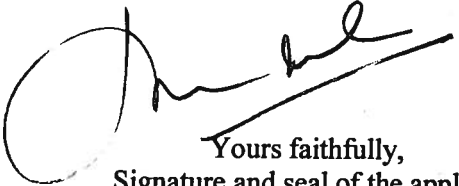
- (i)
- (ii)
- (iii)

Nil

4 We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief and nothing material has been concealed by us there from.

Date: 06.12.2017.

Place: Hyderabad.



Yours faithfully,  
Signature and seal of the applicant

**FORM 'B'**  
[See rule 3(4)]

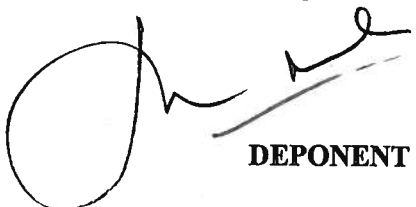
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of M/s. Modi Realty Miryalaguda LLP a limited liability partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Managing Partner Shri. Soham Modi.

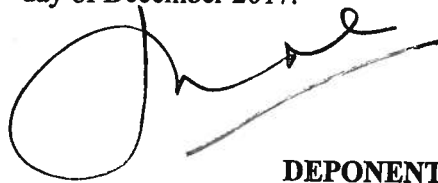
We Modi Realty Miryalaguda LLP a limited liability partnership firm represented by its Managing Partner Shri. Soham Modi do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed and a legally valid.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 6 (six) years for permit for construction i.e., 02.02.2022.
4. That seventy per cent. of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That us shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

  
**DEPONENT**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by Modi Realty Miryalaguda LLP represented by its Managing Partner Shri. Soham Modi at Hyderabad on this the 6<sup>th</sup> day of December 2017.

  
**DEPONENT**