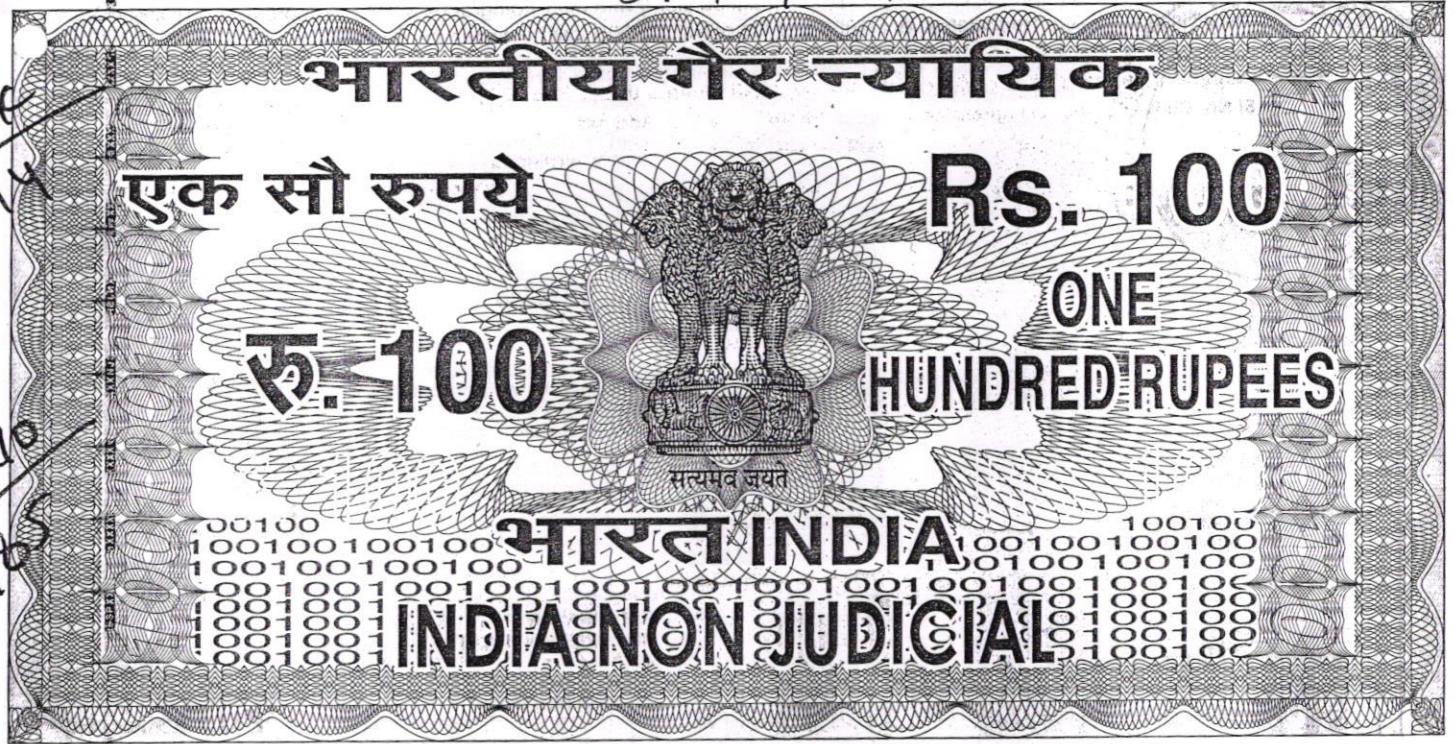


6942/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Z 691224

SL. No. 182 Date: 10-08-2021, Rupees: 100/-
 Sold to: Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd,
 For whom: M/s. Modi Realty Miryalaguda LLP.

S. ANJAMMA
 Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
 H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
 Hyderabad-29. Cell: 9398802862, 9866378260

SALE DEED

This Sale Deed is made and executed on this the 13th day of August 2021 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 and represented by its authorized 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.
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.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

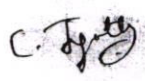
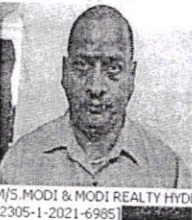
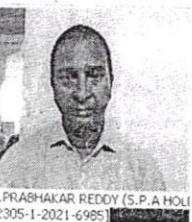
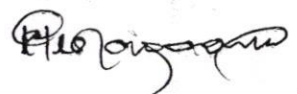
For MODI & MODI REALTY HYDERABAD PVT. LTD.

Authorised Signatory

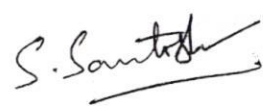
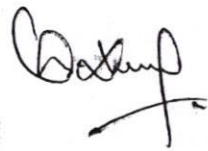
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15000/- paid between the hours of _____ and _____ on the 13th day of AUG, 2021 by Sri K.Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
				CHITTY JYOTHSNA W/O. SANGHISETTI SANTOSH FLAT NO-503 MADINAGUDA MIYAPUR, DIST/RANGA REDDY	
2	EX			M/S.MODI & MODI REALTY HYDERABAD PVT LIMITED REP BY K.KRISHNA PRASAD S/O. HANUMANTHA RAO H.NO-5-4-187/3 & 4 2ND FLOOR M.G ROAD, SECUNDRABAD	
3	EX			K.PRABHAKAR REDDY (S.P.A HOLDER)[R]M/S MODI REALTY (MIRYALGUDA) LLP REP BY SOHAM MODI . LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			S.SANTOSH MADINA GUDA	
1			CH.KRISHNA HYDERABAD	

13th day of August, 2021

Signature of Sub Registrar
Miryalaguda

SI No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX3745 Name: Sanghiseti Santosh	Address: S/O S Mohan Rao, Tirumalagiri, Hyderabad, Andhra Pradesh, 500049	
2	Aadhaar No: XXXXXXXX2635 Name: Chathiri Krishna	S/O Narasaiah Late, Golconda, Hyderabad, Andhra Pradesh, 500008	

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Bk - 1, CS No 6985/2021 & Doct No 6942 / 2021. Sheet 1 of 16 Sub Registrar Miryalaguda

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.

AND

M/s. Modi & Modi Realty Hyderabad Pvt. Ltd, having its office at 5-4-187/3 & 4, 2nd floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorised Signatory, Mr. K. Krishna Prasad, S/o. Late Hanumantha Rao aged about 54 years Occupation: Service, hereinafter referred to as the 'Consenting party'

IN FAVOUR OF

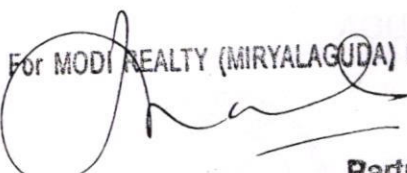
Mrs. Chitty Jyothsna, Wife of Mr. Sanghisetti Santosh, aged about 40 years, Occupation: Service residing at Flat No. 503, Amethyst Block, My Home Jewel, Madinaguda, Miyapur, Ranga Reddy District-500 049, hereinafter referred to as the 'Purchaser'

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

Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.


Authorised Signatory

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 2 of 16 Sub Registrar
Miryalaguda

SI No Aadhaar Details

3 Aadhaar No: XXXXXXXX6051
Name: Kedari Krishna Prasad

4 Aadhaar No: XXXXXXXX9204
Name: Kandi Prabhakar Reddy

5 Aadhaar No: XXXXXXXX7000
Name: Chitty Jyothsna

E-KYC Details as received from UIDAI:

Address:

C/O Late Kedari Hanumanta Rao,
Secunderabad, Hyderabad, Telangana, 500017

Amberpet, Hyderabad, Telangana, 500013

W/O Sanghisetti Santosh,
Miyapur, K.v. Rangareddy, Telangana, 500049

Photo



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	164900	0	0	0	165000
Transfer Duty	NA	0	45000	0	0	0	45000
Reg. Fee	NA	0	15000	0	0	0	15000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	228000	0	0	0	228100

Rs. 209900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15000/- towards Registration Fees on the chargeable value of Rs. 3000000/- was paid by the party through E-Challan/BC/Pay Order No ,697PG2110821 dated ,11-AUG-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 228000/-, DATE: 11-AUG-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0187674076332,PAYMENT MODE:NB-1001138,ATRN:0187674076332,REMITTER NAME: MR. K. PRABHAKAR REDDY,EXECUTANT NAME: MODI REALTY MIRYALAGUDA I.LP,CLAIMANT NAME: MRS. CHITTY JYOTHSNA).

Date:

13th day of August,2021

Signature of Registering Officer
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 6942 of 2021

Book-I and Assigned the Identification

Number I-2305 - 6942 - 2021 for Scanning

On 13/08/2021

Sub-Registrar
MIRYALGUDA

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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.

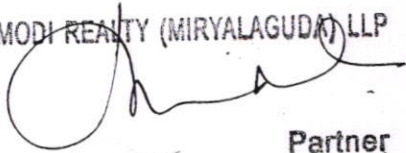
Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac – gts,	Extent in Sy. No. 786/AA Ac – gts,
Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440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

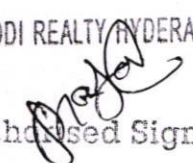
2. DETAILS OF PERMITS:

- 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

For MODI & MODI REALTY HYDERABAD PVT. LTD.


Authorised Signatory

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 3 of 16 Sub Registrar
Miryalaguda



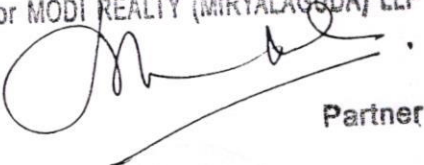
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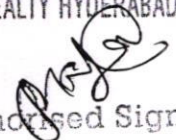
3. PROPOSED DEVELOPMENT:

- 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 MODI REALTY (MIRYALAGUDA) LLP


Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.


Authorised Signatory

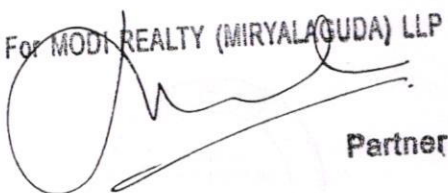


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Miryalaguda

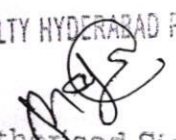
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- 3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors 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 Consenting Party had agreed to purchase the Scheduled Plot from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Plot. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Plot without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Plot. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser. The details of the Plot, sale consideration, payment terms, etc., are given in Annexure-A herein.
- 4.3 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.
- 4.4 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.
- 4.5 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.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.


Authorised Signatory

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021 Sheet 5 of 16 Sub Registrar
Miryalaguda



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- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 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.
- 4.10 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.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.



Authorized Signatory

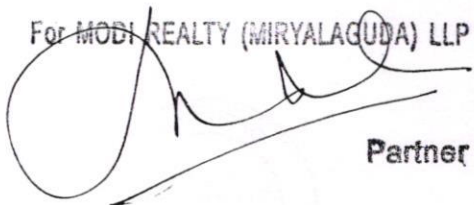
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6942 / 2021. Sheet 6 of 16 Sub Registrar
Miryalaguda

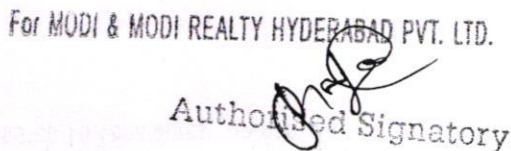


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- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.4 The layout plan of the Housing Project is attached as Annexure-B 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.
- 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.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Authorised Signatory



Bk - 1, CS No 6985/2021 & Doct No

6942 / 2021. Sheet 7 of 16

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Miryalaguda

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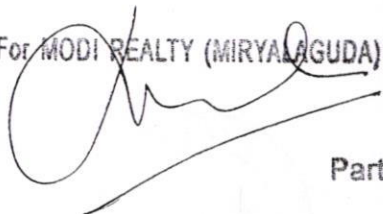


- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 7.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 7.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

8. NOC FOR SURROUNDING DEVELOPMENT :

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

For MODI REALTY (MIRYALAGUDA) LLP



Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.



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Bk - 1, CS No 6985/2021 & Doct No

6942 / 2021. Sheet 8 of 16

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Miryalaguda

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- 8.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Land or Scheduled Plot and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

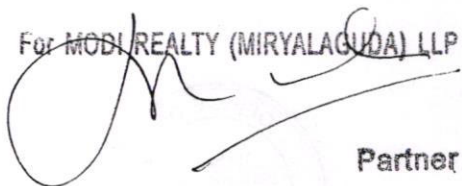
9 COMPLIANCE OF STATUTORY LAWS:

- 9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 9.1.1 The defense services or allied organizations.
 - 9.1.2 Airports Authority of India.
 - 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 9.1.4 Fire department.
 - 9.1.5 Electricity and water supply board.
 - 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
 - 9.1.7 Irrigation department.
 - 9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

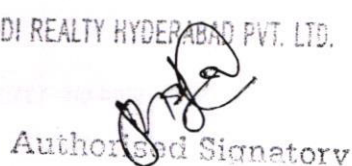
- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.
- 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.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.



Authorized Signatory

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 9 of 16 Sub Registrar
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- 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

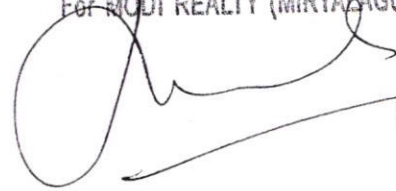
All that portion of the land area to the extent of Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

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:

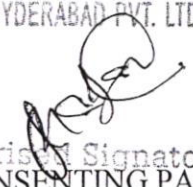
WITNESS:

1. 
2. 

For MODI REALTY (MIRYALAGUDA) LLP

Partner

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

For MODI & MODI REALTY HYDERABAD PVT. LTD.


Authorized Signatory
CONSENTING PARTY


PURCHASER

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 10 of 16 Sub Registrar
Miryalaguda



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ANNEXURE- A

1.	Names of Purchaser:	Mrs. Chitty Jyothsna, W/o. Mr. Sanghisetti Santosh
2.	Purchaser's permanent residential address:	R/o. Flat No. 503, Amethyst Block, My Home Jewel, Madinaguda, Miyapur, Ranga Reddy District-500 049.
3.	Pan no. of Purchaser:	AFKPC4239G
4.	Aadhaar card no. of Purchaser:	6222 6067 7000
5.	Details of Scheduled Plot:	
	a. Plot no.:	45
	b. Plot area:	179 Sq. yds.
6.	Total sale consideration:	Rs. 30,00,000/- (Rupees Thirty Lakhs Only)
7.	Details of Payments:	
	1. Rs.19,00,000/-(Rupees Nineteen Lakhs Only) paid by way of banker cheque no.456284, dated 09.08.2021 issued by State Bank of India, Rajiv Chowk Branch, Miryalaguda. 2. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.000188, dated 15.01.2021 drawn on HDFC Bank, Madhapur Branch, Hyderabad. 3. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.000166, dated 10.05.2021 drawn on HDFC Bank, Madhapur Branch, Hyderabad. 4. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of RTGS / NEFT.	
8.	<u>Description of the Scheduled Plot:</u> All that piece and parcel of land bearing plot no.45, 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: Plot No. 46 South by: Plot No. 44 East by: Plot No. 63 & 64 West by: 30' wide road	

For MODI REALTY (MIRYALAGUDA) LLP

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Partner

VENDOR

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

Authenticating
CONSENTING PARTY

C. Jyothsna
PURCHASER

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 11 of 16 Sub Registrar
Miryalaguda

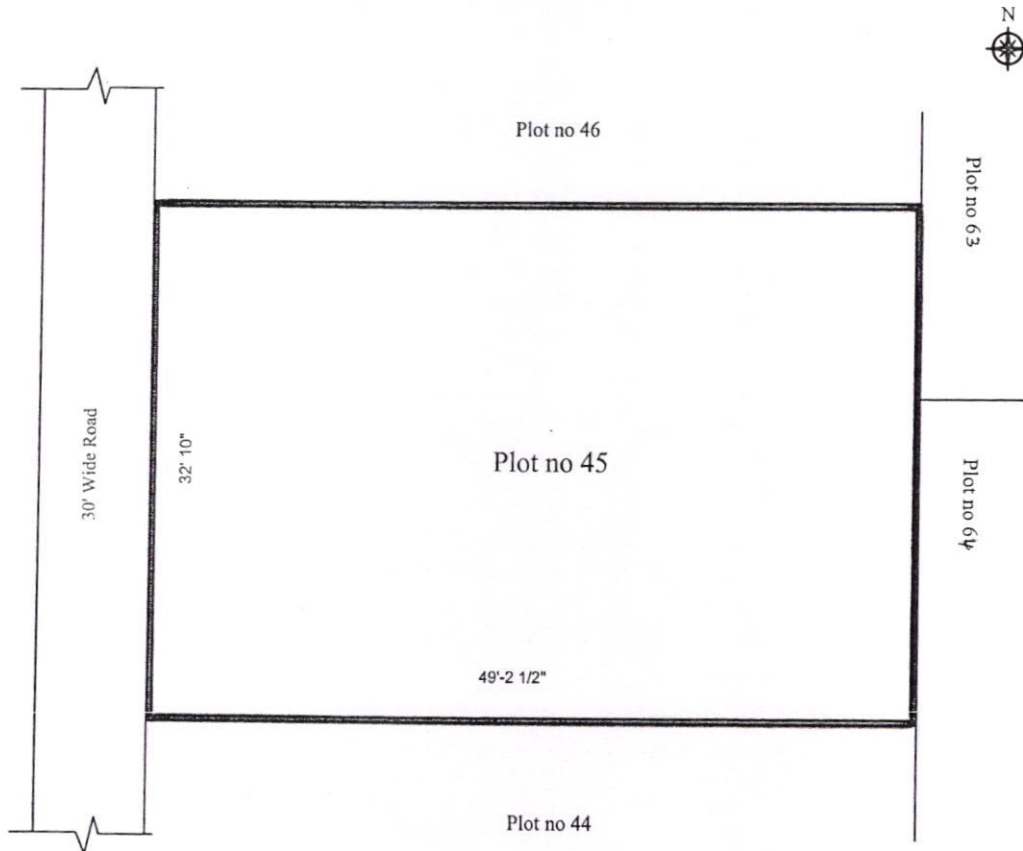


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ANNEXURE- B

Plan of the Scheduled Plot:



For MODI REALTY (MIRYALAGUDA) LLP

[Signature]

Partner

VENDOR

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

For MODI & MODI REALTY HYDERABAD PVT. LTD.

[Signature]
Authorised Signatory
CONSENTING PARTY

[Signature]

PURCHASER

Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 12 of 16 Sub Registrar
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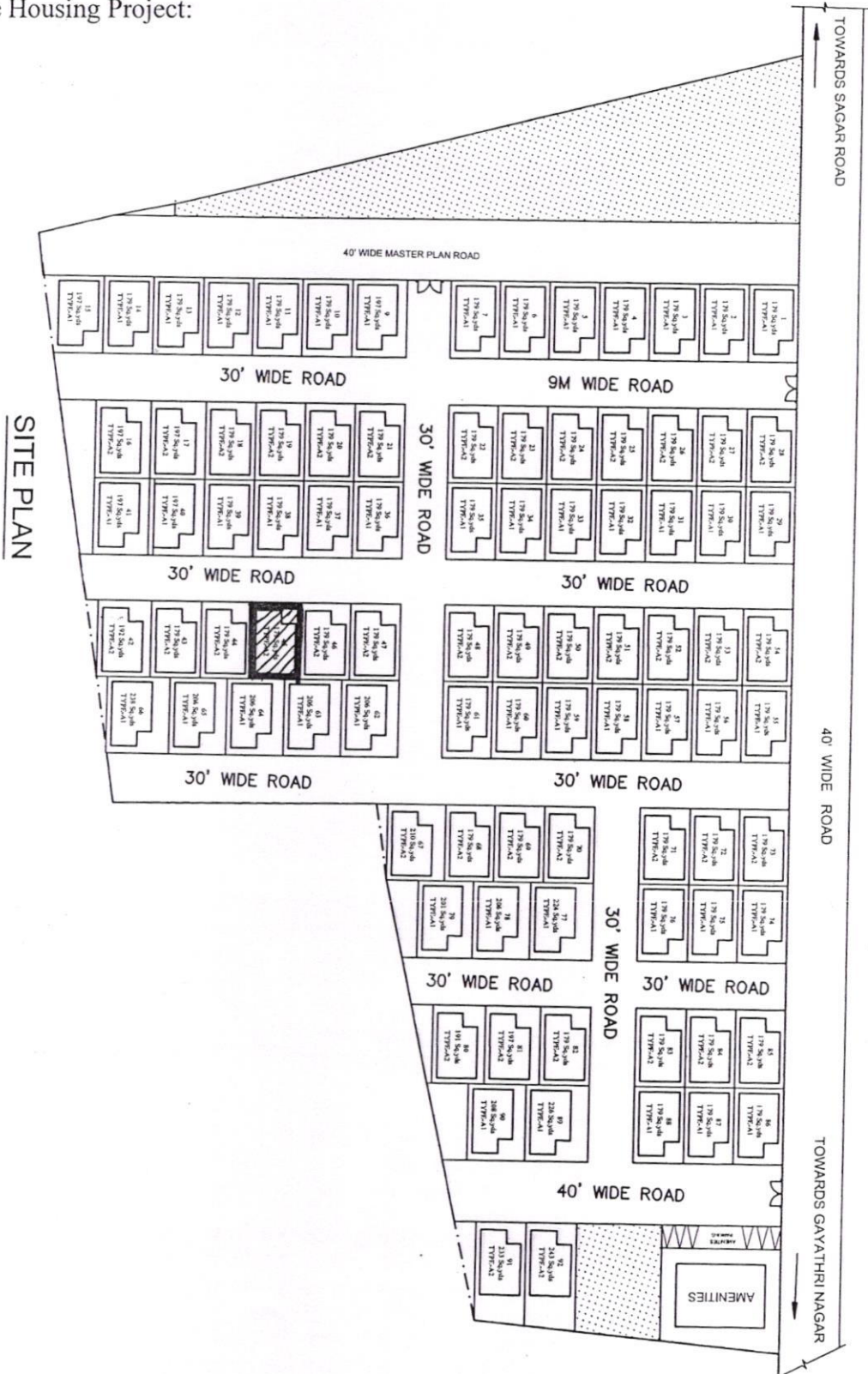


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ANNEXURE - C

Layout plan of the Housing Project:



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

For MODI REALTY (MIRYALAGUDA) LLP

Partner

CONSENTING PARTY

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Authorised Signatory

PURCHASER

Page 13



Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021. Sheet 13 of 16

Sub Registrar
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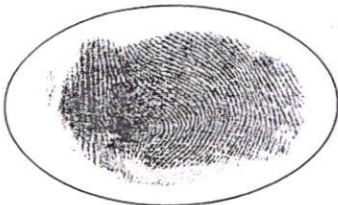


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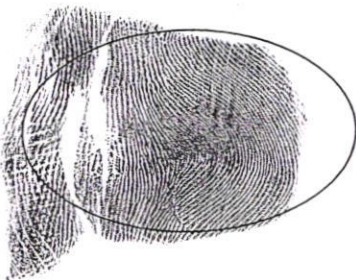
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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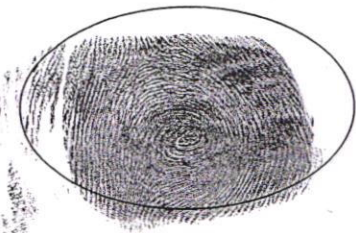
VENDOR:

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



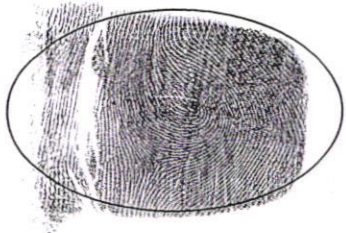
GPA / SPA FOR PRESEING DOCUMENTS VIDE DOC NO.53/BK-IV/2018, DATED 25.05.2018 REGD. AT SRO, SECUNDERABAD:

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



CONSENTING PARYY:

M/S. MODI & MODI REALTY HYD-BAD PVT. LTD,
HAVING ITS OFFICE AT 5-4-187/3 & 4
2ND FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD-500 003
REP BY ITS AUTHORIZED SIGNATORY
MR. K. KRISHNA PRASAD
S/O. LATE HANUMANTHA RAO.



PURCHASER:

MRS. CHITTY JYOTHSNA
W/O. MR. SANGHISETTI SANTOSH
R/O. FLAT NO. 503
AMETHYST BLOCK
MY HOME JEWEL
MADINAGUDA, MIYAPUR
RANGA REDDY DISTRICT-500 049.

SIGNATURE OF WITNESSES:

1. S. Santosh

2. [Signature]

For MODI & MODI REALTY HYDERABAD PVT. LTD.

[Signature]
Authorised Signatory

For MODI REALTY (MIRYALAGUDA) LLP

[Signature]

Partner

SIGNATURE OF THE VENDOR

[Signature]

SIGNATURE OF THE PURCHASER

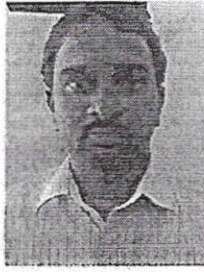


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Miryalaguda

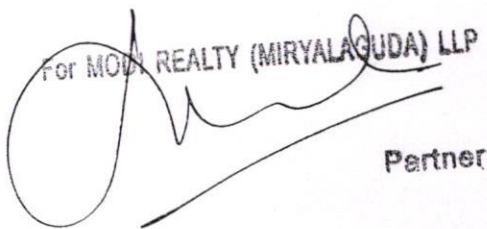
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 भारत सरकार GOVERNMENT OF INDIA  శోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male  3146 8727 4389	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నో- 280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ హిల్స్, ఖైరతాబాద్, టంజారా హిల్స్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034 Address: S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	Aadhaar - Aam Aadmi ka Adhikar

 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	

For MOW REALTY (MIRYALAGUDA) LLP



Partner



Bk - 1, CS No 6985/2021 & Doct No
6942 / 2021, Sheet 15 of 16 Sub Registrar
Miryalaguda



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భారత ప్రభుత్వం
Government of India

కేదాం కృష్ణ ప్రసాద్
Kedan Krishna Prasad
పుట్టిన తేదీ / DOB: 16/06/1964
పురుషుడు / Male

2065 1815 6051

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరువాత: C/O లేట్ కేదాం హనుమాంట్ రావు
12-13-323/1/2 ఫ్లాట్ నెం. 108, సాయి రియల్
హోమ్స్ టెక్స్టైల్స్ పరిశ్రమలోని భాగంగా
ప్రైవేట్, ఎలూరా - 500017
Address: C/O Late Kedan Hanumanta Rao
12-13-323/1/2 FLAT NO 108, SAI TIRUMALA
DELUXE HOMES TARNAKA, Secunderabad
Lallaguda Hyderabad Telangana 500017

2065 1815 6051

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Government of India

చిట్టి జ్యోత్సనా
Chitty Jyothsna
పుట్టిన తేదీ/DOB: 07/08/1980
స్త్రీ / FEMALE

6222 6067 7000
VID: 9163 5967 9747 1778

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరువాత: W/O ఎంపెత్తి సంతోష్, 503, అమెథిస్ట్ బ్లాక్, మై హోమ్ జ్యూల్, మదినాగూడ, రేలంగి, కె.ఎం.ఎం.సి.సి.
రేలంగి - 500049
Address: W/O Sanghisetti Santosh, 503, Amethyst
Block, My Home Jewel, Madinaguda,
Miyapur, K.v. Rangareddy,
Telangana - 500049

6222 6067 7000
VID: 9163 5967 9747 1778

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

సంగిశెట్టి సంతోష్
Sanghisetti Santosh
పుట్టిన తేదీ/DOB: 14/10/1976
పురుషుడు / MALE

9512 2841 3745
VID: 9172 0646 5547 7624

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరువాత: S/O ఎం.ఎస్. మోహన్ రావు, ఫ్లాట్ నెం. 503 అమెథిస్ట్ బ్లాక్, మై హోమ్ జ్యూల్, మదినాగూడ, రేలంగి, కె.ఎం.ఎం.సి.సి.
రేలంగి - 500049
Address: S/O S Mohan Rao, FLAT NO 503
AMETHYST BLOCK MY HOME JEWEL
MADINAGUDA, Trumalagiri, Hyderabad,
Andhra Pradesh - 500049

9512 2841 3745
VID: 9172 0646 5547 7624

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Government of India

చాతలి కృష్ణ
Chathiri Krishna
పుట్టిన తేదీ/DOB: 01/07/1976
పురుషుడు / MALE

XXXX XXXX 2635
VID: 9187 4475 9944 4596

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరువాత: S/O నరసాలా లాట్, 8-1-328/అ/144, గ్లోబల్, షాక్ పేట్, ఎం.ఎం.సి.సి.సి, గోల్కొండ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500008
Address: S/O Narasalaiah Late, 8-1-328/A/144, GF 126,
Shaikpet, M G Nagar, Golconda, Hyderabad,
Andhra Pradesh - 500008

XXXX XXXX 2635
VID: 9187 4475 9944 4596

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