

Government of Telangana Registration And Stamps Department

5136/23

Payment Details - Citizen Copy - Generated on 26/07/2023, 03:16 PM

SRO Name: 2305 Miryalaguda

Receipt No: 5308

Receipt Date: 26/07/2023

Name: SOHAM MODI

Transaction: Sale Deed

DD No:

CS No/Doct No: 5197 / 2023

E-Challan No: 7121H1250723

E-Challan Dt: 25-JUL-23

Chargeable Value: 2972000

E-Challan Bank Name: YESB

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

Mutation Charges

User Charges

Bank Name:

Account Description

Amount Paid By Challan

E-Challan

14860 44580

163360

1000 2972

226772

In Words: RUPEES TWO LAKH TWENTY SIX THOUSAND SEVEN HUNDRED SEVENTY TWO ONLY





Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 26/07/2023, 03:17 PM

SRO Name: 2305 Miryalaguda

Receipt No: 5309

Receipt Date: 26/07/2023

AGREEMENT

2972000

DD No:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Cash

Challan

Amount Paid By

E-Challan

14860

14760

500 30120

Total:

Registration Fee

User Charges

Deficit Stamp Duty

In Words: RUPEES THIRTY THOUSAND ONE HUNDRED TWENTY ONLY

Prepared By: MDFEROZKHAN

Signature by SR



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 26/07/2023, 03:17 PM

SRO Name: 2305 Miryalaguda

Receipt No: 5309

Receipt Date: 26/07/2023

Name: SOHAM MODI

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

CS No/Doct No: 5198 / 2023

Challan No:

E-Challan No: 698MXX250723

Chargeable Value:

Bank Name:

Challan Dt:

E-Challan Dt: 25-JUL-23

TURIND





මීපරිග तेलंगाना TELANGANA

SL. No. 15536 , Date: 08-05-2023, Rupees: 100/-

Sold to: Ramesh,

S/o. Late Narsing Rao, R/o. Hyd.

For whom: Modi Realty Miryalaguda LLP

BA 687646

KODA'LI RADHIKA

Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22-24 G6, Kubera Towers, Narayanaguda, Hyderabad-29. Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 24th day of July' 2020 at S.R.O, Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad–500 003, represented by its authorsided signatory, Shri Soham Modi, Son of Late Satish Modi, aged about 53 years, Occupation: Business hereinafter referred to as the Developer.

IN FAVOUR OF

Mrs. Neerudu Manju Vani, Daughter of Mr. Neerudu Chandraiah, aged about 49 years residing at H. No. 18-17/2, Hanumanpeta, Miryaladuda-508207, Nalgonda (Pan No AKFPN8005R, Mobile No.98490 07476 Aadhaar No. 8972 3057 6028) 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

Authorised Signatory

Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb SI No Code Thumb Impression Address Impression N.VISHWESHWAR RAO[R]NEERUDU MANJU VANI CHANDRAIAH W. Vemoliver doug 1 CL NO MIRYALAGUDA, DISTNALAGONDA N.VISHWESHWAR RAO [] [2305-1-2023-5198] PRABHAKAR REDDY[R]MODI REALTY MIRYALAGUDA LLP REP BY SOHAM MODI 2 EX LATE SATISH MODI R/O HNO 5-4-187/3 & 4, SEC BAD # Leo angagam

Identified by Witness:

Sub Registrar

of 11

Sheet

1

3

Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 1 of 11

Thumb Impression SI No Photo Name & Address Signature **CH KRISHNA** 2 R/O HYDERABAD [2305-1-2023-5198]WIT V BHANUPRASAD 1 R/O HYDERABAD [2305-1-2023-5198]WITNESS

[2305-1-2023-5198]EX-1-

26th day of July,2023

Biometrically Authenticated by SRO BANDA ARAVIND on 26-JUL-2023 15:13:24 Signature of Sub Registrar

Miryalaguda

E-KYC Details as received from UIDAI: SI No Aadhaar Details Address: Photo Aadhaar No: XXXXXXXX2635 S/O Narasaiah Late. Golconda, Hyderabad, Andhra Pradesh, 500008 Name: Chathiri Krishna Aadhaar No: XXXXXXXX4355 S/O Bollaiah Vaddempudi, KUKATPALLY, Hyderabad, Andhra Pradesh, Name: Bhanu Prasad Vaddempudi 500072 Aadhaar No: XXXXXXXX9204 Amberpet, Hyderabad, Telangana, 500013 Name: Kandi Prabhakar Reddy





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.

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 lumsum 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

Authorised Signatory

E-KYC Details as received from UIDAI:

SI No Aadhaar Details Address: Photo

4 Aadhaar No: XXXXXXXX5097

Name: Neerudu Vishweshwar Rao S/O Chandraiah, Miryalaguda, Nalgonda, Telangana, 508207

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

Description of Fee/Duty	In the Form of							
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	14760	0	0	0	14860	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	14860	0	0	0	14860	
User Charges	NA	0	500	0	0	0	500	
Mutation Fee	NA	0	0	0	0	0	0	
Total	100	0	30120	0	0	0	30220	

Rs. 14760/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14860/- towards Registration Fees on the chargeable value of Rs. 2972000/- was paid by the party through E-Challan/BC/Pay Order No ,698MXX250723 dated ,25-JUL-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 30170/-, DATE: 25-JUL-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3875096076617, PAYMENT MODE: NB-1001138, ATRN: 3875096076617, REMITTER NAME: K PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: NFERUDU MANU VANI) .

Date:

26th day of July,2023

Certificate of Registration

Registered as document no. 5137 of 2023 of Book-1 and assigned the identification number 2023 for Scanning on 26-JUL-23.

Registering Officer

Signature of Registering Office

Miryalaguda

Miryalaguda (B Aravind)

Generated on: 26/07/2023 03:29:59 PM





4

- 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

Authorised Signatory

8/2023 & Doct No Sheet 3 of 11 Sub Registrar Miryalaguda Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 3 of 11





- 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.

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

Authorised Signatory

Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 4 of 11 Sub Registrar Miryalaguda

. Strikensk wet





ANNEXURE- A

1.	Names of Purchaser:	Mrs. Neerudu Manju Vani, D/o. Mr. Neerudu Chandraiah		
2.	Purchaser's permanent residential address:	R/o. H. No. 18-17/2, Hanumanpeta, Miryaladuda-508207, Nalgonda.		
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 5136 of 2023, dated 24-07-2023 regd. a S.R.O, Miryalaguda, Nalgonda District.		
4.	Type of villa	A1 – Duplex – Type		
5.	No. of floors	Ground Floor Plus First Floor		
6.	No. of bedrooms	3 - Bedrooms		
7.	Details of Said Villa:	2 Val dollib		
	a. Villa no.:	40		
	b. Plot area:	197 Sq. yds.		
	c. Built-up area:	2340 Sft.		
	d. Carpet area	2044 Sft.		
8.	Total consideration:	Rs.29,72,000/-(Rupees Twenty Nine Lakhs Seventy Two		
		Thousand Only)		
9.	Payment terms: Rs.29,72,000/-(Rupees Twenty Nine entering this agreement which is added to the content of the	ne Lakhs Seventy Two Thousand Only oland 111 C		
	Rs.29,72,000/-(Rupees Twenty Nin entering this agreement which is ad	ne Lakhs Seventy Two Thousand Only) already paid before mitted and acknowledged by the Developer		
9.	Rs.29,72,000/-(Rupees Twenty Ni	ne Lakhs Seventy Two Thousand Only oland 111 C		
	Rs.29,72,000/-(Rupees Twenty Nine entering this agreement which is added and Scheduled date of completion: Description of the Scheduled Plot: All that piece and parcel of land beautilla constructed thereon having by	aring plot no. 40, admeasuring about 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mi		
10.	Rs.29,72,000/-(Rupees Twenty Ninentering this agreement which is added and Scheduled date of completion: Description of the Scheduled Plot: All that piece and parcel of land beavilla constructed thereon having but Gulmohar Homes" forming a part Nalgonda District, Telangana and beavilla North by: Plot No.39	aring plot no. 40, admeasuring about 197 sq. yds, along with a milt up area 2340 sft. in the housing project named as "AVR of Sy. No. 786. Miryalaguda Village, Miryalaguda Miryalaguda Willage, Willage, Miryalaguda Willage, Willage, Willage, Willa		
10.	Rs.29,72,000/-(Rupees Twenty Ninentering this agreement which is added and Scheduled date of completion: Description of the Scheduled Plot: All that piece and parcel of land beavilla constructed thereon having by Gulmohar Homes" forming a part Nalgonda District, Telangana and both	aring plot no. 40, admeasuring about 197 sq. yds, along with a milt up area 2340 sft. in the housing project named as "AVR of Sy. No. 786. Miryalaguda Village, Miryalaguda Miryalaguda Willage, Willage, Miryalaguda Willage, Willage, Willage, Willa		
10.	Rs.29,72,000/-(Rupees Twenty Ninentering this agreement which is added and Scheduled date of completion: Description of the Scheduled Plot: All that piece and parcel of land beavilla constructed thereon having but Gulmohar Homes" forming a part Nalgonda District, Telangana and beavilla North by: Plot No.39	aring plot no. 40, admeasuring about 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mirvalaguda Village, Mirvalaguda March 197 sq. yds, along with a nilt up area 2340 sft. in the housing project named as "AVR of Sv. No. 786. Mirvalaguda Village, Mi		

FOR MODI REALTY (MIRYALAGUDA) LEP-

Authorised Signatory

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

Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 5 of 11 Sub Registrar Miryalaguda

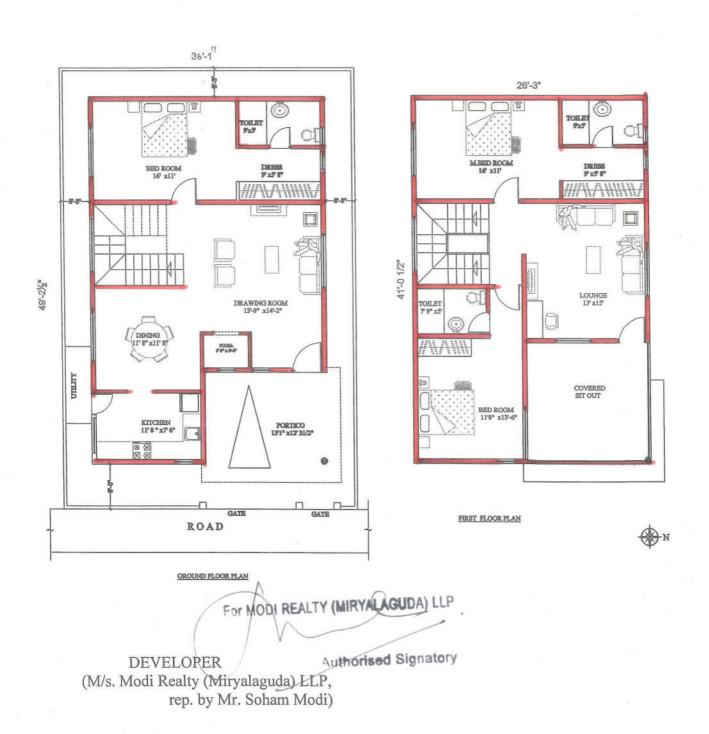
Generated on: 26/07/2023 03:29:59 PM

The Seal of Sub Registrar office MIRYALAGUDA



ANNEXURE-B

Plan of the Said Villa:



Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 6 of 11 Sub Registrar Miryalaguda





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:

- 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.
- 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 mime without prior notice.
- 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

DEVELOPER

Authorised Signatory

(M/s. Modi Realty (Miryalaguda) LLP,

rep. by Mr. Soham Modi)

Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 7 of 11 5

 $\cdots , \forall F_{+}, \quad \star \forall \cdots _{F},$

Sheet 7 of 11 Sub Registrar Miryalaguda



1 1 6 4 4

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





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 2ND FLOOR, M. G. ROAD SECUNDERABAD

SIGNATURE OF WITNESSES:

1

· Ch. samp

2. V. Boro

FOR MODI REALTY (MIRYALAGUDA) LLP

Authorised Signatory

SIGNATURE OF THE DEVELOPER

8/2023 & Doct No Sheet 8 of 11 Sub Registrar Miryalaguda Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 8 of 11 S



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF **REGISTRATION ACT. 1908**

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASS PORT SIZE PHOTOGRAPH (BLACK & WHITE)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT /SELLER/BUYER
	PHOTO	
		PURCHASER:
		MRS. NEERUDU MANJU VAN DO. MR. N. CHANDAIAH RIO. 18-1712 HANUMANDETA MIRYALAGUDA - 508207 NALGONDA.
		REPRESENTATIVE: MR. N. VISHWESH WAR RAN SOLHY. N. CHANDRAIPH RIO. 18-1712 HANUMANPETA MIRYALAGUDA. 508 20; NALGONDO.
	The state of the s	IN BLACK INK (LEFT THUMB) PHOTOGRAPH (BLACK & WHITE)

SIGNATURE OF THE EXECUTANY/S

NOTE: If the Buyer(s) is / are not present before the Sub Registrar, the following request should be signed

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed, through my representative, Sri. N. VISHWESHWAR RAG as I/We cannot appear personally

before the Registering Officer in the office of Sub-Registrar of Assuarance.....

Signature of the Representative

Signature of BUYER (s)

8/2023 & Doct No Sheet 9 of 11 Sub Registrar Miryalaguda

Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 9 of 11 S







भारत सरकार



కోయాల సతీస్ చూడే Soham Satish Modi పూర్తిని సం./YoB.1969 ప్రయుగ్రమ Male



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దియామూ S/O: ఎక్క్ మెలక్ స్ట్రేట్ కో 280. లేడ్ లే-26 ఎ.ఎఎ. డిచాలయి: దర్గా జాబిక్ హీట్స్ మైరకాలాడ్, బరకారా హీట్స్ హైదకాలాడ్

KRIG DISE 500034

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

3146 8727 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

FOR MODEREALTY (MIRYALAGUDA) LLP

Authorised Signatory



Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy

పుట్టిన సంవర్సరం/Year of Birth: 1974 పురుఘడు / Male



3287 6953 9204

ఆధార్ – సామాన్యుని హక్కు

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

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



Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 10 of 11 Sub-Registrar Miryalaguda







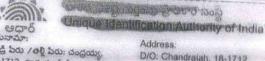
భారత ప్రభుత్వం Government of India

నీరుడు మంజువాణి Neerudu Manjuvani වාසුන විය / DOB : 01/06/1971



8972 3057 6028

నా ఆదార్, నా గుర్తింపు



రెండ్రి పేరు /తెళ్లి పేరు: చెంద్రయ్య 18-1712, హనుమాన్ పేట, రామాలయం దగ్గర, -, మిర్యాలగూడ, మీర్యాలగూడ, నల్గొండ, మీర్యాలగూడ, తెలంగాణ,

D/O: Chandraiah, 18-1712, Hanuman peta, Near Ramalayam, -, Miryalaguda, Miryalguda, Nalgonda, Miryalaguda, Telangana, 508207

8972 3057 6028







టారత ప్రభుత్వం Government of India



Neerudu Vishweshwar Rao තුළිය ම්ඨ/DOB: 04/11/1968 పురుషుడు/ MALE

W. Memsemil

భారత విశేష్ట్ర గుర్తింపు ప్రాథికాత సంస్థ Unique Identification Authority of India



తరునామా: 5/0: చంద్రయ్య, 18-1712, హనుమాన్ పేట, మిర్వాలగూడ, మీర్వాలగూడ, నల్గొండ, తెలంగాణ - 508207

Address: S/O: Chandraiah, 18-1712, Hanuman Peta, B Miryalaguda, Miryalaguda, Nalgonda, Telangana - 508207



8029 1824 5097

VID: 9136 0310 6246 9326



8029 1824 5097 VID: 9136 0310 6246 9326

ನ್ ಆದ್ , ನ್ ಗುರ್ತಿಯ

బారత ప్రభుత్వం Government of India

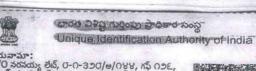


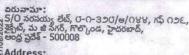
Chathiri Krishna పుట్టిన తేదీ/DOB: 01/07/1976 పురుషుడు/ MALE



7882 5588 2635

VID: 9105 3057 6363 0503 నా ఆధార్, నా గుర్తింపు



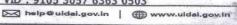






7882 5588 2635 VID: 9105 3057 6363 0503

आरतीय विशिष्ट पहचान प्राधिकरण





भारत सरकार Government of India



భాను ప్రసాద్ వర్గెమ్పుడి Bhanu Prasad Vaddempudi పుట్టిన తేదీ / DOB: 28/10/1974 పురుపుడు / Male

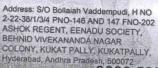


9030 5051 4355

मेरा आधार, मेरी पहचान



చిరునామా క/0 బొల్లయ్య వడ్డెమ్ముడి, హ నే సా సాక్రాలు/(19/4 పన్-೧۷೬ అండ్ దాలకి ఫోఎ-ఎంఎ అశోక రిగెంట్, ఈనాడు సొసైట్, బెప్పాడ్ వివేకానంద సెగర్ కాలనీ కూకట్ పల్లి, కుకట్పల్లి, హైదరబాద్, ఆంధ్రా ప్రదేశ్, 500072

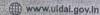




9030 5051 4355







Bk - 1, CS No 5198/2023 & Doct No 5137/2023. Sheet 11 of 11 Sub Registrar Miryalaguda



