



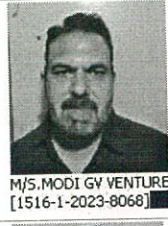
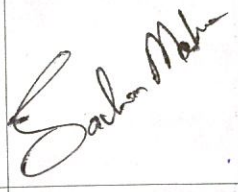
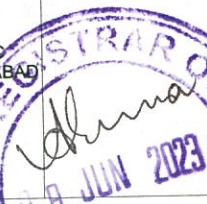
BA 810490

JILLA VANI
LICENSED STAMP VENDOR
 Lic. No. 16060142019
 Ren.No. 16060142019
 Hyderabad
 Ph 9290110888

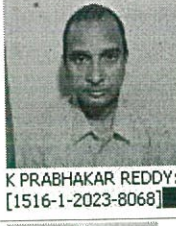
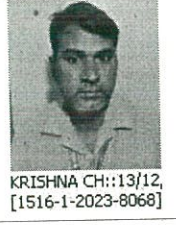
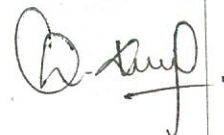
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Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 3 and 4 on the 13th day of DEC, 2023 by Sri Varanasi Aruna

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 M/S.MODI GV VENTURE [1516-1-2023-8068]	M/S.MODI GV VENTURES LLP REP.BY.SACHIN MALVE (DESIGNATED PARTNER) S/O. DURGADAS MALVE O/O 5-4-187/3 & 4 SOHAM MANSION MG ROAD, SECUNDERABAD	
2	EX		 VARANASI ARUNA::1 [1516-1-2023-8068]	VARANASI ARUNA W/O. V MADHUSUDHAN PRASAD H.NO.11-4-649/2/9 SREE VILAS A C GUARDS KHAIRATABAD, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY:: [1516-1-2023-8068]	K PRABHAKAR REDDY AADHAR	
2		 KRISHNA CH::13/12, [1516-1-2023-8068]	KRISHNA CH AADHAR	

13th day of December,2023

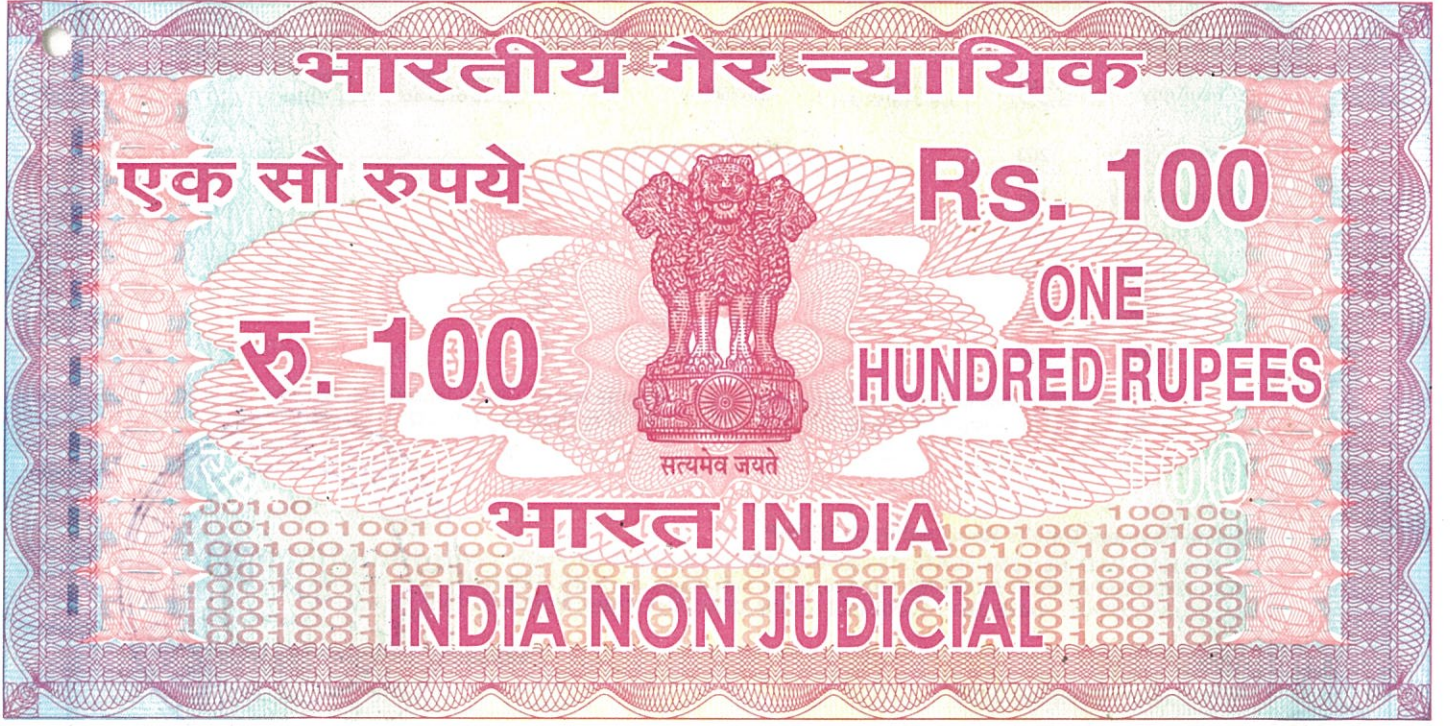
Signature of Sub Registrar
ShamirpetBiometrically Authenticated by
SRO C GODA DEVI
on 13-DEC-2023 15:19:25**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0016 Name: Varanasi Aruna	W/O Varanasi Madhusudhan Prasad, AC guards, Hyderabad, Andhra Pradesh, 500004	
2	Aadhaar No: XXXXXXXX8663 Name: Sachin Malve	S/O Durgadas Malve, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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7963/2023. Sub Registrar
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తెలంగాణ తెలంగాణ TELANGANA

BA 810491

Tran Id: 230728114249315363
Date: 28 JUL 2023, 11:47 AM
Purchased By:
G SAINATH
S/o G RAMESH
R/o HYDERABAD
For Whom
MODI GV VENTURES LLP

JILLA VANI
LICENSED STAMP VENDOR
Lic. No. 16060142019
Ren.No. 16060142019
Hyderabad
Ph 9290110888

WHEREAS:

1. The Owners and Developer has entered into a Joint Development Agreement cum General Power of Attorney (hereinafter referred to as the JDA or Principal Agreement) dated 7th August, 2023 registered as document no. 5810/2023 registered at SRO Shamirpet for development of land admeasuring 2,057 sq yds forming a part of Sy. no. 228 of Turkapally, Genome Valley, Hyderabad, Telangana under S.R.O. Shamirpet (detailed in the schedule given under).
2. The JDA envisaged development of basement and stilt for parking + 6 upper floors of office space, with a total built-up area of 43,500 sft of office space on the said land. Application for permit was made for basement, stilt and 4 upper floors for which HMDA had approved the building plans and had raised a demand for payment of fees and charges. The Developer has paid fees of Rs. 17.11 lakhs. Application for permit for upper 2 floors was prepared for submission to HMDA. However, the HMDA officials have raised certain technical objections to the plans for the 2 upper floors.
3. The Developer has represented to the Owners that obtaining permit for basement, stilt and 6 upper floors may be difficult and time consuming. Instead, the Developer has proposed to develop a building consisting of basement for parking, ground floor as office space and additional 4 upper floors as office space.

For MODI GV VENTURES LLP

Sachin Mahre
Authorised Signatory

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	200	0	0	0	0	0	200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	200	0	3000	0	0	0	3200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,780A2Q121223 dated: 12-DEC-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3050/-, DATE: 12-DEC-23, BANK NAME: YESB, BRANCH NAME: BANK REFERENCE NO: 1582105996625, PAYMENT MODE: NB-1001138, ATRN: 1582105996625, REMITTER NAME: MR. SACHIN MALVE, EXECUTANT NAME: MRS. VARANASI ARUNA, CLAIMANT NAME: MODI GV VENTURES LLP.

Date:

13th day of December, 2023

Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 7963 of 2023 of Book-1 and assigned the identification number 1 - 1516 - 7963 - 2023 for Scanning on 13-DEC-23 .

Registering Officer
Shamirpet
(C. Goda Devi)

NOTE : One (1) Copy has been Registered along with the Original

Sub-Registrar
Shamirpet

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4. The Owners have accepted the proposal and plans made by the Developer. Application for revised permit has been made and the revised permit is awaited.
5. The Principal Agreement needs to be revised in light of the revised plans. Accordingly, this Supplementary Joint Development Agreement cum General Power of Attorney is being executed by both the parties to record the amendments to the Principal Agreement.
6. The Principal Deed shall be read along with this Supplementary Joint Development Agreement cum General Power of Attorney with the following amendments to the Principal Agreement:
 - 6.1. Clause K (iii) shall be substituted with, 'The entire scheduled land is proposed to be developed into an Commercial Complex consisting of basement for parking and Office Space on the 5 upper floors along with amenities like power supply, power backup, water supply, compound wall, gate, etc.'
 - 6.2. Clause L (i) to (viii) shall be substituted with,
 - i. Total basement parking area – 15,063 sft – 30 nos. car parkings.
 - ii. Total stilt floor parking area – Nil sft – Nil car parkings.
 - iii. Typical floor area (I to IV floors) – 8,688 sft. Ground floor area – 7,780 sft.
 - iv. No of typical floors – 4 + Ground floor.
 - v. Built-up area of proposed commercial complex – $7,780 + 8,688 \times 4 = 42,532$ sft.
 - vi. Common area: lift + staircase + lobby in basement and terrace floor – $874 \text{ sft} \times 2 \text{ floors} = 1,748$ sft.
 - vii. Total super built up area/leasable area = $42,532 \text{ sft} + 1,748 = 44,280$ sft.
 - viii. Super built up area of ground floor = 8,100 sft and I to IV floors = 9,045 sft per floor.'

6.3. The table in clause O shall be substituted with:

Sl. No.	Item	Share of Owner	Share of Developer
1.	Car parking in the basement floor	12 nos.	18 nos.
2.	Car parking in the stilt floor	Nil	Nil
3.	Area on ground floor	BUA - 7,780 sft. SBUA – 8,100 sft.	Nil.
4.	Area on first floor	BUA – 8,688 sft. SBUA – 9,045 sft.	Nil
5.	Area on second floor	Nil.	BUA – 8,688 sft. SBUA – 9,045 sft.
6.	Area on third floor	Nil.	BUA – 8,688 sft. SBUA – 9,045 sft.
7.	Area on fourth floor	Nil.	BUA – 8,688 sft. SBUA – 9,045 sft.
8.	Undivided share of land	822.80 sq yds	1,234.20 sq yds
9.	Terrace space	3,475 sft	5,213 sft



For MODI GV VENTURES LLP



Authorised Signatory

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7963/2023.

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Shamirpet



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- 6.4. Clause Q shall be substituted with, 'In all the Developer shall have ownership rights on 27,135 sft (SBUA) of Office Space along with 18 car parking and 1,234.20 sq yds of undivided share in land. Similarly, the Owner shall have Ownership rights on 17,145 sft of super built up area of Office Space along with 12 car parking and 822.8 sq yds of undivided share in land.'
- 6.5. Annexure B, Annexure C and Annexure D of the Principal Agreement shall be substituted with Annexure B, Annexure C and Annexure D attached herein.
7. This agreement is executed in one original for Developer and a copy for Owner.
8. The cost of registration and execution of this Agreement shall be borne by the Developer. The Owner shall register this Agreement at the relevant SRO as and when called for by the Developer.
9. All other terms and conditions mentioned in the Principal Agreement shall remain unaltered and binding on both the parties.



For MODIGY VENTURES LLP


Authorised Signatory

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Shamirpet



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SCHEDULE OF THE LAND

- A. All that portion of the land area to the extent of 2,057 sq. yds, forming a part of Sy. No. 228 of Turkapally Village, Genome Valley, Shamirpet Mandal, Medchal-Malkajgiri District Hyderabad, Telangana under S. R. O. Shamirpet and bounded by:

North	Neighbors Land
South	Genome Valley main road
East	Neighbors Land
West	40' road

B. Built up area Particulars:

- a) In the Basement Floor : 15,063 sft. parking space for 30 nos. car
- b) In the Ground Floor : 8,100 sft.
- c) In the First Floor : 9,045 sft.
- d) In the Second Floor : 9,045 sft.
- e) In the Third Floor : 9,045 sft.
- f) In the Fourth Floor : 9,045 sft.

IN Witness whereof the Owner and Developer have affixed their signatures on this development agreement on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Owner: Mrs. Varanasi Aruna:



Developer: M/s. Modi GV Ventures LLP
Rep. by Sachin Malve.

For MODI GV VENTURES LLP



Authorised Signatory

Witness no. 1:

Name:

Address:



K. P. Reddy
Hyderabad.

Witness no. 2:

Name:

Address:



Ch. K. Srinivas
Hyderabad.

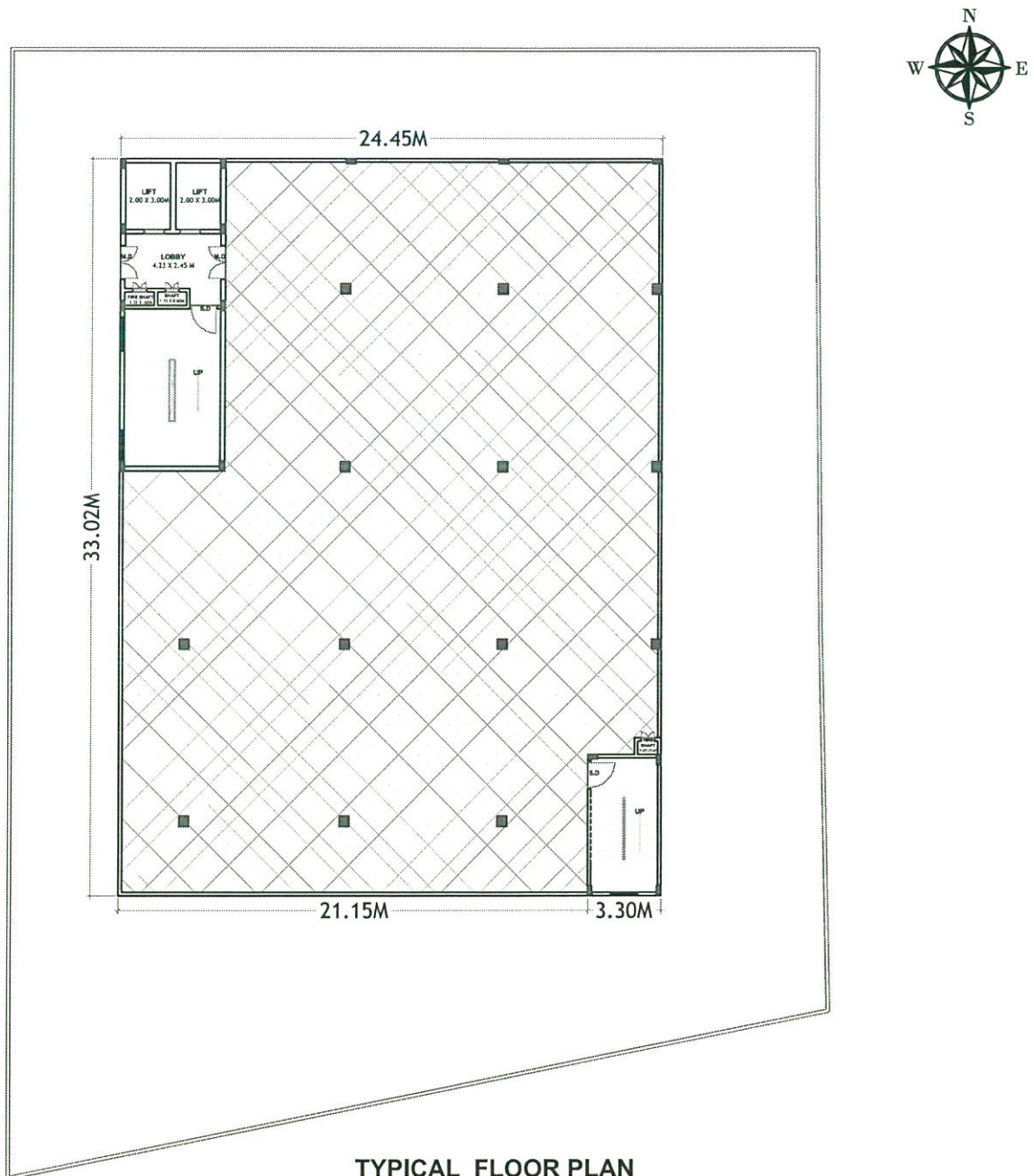
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Annexure -B.
Plan of the typical floor



TYPICAL FLOOR PLAN

(FIRST TO FOURTH FLOOR)

Signature

For MODIG VENTURES LLP

Signature

Authorised Signatory

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7963/2023.

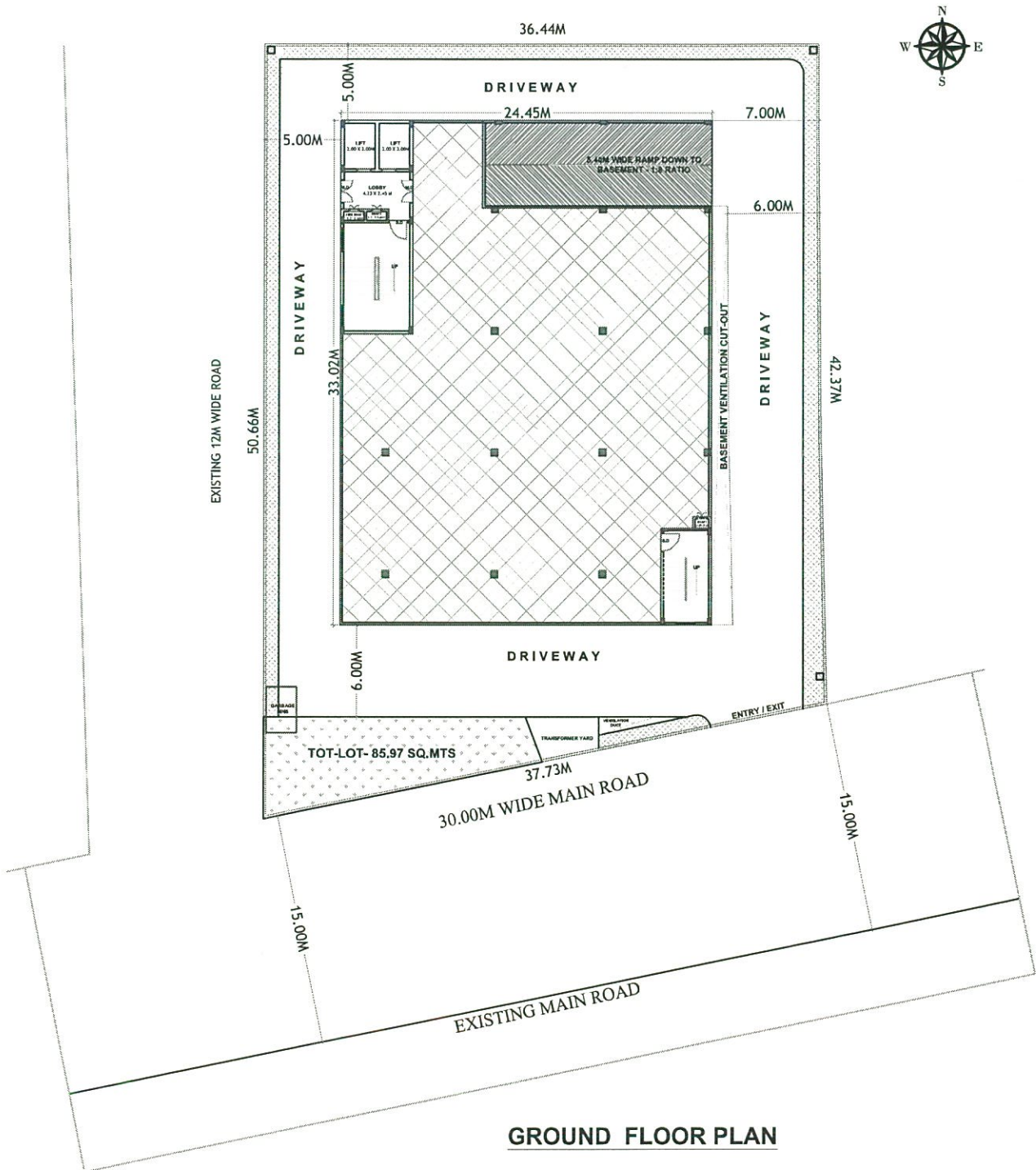
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Shamirpet



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Annexure -C
Plan of the ground floor



GROUND FLOOR PLAN

For MODI GV VENTURES LLP

Authorised Signatory

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7963/2023.

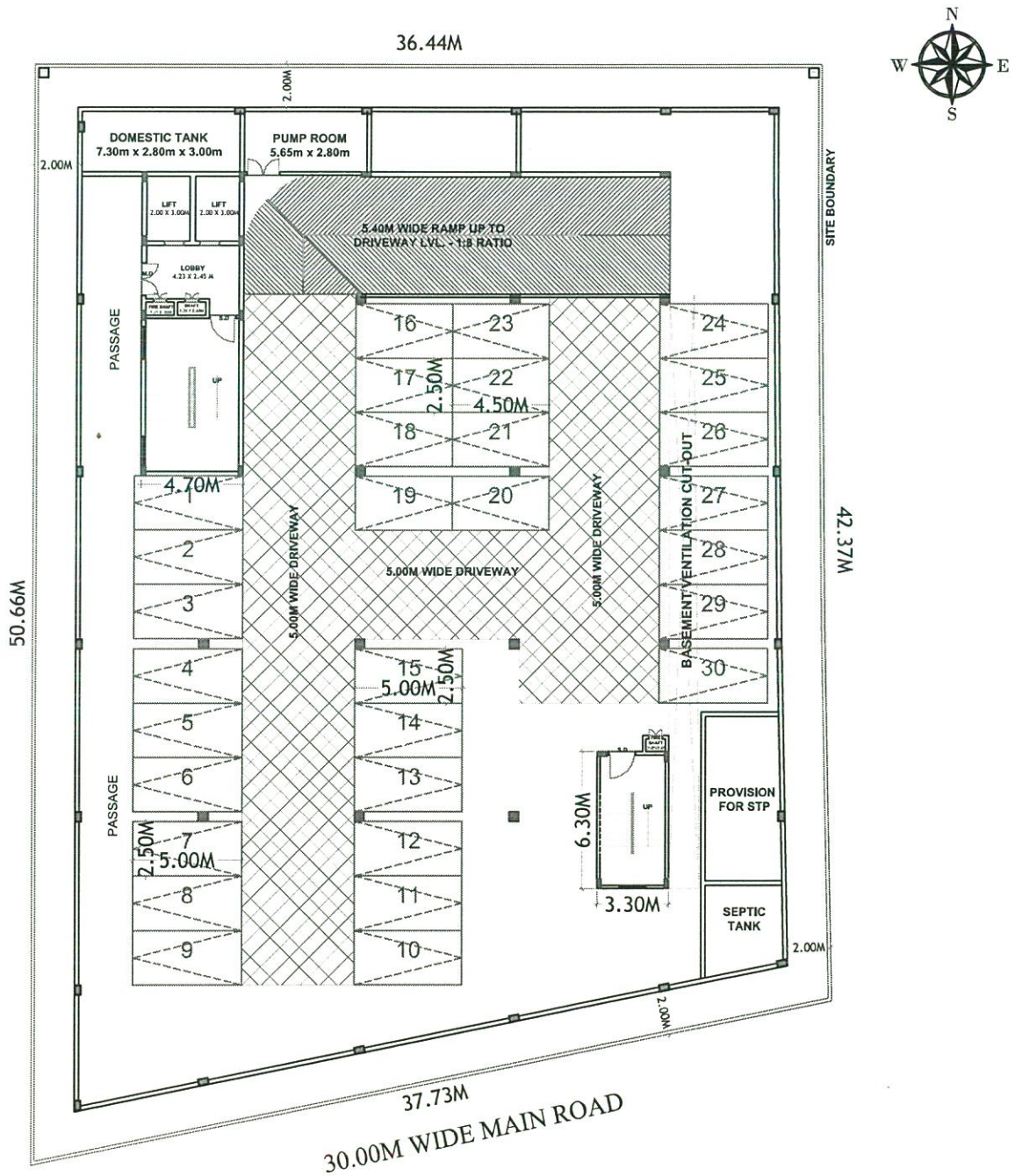
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Shamirpet



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Annexure -D
Plan of the basement floor



BASEMENT PLAN

Shrma

For MODIGY VENTURES LLP

Sachin Mabe
Authorised Signatory

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7963/2023. Sheet 8 of 9 Sub Registrar
Shamirpet



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



వారణాసి అరుణ
Varanasi Aruna

పుట్టిన సంవత్సరం/Year of Birth: 1970
స్త్రీ / Female

0016

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O వారణాసి
మధుసూధన్ ప్రసాద్, 11-4-649/2/9,
శ్రీ విలాస్, ఎస్ గార్డ్స్, ఎస్ గార్డ్స్,
ఖైరతాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్,
500004

Address: W/O Varanasi
Madhusudhan Prasad, 11-4-
649/2/9, Sree Vilas, A C Guards,
AC Guards, Khairatabad,
Hyderabad, Andhra Pradesh,
500004

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
సీ.ఎ. గార్డ్స్ పే. 1947,
ఖైరతాబాద్, హైదరాబాద్

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India



సచిన్ మాల్వే
Sachin Malve

పుట్టిన సంవత్సరం/Year of Birth: 1971
పురుషుడు / Male

8663

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O దుర్గాదాస్ మాల్వే
గ-౮-౨౧౨/౩౦/సి, పర్వతెనువి కాలనీ
పి జి రోడ్, సెకండరాబాద్
సెకండరాబాద్, హైదరాబాద్
ఆంధ్రప్రదేశ్, 500003

Address: S/O Durgadas
Malve, 1-8-215/30/C,
PARK AVENUE COLONY, P
G ROAD, Secunderabad,
Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

8663

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

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

ఆధార్ - సామాన్యుని హక్కు

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

8432/RRD/2001
KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050



Signature
issued On 25/06/2015
RTA RANGAREDDY

Signature

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7963/2023.

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