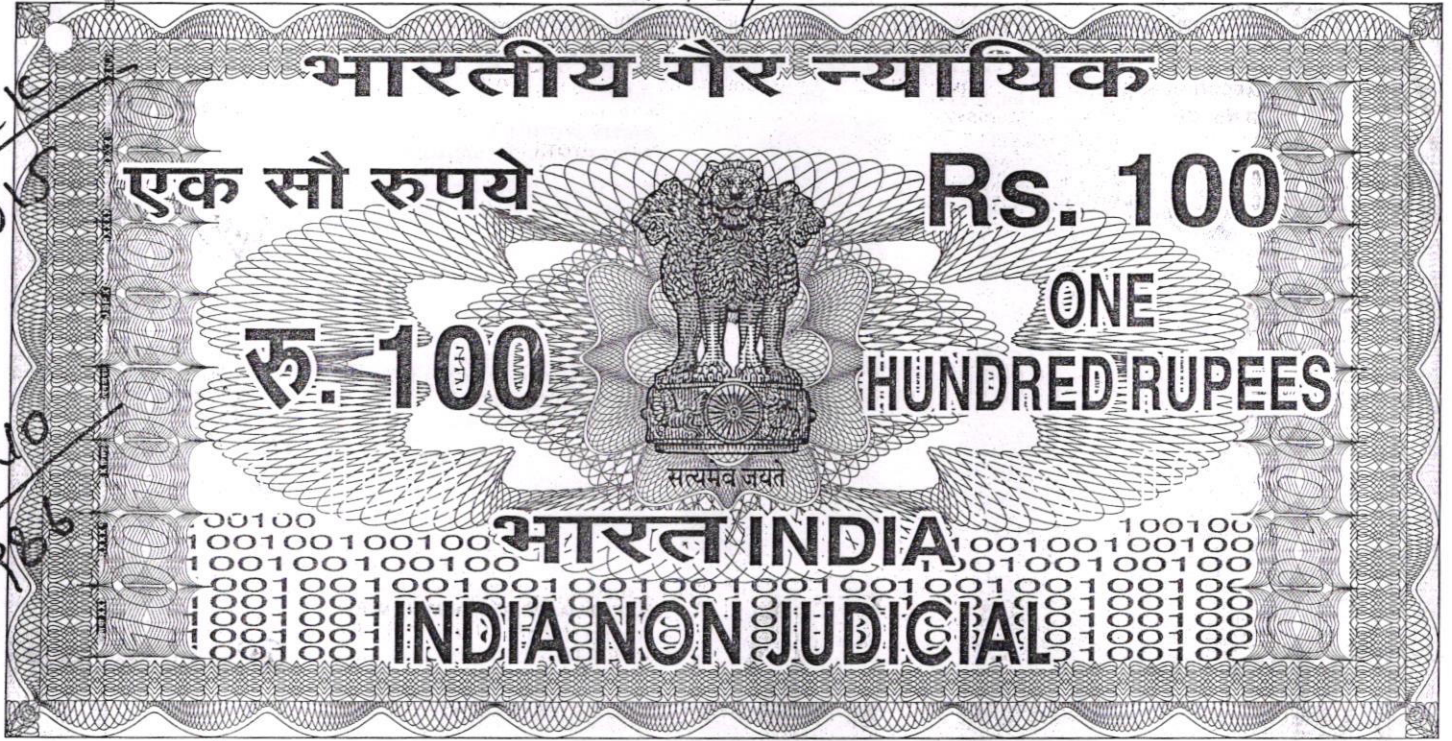


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Z 691223

SL. No. 181 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*  
 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

### AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 13<sup>th</sup> 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 Developer.

AND

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

AND

Mrs. Chitty Jyothsna, Wife of Mr. Sanghisetti Santosh, aged about 38 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 Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For MODI REALTY (MIRYALAGUDA) LLP

For MODI & MODI REALTY HYDERABAD PVT. LTD.

*[Signature]*  
 Partner

*[Signature]*  
 Authorised Signatory

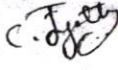
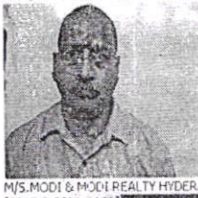
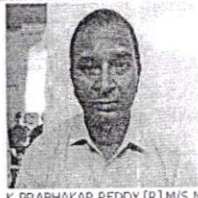
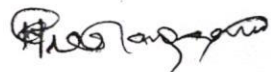
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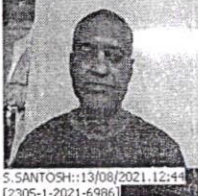
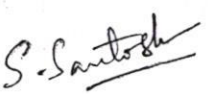
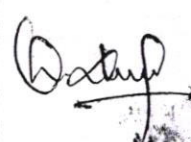
**Presentation Endorsement:**

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                                                      |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|       | CL   |  |  | CHITTY JYOTHSNA<br>W/O. SANGHISETTI SANTOSH<br><br>FLAT NO-503 MADINAGUDA<br>MIYAPUR, DIST/RANGA REDDY                                                                        |  |
| 2     | EX   |  |  | M/S.MODI & MODI REALTY<br>HYDERABAD PVT LIMITED REP BY<br>K.KRISHNA PRASAD<br>S/O. HANUMANTHA RAO<br><br>H.NO-5-4-187/3 & 4 2ND FLOOR M.G<br>ROAD SECUNDRABAD,<br>SECUNDRABAD |  |
| 3     | EX   |  |  | K.PRABHAKAR REDDY[R]M/S.MODI<br>REALTY (MIRYALGUDA)LLP REP BY<br>SOHAM MODI<br>LATE SATISH MODI<br><br>H.NO-5-4-187/3 & 4 SOHAM MANSION<br>M.G ROAD, SECUNDRABAD              |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                               | Name & Address               | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|
| 1     |   |   | S.SANTOSH<br><br>MADINA GUDA |  |
| 2     |  |  | CH.KRISHNA<br><br>HYDERABAD  |  |

13th day of August, 2021

Signature of Sub Registrar  
Miryalaguda

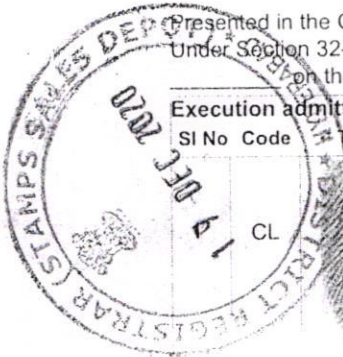
**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                       | Address:                                                            | Photo                                                                                 |
|-------|-------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX3745<br>Name: Sanghisetti Santosh | S/O S Mohan Rao,<br>Tirumalagiri, Hyderabad, Andhra Pradesh, 500049 |  |
| 2     | Aadhaar No: XXXXXXXX2635<br>Name: Chathiri Krishna    | S/O Narasaiah Late,<br>Golconda, Hyderabad, Andhra Pradesh, 500008  |  |

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6943/2021. Sheet 1 of 10 Sub Registrar  
Miryalaguda





Wherever the Developer/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 Developer//Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known AVR Gulmohar Homes forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, vide registered sale deed from the Developer and the details of which are given in Annexure-A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement for Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure-B attached herein and the specifications shall be as per Annexure-C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time.
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the lumpsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure-A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure-A.
- 3.2. 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 consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Authorized Signatory

C. Jyoti

## E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details                                         | Address:                                                                     | Photo                                                                               |
|-------|---------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | Aadhaar No: XXXXXXXX6051<br>Name: Kedari Krishna Prasad | C/O Late Kedari Hanumanta Rao,<br>Secunderabad, Hyderabad, Telangana, 500017 |  |
| 4     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                                       |  |
| 5     | Aadhaar No: XXXXXXXX7090<br>Name: Chitty Jyothsna       | W/O Sanghisetti Santosh,<br>Miyapur, K.v. Rangareddy, Telangana, 500049      |  |

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                        | 14900     | 0    | 0                           | 0                | 15000 |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 15000     | 0    | 0                           | 0                | 15000 |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100   |
| Mutation Fee            | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Total                   | 100            | 0                        | 30000     | 0    | 0                           | 0                | 30100 |

Rs. 14900/- 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 ,8111WC110821 dated ,11-AUG-21 of ,YESB/

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 30000/-, DATE: 11-AUG-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8946830459114, PAYMENT MODE: NB-1001138, ATRN: 8946830459114, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MRS. CHITTY JYOTHSNA).

Date:

13th day of August, 2021

Signature of Registering Officer  
Miryalaguda

**CERTIFICATE OF REGISTRATION**Registered as Document No. 6943 of 2021

Book-I and Assigned the Identification

Number I-2305 - 6943 - 2021 for ScanningOn 13/08/2021

  
Sub-Registrar  
MIRYALGUDA.

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- 3.3. 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 construction 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 Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure–B and Annexure–C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.
4. COMPLETION OF CONSTRUCTION:
- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure–A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Authorized Signatory

C. Jyoti



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4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.

4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

5. POSSESSION OF VILLA:

5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.

5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

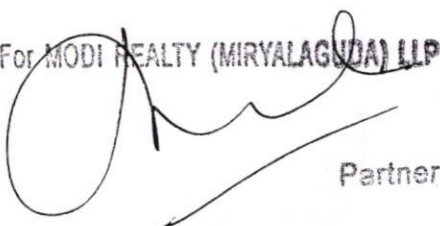
5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchaser by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

6. FORCE MAJEURE:

6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

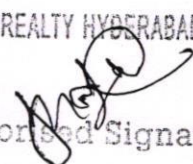
6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For MODI REALTY (MIRYALAGUDA) LLP

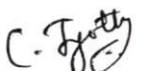


Partner

For MODI & MODI REALTY HYDERABAD PVT. LTD.



Authorized Signatory



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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.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Document no. 6942 of 2021, dated 13.08.2021 regd. at S.R.O, Miryalaguda, Nalgonda District.          |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | A2-Duplex                                                                                            |
| 5.  | No. of floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Ground Plus First Floor                                                                              |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3 - Bedrooms                                                                                         |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                      |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 45                                                                                                   |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 179 Sq. yds.                                                                                         |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2340 Sft.                                                                                            |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2044 Sft.                                                                                            |
| 8.  | Total consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rs. 30,00,000/- (Rupees Thirty Lakhs Only)                                                           |
| 9.  | Details of advance paid:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                      |
|     | Rs.30,00,000/-(Rupees Thirty Lakhs Only) already received which is admitted and acknowledged by the Developer by way of receipts.                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                      |
| 10. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 30.10.2021                                                                                           |
| 11. | <b><u>Description of the Scheduled Villa:</u></b><br><br>All that piece and parcel of land bearing plot no. 45, admeasuring about 179 sq. yds, along with a villa constructed thereon having built up area 2340 sft. 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:<br><br>North by: Plot No. 46<br>South by: Plot No. 44<br>East by: Plot No. 64 & 63<br>West by: 30' wide road |                                                                                                      |

For MODI REALTY (MIRYALAGUDA) LLP.

Partner

DEVELOPER

CONSENTING PARTY

PURCHASER



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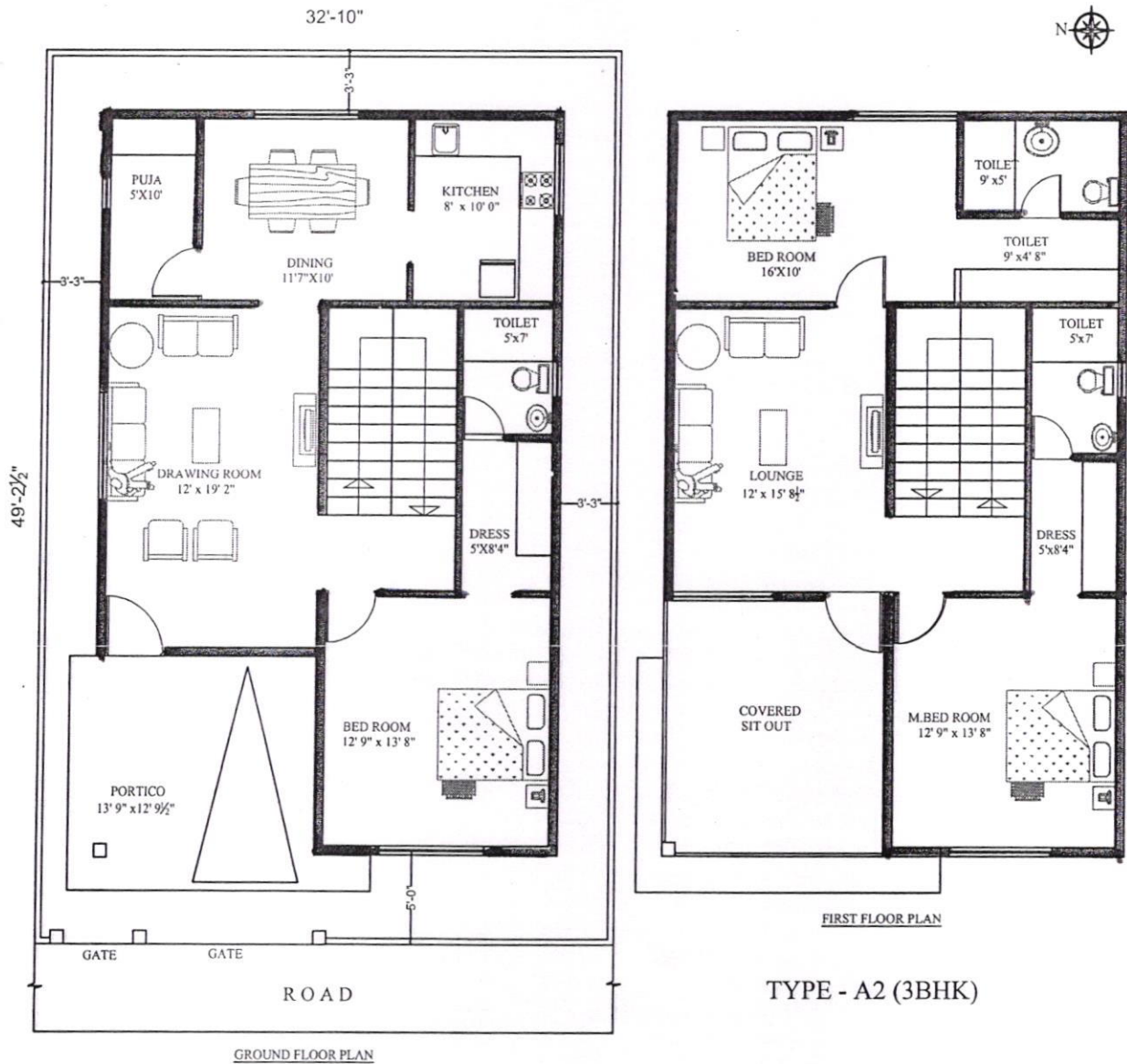
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## ANNEXURE- B

Plan of the Said Villa:



For MODI REALTY (MIRYALAGUDA) LLP

Partner

DEVELOPER

For MODI & MODI REALTY HYDERABAD PVT. LTD.

CONSENTING PARTY  
Authorised Signatory

C. Jyoti  
PURCHASER



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## ANNSEXURE - C

### Specifications of Said Villa:

| Item              | Specifications                                     |
|-------------------|----------------------------------------------------|
| Structure         | RCC                                                |
| Walls             | 4"/6" solid cement blocks                          |
| External painting | Exterior emulsion                                  |
| Interior painting | Smooth finish with OBD                             |
| Flooring          | Branded 2 x2 ft. vitrified Tiles                   |
| Door frames       | Wood (non-teak)                                    |
| Main door         | Laminated / polished panel door                    |
| Other doors       | Painted panel doors                                |
| Electrical        | Copper wiring with modular switches                |
| Windows           | Powder coated Aluminum sliding windows with grills |
| Bathrooms         | Branded ceramic tiles – 4/7ft height               |
| Plumbing          | CPVC/PVC pipes.                                    |
| Sanitary          | Branded sanitary ware                              |
| CP fittings       | Branded quarter turn ceramic disc type             |
| Kitchen platform  | Granite slab with 2 ft dado and SS sink            |

### Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Developer and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Scheduled Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Scheduled Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For MODI REALTY (MIRYALAGUDA) LLP

For MODI & MODI REALTY HYDERABAD PVT. LTD.

DEVELOPER

Partner

CONSENTING PARTY  
Authorised Signatory

PURCHASER

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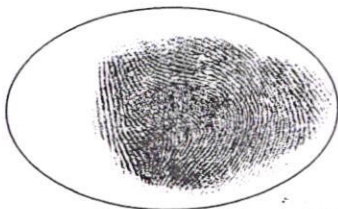
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



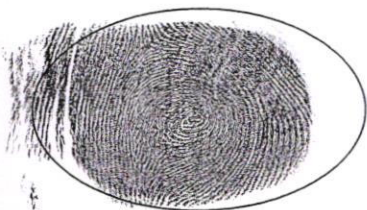
## DEVELOPER:

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



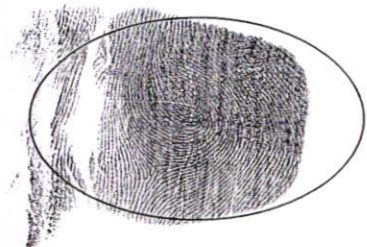
**GPA / SPA FOR PRESEING DOCUMENTS VIDE  
DOC NO.53/BK-IV/2018, DATED 25.05.2018  
REGD. AT SRO, SECUNDERABAD:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. AT 5-4-187/3 & 4  
SOHAM MANSION  
2<sup>ND</sup> 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  
2<sup>ND</sup> FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD-500 003  
REP BY ITS AUTHORISED 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. *Adarsh*

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Authorized Signatory

For MODI REALTY (MIRYALAGUDA) LLP

*[Signature]*

Partner

SIGNATURE OF THE DEVELOPER

*C. Jyothi*

SIGNATURE OF THE PURCHASER

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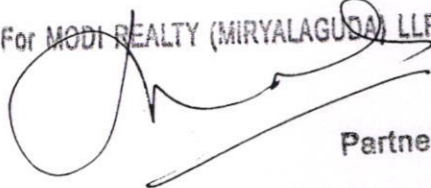


|                                                                                                                                                                                                                                                                                                           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



|                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>భారత ప్రభుత్వం</b><br/>Government of India</p>  <p>కండి ప్రభాకర్ రెడ్డి<br/>Kandi Prabhakar Reddy<br/>పుట్టిన సంవత్సరం/Year of Birth: 1974<br/>పురుషుడు / Male</p>  <p>3287 6953 9204</p> | <p>నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049</p> <p>To<br/>Kandi Prabhakar Reddy<br/>కండి ప్రభాకర్ రెడ్డి<br/>2-3-64/10/24 1FLOOR KAMALA NILAYAM<br/>JAISWAL COLONY<br/>Amberpet<br/>Amberpet, Hyderabad<br/>Andhra Pradesh - 500013</p> <p>10/07/2013</p> |
| <p><b>ఆధార్ - సామాన్యని హక్కు</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                  |

For MODI REALTY (MIRYALAGUDA) LLP



Partner



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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 ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా: C/O లేట్ కేదాం హనుమాం రావు,  
12-13-323/1/2 ఫ్లాట్ నెంబర్ 108, సాయి రెసిడెన్షియల్  
బిల్డింగ్ బామ్మి రెడ్డిస్ ఏజిండ్లాబాద్, లాల్ నగర్  
హైదరాబాద్, తెలంగాణ, 500017  
Address: C/O Late Kedan Hanumantha 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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భారత ప్రభుత్వం  
Government of India

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

6222 6067 7000  
VID: 9163 5967 9747 1778

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
W/O సంగిశెట్టి సంతోష్, 503, అమేథిస్ట్ బ్లాక్, మై హోం జ్వెల్, మదినాగూడా, మియాపూర్, కె.వి.రంగారెడ్డి,  
తెలంగాణ - 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

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 ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
S/O ప మోహన్ రావు, ఫ్లాట్ నెంబర్ 503 అమేథిస్ట్ బ్లాక్ మై హోం జ్వెల్, మదినాగూడా, తిరుమలగిరి, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500049  
Address:  
S/O S Mohan Rao, FLAT NO 503  
AMETHYST BLOCK MY HOME JEWEL  
MADINAGUDA, Tirumalagiri, Hyderabad,  
Andhra Pradesh - 500049

9512 2841 3745  
VID: 9172 0646 5547 7624

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భారత ప్రభుత్వం  
Government of India

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

XXXX XXXX 2635  
VID: 9187 4475 8944 4596

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
S/O నారాయణ్ లేట్, 8-1-328/అ/144, GF 126,  
షాక్ పేట్, మి.గి.నగర్, గోల్కొండ, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500008  
Address:  
S/O Narasiah Late, 8-1-328/A/144, GF 126,  
Shaikpet, M G Nagar, Golconda, Hyderabad,  
Andhra Pradesh - 500008

XXXX XXXX 2635  
VID: 9187 4475 8944 4596

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