

దస్తవేజు నెం... 2948..... 2022
2948/2022

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 12961, Date: 18-04-2022, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Modi Realty Miryalaguda 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 21st day of April' 2022 at S.R.O, Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorised Signatory, Shri Soham Modi, Son of Late Satish Modi aged about 51 years, Occupation: Business hereinafter referred to as the 'Vendor'.

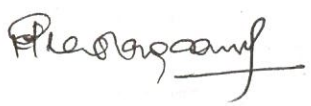
AND

1. Smt. Anireddy Vasudha Reddy, W/o. Late Veera Reddy aged about 56 years, Occupation: House wife, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad-500 096.
2. Shri. Anireddy Sujay Reddy, S/o. Late Veera Reddy aged about 34 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad-500 096.

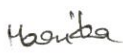
For MODI REALTY (MIRYALAGUDA) LLP.

14 on the 21st day of APR, 2022 by Sri K.Prabhakar Reddy
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Signature/Ink Thumb
Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			K.PRABHAKAR REDDY[R] INDRAKANTI RAJESH KIRAN INDRAKANTI SRIRAMULU RO/AMBERPET, DIST/RANGA REDDY	
2	CL			K.PRABHAKAR REDDY[R]GUDETI NIRMALA INDRAKANTI RAJESH KIRAN RO/HYDERABAD, DIST/RANGA REDDY	
3	EX			K.PRABHAKAR REDDY[R]MODI REALTY MIRYALAGUDA LLP REP BY SOHAM MODI (D.A G.P.A) LATE SATISH MODI RO/AMBER PET HYDERABAD, DIST/RANGA REDDY	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			BIKUMALLA HARIKA R/O MIRYALGUDA	
2			K MARTAND R/O HYDERABAD	

21st day of April, 2022

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2297 Name: Kore Martand	S/O Kore Mohan Rao, Hyderabad, Rangareddi, Andhra Pradesh, 500018	
2	Aadhaar No: XXXXXXXX1477 Name: Bikumalla Harika	D/O Dhanaiah, Miryalaguda, Nalgonda, Telangana, 508207	

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3. Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 33 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad – 500 096.

Hereinafter referred to jointly as the Owners and severally as Owner no.1, Owners no. 2 & Owner no.3 respectively. The Owners herein are being represented by M/s. Modi Realty (Miryalaguda) LLP, rep by its authorized signatory, Shri. Soham Modi, Son of Late Satish Modi, aged about 51 years, Occupation: Business, as the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 242/2017, dated 24.12.2016, registered at S.R.O. Miryalaguda.

IN FAVOUR OF

1. Mrs. Gudeti Nirmala, Wife of Mr. Indrakanti Rajesh Kiran, aged about 35 years and
2. Mr. Indrakanti Rajesh Kiran, Son of Mr. Indrakanti Sriramulu, aged about 38 years, Occupation: Business both are residing at H. No. 29-1294, Vinayaka Nagar, Near Santhoshi Matha Temple, Neredmet, Hyderabad-500 056, hereinafter referred to as the 'Purchaser'

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

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

1. TITLE OF PROPERTY:

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

For MODI REALTY (MIRYALAGUDA) LLP

Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013



4 Aadhaar No: XXXXXXXX9204

Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013



5 Aadhaar No: XXXXXXXX9204

Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	159400	0	0	0	159500
Transfer Duty	NA	0	43500	0	0	0	43500
Reg. Fee	NA	0	14500	0	0	0	14500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	2900	0	0	0	2900
Total	100	0	221300	0	0	0	221400

Rs. 202900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14500/- towards Registration Fees on the chargeable value of Rs. 2900000/- was paid by the party through E-Challan/BC/Pay Order No. 6722IU200422 dated 20-APR-22 of YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 221350/-, DATE: 20-APR-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6693970408312, PAYMENT MODE: NB-1001138, ATRN: 6693970408312, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MRS. GUDETI NIRMALA AND I. RAJESH KIRAN).

Date:

21st day of April, 2022

Signature of Registering Officer
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 2948 of 2022

Book-I and Assigned the Identification

Number I-2305 2948 2022 for Scanning

On 21-4- 2022

B. ARAVIND

Sub Registrar
Miryalaguda.

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

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

- 1.5 The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- 1.6 The Owners do not have adequate expertise and experience in taking up the housing project on their own and have appointed the Vendor for developing the Scheduled Land into a housing project.
- 1.7 According, the Vendor and the Owners have entered into an Joint Development Agreement dated 24.12.2016 in respect of development of the property admeasuring Ac. 6-18 Gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. This Joint Development Agreement is registered with SRO, Miryalaguda as document no. 242/2017.
- 1.8 As per the terms of Joint Development Agreement, the Owners and the Vendor have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement.

2. DETAILS OF PERMITS:

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

For MODI REALTY (MIRYALAGUDA) LLP



Partner



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3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. The land is proposed to be sub-divided into 91 plots of land and each plot of land shall be sold along with a villa constructed thereon.
 - 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
 - 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
 - 3.1.4. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 10,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, children park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.5. Each villa shall have a separately metered electric power connection.
 - 3.1.6. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
 - 3.1.8. The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years from date of handing over possession of the completed villa or till the end of year 2024, whichever is later and all the villas in the project of 'AVR Gulmohar Homes' shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
 - 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of AVR Gulmohar Homes. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in AVR Gulmohar Homes i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land not withstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2039.

For MQDI REALTY (MIRYALAGUDA) LLP



Partner



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3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.

3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of the villas.

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

4. SCHEME OF SALE / PURCHASE :

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the vacant plot of land and/or constructed villa with plot of land to any intending purchaser.

4.2 The Vendor proposes to sell a vacant plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Plot.

4.3 Further, the Vendor and the Purchaser have agreed that the Vendor shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

4.4 The Purchasers of the villas in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual villa owners in the Housing Project.

4.5 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor or its nominees.

4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

For MQDI REALTY (MIRYALAGUDA) LLP



Partner



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4.7 The Vendor has executed sale deed in favour of the Purchaser on the condition that the Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.

4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.

5. DETAIL OF PLOT BEING SOLD:

5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure-A attached to this deed.

5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.

5.4 The plan of the Scheduled Plot is attached as Annexure-B herein and the layout plan of the Housing Project is attached as Annexure-C herein.

6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.

For MQDI REALTY (MIRYALAGUDA) LLP





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6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure-A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure-A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

7. OWNERS ASSOCIATION:

7.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.

7.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.

7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.

7.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.

7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

For MODI REALTY (MIRYALAGUDA) LLP



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

8. NOC FOR SURROUNDING DEVELOPMENT :

8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

8.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Land or Scheduled Plot and also the adjoining plots.

8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

9 COMPLIANCE OF STATUTORY LAWS:

9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

For MODI REALTY (MIRYALAGUDA) LLP





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- 9.1.1 The defense services or allied organizations.
- 9.1.2 Airports Authority of India.
- 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
- 9.1.4 Fire department.
- 9.1.5 Electricity and water supply board.
- 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 9.1.7 Irrigation department.
- 9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

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

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

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *Harika*

2. *Harika*

For MODI REALTY (MIRYALAGUDA) LLP

[Signature]

Partner
VENDOR

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

G. Dhanraj

[Signature]



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Miryalaguda

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ANNEXURE- A

1.	Names of Purchaser:	1. Mrs. Gudeti Nirmala, W/o. Mr. Indrakanti Rajesh Kiran 2. Mr. Indrakanti Rajesh Kiran, S/o. Mr. Indrakanti Sriramulu
2.	Purchaser's permanent residential address:	R/o. H. No. 29-1294, Vinayaka Nagar, Near Santhoshi Matha Temple, Neredmet, Hyderabad-500 056.
3.	Pan no. of Purchaser:	CNXPG3798M - ABCPI3115R
4.	Aadhaar card no. of Purchaser:	8312 3408 6861 - 5438 7878 8428
5.	Name address & registration no. of Owners Association	'AVR Gulmohar Welfare Association' vide certificate of registration no. 496 of 2021, dated 23.10.2021, regd. at the Office the Registrar of Societies, Nalgonda District.
6.	Details of Scheduled Plot:	
	a. Plot no.:	55
	b. Plot area:	179 Sq. yds.
7.	Total sale consideration:	Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only)
8.	Details of Payments:	
	a. Rs.25,00,000/-(Rupees Twenty Five Lakhs Only) paid by way of cheque no.605408, dated 26-03-2022 issued by Housing Development Finance Corporation Ltd., towards housing loan disbursement.	
	b. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of RTGS.	
9.	<u>Description of the Scheduled Plot:</u> All that piece and parcel of land bearing plot no.55, admeasuring about 179 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by: North by: Compound Wall & 40' wide road South by: Plot No. 56 East by : 30' wide road West by : Plot No. 54	

For MODI REALTY (MIRYALAGUDA) LLP


Partner

VENDOR

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





PURCHASER

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Miryalaguda

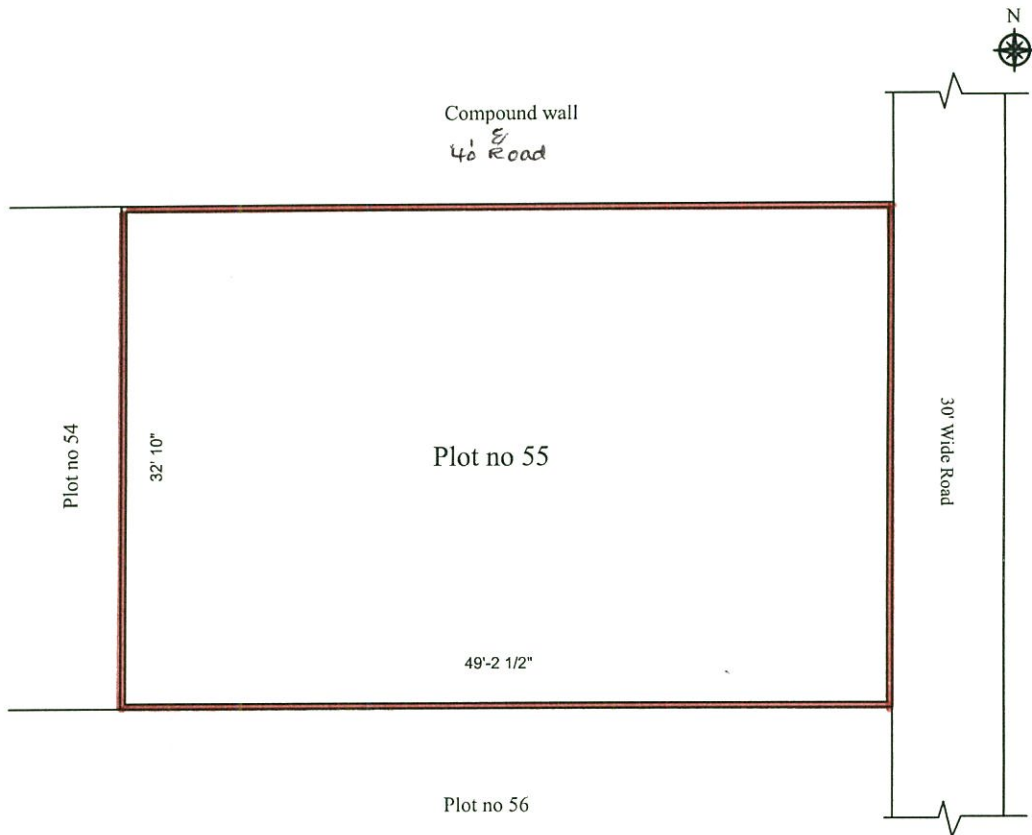


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ANNEXURE- B

Plan of the Scheduled Plot:



For MODI REALTY (MIRYALAGUDA) LLP

[Signature]
Partner

VENDOR

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

[Signature]

[Signature]

PURCHASER



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Miryalaguda

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Layout plan of the Housing Project:



For MODI REALTY (MIRYALAGUDA) LLP

Partner

VENDOR

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

PURCHASER





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Miryalaguda

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MIRYALGUDA MUNICIPALITY :: NALGONDA DISTRICT

Email: mpicm.mlg1@gmail.com
PRESENT : SRI. C. SATYA BABU
Commissioner

Date: 03/02/ 2017

Proceedings. No: G/2941/MM/2016-17

Subject :- Miryalguda Municipality – Town Planning Section — Municipal Council Miryalguda
Sanction of layout with Group Housing Layout with Gated Community vide L.P.No.7/2010/H Sy No.
254/p, 786/p of Miryalguda – in favour of Smt. Annireddy Vasudha Reddy W/o Late A. Veera
Reddy & two Others. To an extent of Act.6.18 cents – final Approval Accorded -Regarding.

Reference: 1. Lr D.Dis. No. 2883/2016/H, Date: 25.11.2016 of technical clearance by the Director of Town
& Country Planning, Hyderabad, Telangana State.

2. Council Resolution No. /2016-17, Dated: 31.01.2017.

3. Application of Smt. AnniReddy Vasudha Reddy W/o Late A. Veera Reddy & two Others, dt.06-05-2016.

4. Applicant Lr.dt.11-05-2016 & 22-07-2016 remitting DC Charges

5. Applicant Lr. 18-08-2016, submitting Agreement & Deed of Mortgage vide Document No. 16288/2016,
dt. 24.12.2016 in favour of M.C, Miryalguda by Sub-Registrar, Miryalguda, Nalgonda Dist. And Gift
Registration No 8800/2016 Dated: 01.12.2016.

@ @ @ @ @

ORDER :

It is to inform that, in the reference 3rd cited, Smt. Annireddy Vasudha Reddy W/o Late A. Veera Reddy &
two Others have applied" to Municipal Council Miryalguda for development of Group Housing Layout with Gated
Community in Sy.No.786/P of Miryalguda (v) of Miryalguda (M), Nalgonda Dist. to an extent of Ac. 6.18 Cents has
been scrutinized and approval accorded with following conditions.

The applicant submitted Agreement & Deed of Mortgage executed in favour of the Commissioner,
Miryalguda Municipal Council for Plot Nos. BBI-1 to 5 (5 plots) to an extent of 750.24 Sq.Yds. as per G.O. Ms. No 450
Dated : 13.10.2010 vide Document No. 16288/2016, dt. 24-12-2016, gift Registration deed vide Document No. 8800
of 2016, Dt. 01-12-2016. The applicant has submitted supplemental deed vide Document No. 9263/16, dt. 06-10-2016
in favour of Commissioner, Miryalguda Municipal Council mortgaging Plot Nos. 1 to 5 of Type BBI to an extent of 750
Sq.Mtrs. having built up area of 1000 Sq.Mtrs. equivalent to 10,763.90 S.ft. in Sy.Nos. 786/P of Miryalguda (v) of
Miryalguda (M), Nalgonda Dist. towards additional mortgage (regular mortgage).

The details of charges are as follows:

1. Layout Charges:

Rs. 3,14,135:00 vide D.D No. 0000388 Dated 21.11.2016, HDFC

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Miryalaguda



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-2-

Group Housing built-up area charges:

1. Site approval fee	:	1,32,770:00
2. Shelter fee	:	20,88,155:00
3. Building Permit fee	:	3,66,535:00
4. Development fee	:	4,19,150:00
5. Rain water harvesting charges	:	2,91,420:00
6. Debris Removal charges	:	1,38,500:00
7. Vacant land tax	:	54,600:00

34,91,130:00

Rs. 34,91,130:00 towards buildings vide D.D No. 0000389 Dated 21.11.2016, HDFC. and Rs. 14,36,421:00 towards labor cess charges to a total of Rs. 49,27,551:00. Vide Challan of SBH Transaction No. 1493723 Dated: 26.12.2016.

1. The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of the Commissioner, Miryalguda Municipal Council.
2. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of the Commissioner, Miryalguda Municipal Council., from the Plot Nos. BBI-1 to 5 (5plots) to an extent of 750.00 Sq.Mts
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way Miryalguda Municipal Council will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of the Commissioner, Miryalguda Municipal Council is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant I developer and Municipality is no way accountable to the plot purchaser in the event of default by the applicant / developer.
6. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by the Director of Town &Country Planning the area so mortgaged in favour of Commissioner, Miryalguda Municipal Council shall be forfeited and also the Commissioner, Miryalguda Municipal Council to liable to take criminal action against such applicant I developers as per provisions of Telangana Municipalities Act, 1965.
7. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.

The details are as follows:



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- a. Leveling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts. and above).
 - b. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
 - c. Development of drainage and channelization of nalas for allowing storm water run-off. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - d. Undertake street lighting and electricity facilities including providing of transformers.
 - e. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces.
 - g. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
 - h. Undertake greenery in the Scheme layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
 - i. Construction of low height compound wall with Iron grill to the open spaces.
 - j. Provision of rain water harvesting pits.
8. The applicant shall construct all houses in the layout plots as approved by the Commissioner, Miryalguda Municipal Council before release of final layout.
9. The layout applicant is directed to complete the above developmental works within a period of SIX (6) YEARS as per G.O.Ms.No.7, MA dt.05-01-2016, i.e. on or before 02-02-2022 since the proposal is approved, vide Lr D.Dis. No. 2883/2016/H, Date: 25.11.2016 of technical clearance by the Director of Town & Country Planning, Hyderabad, Telangana State.
- and submit a requisition letter for release of mortgage plots / area which is in favour of the Commissioner, Miryalguda Municipal Council and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
10. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
11. The Executive Authority shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to the Commissioner, Miryalguda Municipal Council in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from the Commissioner, Miryalguda Municipal Council and release of final layout.
12. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Executive Authority.
13. The Commissioner, Miryalguda Municipal Council will release the plans within (7) seven days period and also to ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of final layout to the applicant, duly collecting the necessary charges and fees as per their rules inforce.
14. The permission does not bar any public agency including the Commissioner, Miryalguda Municipal Council to acquire the lands for any public purpose as per law.

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Miryalaguda



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15. The applicant shall solely be responsible for the development of Layout and in no way the Commissioner, Miryalguda Municipal Council will take up development works.

16. This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and easement rights.

17. If there is any court case is pending in court of Law, the applicant / developer shall responsible for settlement of the same and if any court orders against the applicant / developer, the approved draft Layout is withdrawn and cancelled without notice.

18. The Layout development work shall consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.

19. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned Layout plan before it is taken over by the Commissioner, Miryalguda Municipal Council (under H.T lines not to provide and compound wall as per the electricity board norms and to provide Greenery under H. T line.

20. If any dispute litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, the Commissioner, Miryalguda Municipal Council or its employees shall not be a party to any such dispute / litigations.

21. The applicant shall comply the conditions mentioned in G.O.Ms.No. 62 M.A, dt.28-1-1970 & G.O.Ms.No. 168 MA dt:07-04-2012.

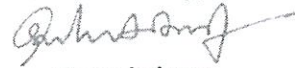
22. The applicant / developer has handed over the open space / parks area and roads area to the Local Body at free of cost, by way of Gift Registration No 8800/2016 Dated: 01.12.2016. release of final Layout from Commissioner, Miryalguda Municipal Council.

23. The applicant has submitted contractors risk insurance policy before release of plans by the local Authority.

24. The 12.00 Mtrs. wide Peripheral Road shown in the layout shall be kept open for accessibility to neighboring sites.

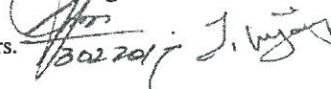
25. Any conditions laid by this authority are applicable.

Yours faithfully,



Commissioner

Miryalguda Municipality



Copy To:

1. Smt. Anni Reddy Vasudha Reddy W/o Late A. Veera Reddy & two Others.
2. The Sub-Registrar, Miryalguda Mandal Nalgonda District.
3. The District Registrar, Nalgonda District.
5. The Collector, Nalgonda District.
7. The Divisional Engineer, Electricity Dept. Miryalguda Division for information.

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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VEDNOR:

M/S. MODI REALTY (MIRYALAGUDA) LLP
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR
M. G. ROAD, SECUNDERABAD 500 003
DULY REP. BY ITS AUTHORISED SIGNAORY:-
MR. SOHAM MODI
S/O. LATE SATISH MODI

GPA / SPA FOR PRESEING DOCUMENTS VIDE
DOC NO.53/BK-IV/2018, DATED 25.05.2018
REGD. AT SRO, SECUNDERABAD:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.

PURCHASER:

1. MRS. GUDETI NIRMALA
W/O. MR. INDRAKANTI RAJESH KIRAN
R/O. H. NO. 29-1294
VINAYAKA NAGAR
NEAR SANTHOSHI MATHA TEMPLE
NEREDMET
HYDERABAD-500 056.

2. MR. INDRAKANTI RAJESH KIRAN
S/O. MR. INDRAKANTI SRIRAMULU
R/O. H. NO. 29-1294
VINAYAKA NAGAR
NEAR SANTHOSHI MATHA TEMPLE
NEREDMET
HYDERABAD-500 056.

SIGNATURE OF WITNESSES:

1. Harka

2.

For MODI REALTY (MIRYALAGUDA) LLP

Partner
SIGNATURE OF THE VENDOR

We send here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Miryalaguda, Nalgonda District.



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Miryalaguda

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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్
ఖైరాతాబాద్, బంజారా హిల్స్
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI REALTY (MIRYALAGUDA), LLP

Partner



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

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

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

10/07/2013

ఆధార్ - సామాన్యని హక్కు

Signature



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Miryalaguda

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Download Date: 30/06/2020



ఇంద్రకంటి రాజేష్ కిరన్
Indrakanti Rajesh Kiran
పుట్టిన తేదీ/DOB: 22/07/1983
పురుషుడు/ MALE

Issue Date: 14/12/2018

5438 7878 8428
VID : 9188 7689 0052 7594

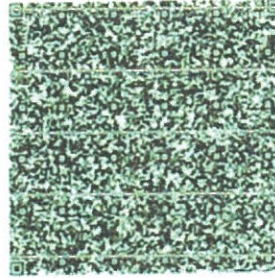
నా ఆధార్ - నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O ఇంద్రకంటి శ్రీరాములు, 29-0294, వినాయక
నగర్, నేరేడ్మెట్, మల్కాజిరి, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500056

Address:
S/O Indrakanti Sriramulu, 29-1294, Vinayak
Nagar, Neredmet, Malkajiri, Hyderabad,
Andhra Pradesh - 500056



5438 7878 8428
VID : 9188 7689 0052 7594



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O.Box No.1947,
Bengaluru-560 001

[Handwritten signature]

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Miryalaguda



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భారత ప్రభుత్వం
GOVERNMENT OF INDIAబికుమల్ల హరిక
Bikumalla Harikaపుట్టిన సంవత్సరం/Year of Birth: 1984
స్త్రీ / Female

6525 1385 1477



ఆధార్ - సామాన్యుని హక్కు

Harika

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIAచిరునామా: D/O: ధనయ్య, 18-1539
శివాజినగర్, గౌతమ్ మోడల్ పాఠశాల దగ్గర
మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ
నల్గొండ, ఆంధ్ర ప్రదేశ్, 508207Address: D/O: Dhanaiah,
18-1539, Shivajinagar, Near
Goutham Model School,
Miryalaguda, Miryalaguda,
Miryalaguda, Nalgonda,
Miryalaguda, Andhra
Pradesh, 5082071947
1800 180 1947

help@uidai.gov.in



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పి.ఎ. ల్యాంక్ నెం. 1947,
బెంగళూరు-560001భారత ప్రభుత్వం
GOVERNMENT OF INDIAకోరే మార్తాండ్
Kore Martand
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8032 0809 2297



ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIAS/O కోరే మోహన్ రావు, 8-3-169/60/35, ఇందిరా నగర్ ఫేస్-2, హనుమాన్ స్టోన్
కట్టర్స్, బోరబండ్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500018Address : S/O Kore Mohan Rao, 8-3-169/60/35, Indira Nagar Phase-2,
Hanuman Stone Cutters, Borabanda, Hyderabad, Rangareddi, Andhra Pradesh,
500018

Aadhaar - Saamanyuni Hakku

Kore



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