



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4919 Date: 05-10-2021

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. GULMOHAR RESIDENCY

AH 706251

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

### QUADRIPARTITE AGREEMENT

This Agreement is executed on this 30<sup>th</sup> day of March 2021 between Mr. A.V Vasudev, son of Mr. A.S.N Prasad, aged about 37 years and Mrs. P.L Sravanthi, wife of Mr. A.V Vasudev aged about 33 years both residing at LIGH-105, APHB Colony, Moula Ali, Hyderabad-500040, hereinafter referred to as the 'Borrower(s)', which term shall unless repugnant to the context shall mean and include his/ her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party 'First Part'.

AND

M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates), a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad – 500 003, represented by its Partner Shri. Anand S Mehta, S/o. Shri Suresh U Mehta, aged about 42 years, hereinafter referred to as the 'Builder' 'Second Part'.

A. V. Vasudev  
P. L. Sravanthi

For MODI REALTY MALLAPUR LLP

Anand S Mehta  
Partner

A. V. Vasudev

For GULMOHAR RESIDENCY

Suresh U Mehta  
Partner



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S.No. 4920 Date: 05-10-2021

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S/o. MALLESH

For Whom: M/s. GULMOHAR RESIDENCY

AH 706252  
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Plot No.227, Opp.Back Gate of City Civil Court  
West Marredpally, Sec'bad.

AND

M/s. Gulmohar Residency, a registered partnership firm having its office at Plot no. 8, Road no. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad – 500 067, represented by its Managing Partner Shri Sudhir U Mehta, S/o. Late Uttamlal U Mehta, Occupation: Business. which term shall unless repugnant to the context shall mean and include his/her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party 'Third Part'.

AND

State Bank of India, a body corporate, constituted under the State Bank of India Act 1955, having amongst others one its Branch Office (RACPC) at Patny, Hyderabad hereinafter referred as the 'SBI' which term shall unless repugnant to the context shall mean and include its representatives, successors, executors, attorneys, administrators and assigns, of the party 'Fourth Part'.

Whereas the Owner (s) is / are the absolute owner in peaceful possession and enjoyment of the residential property bearing flat no C-407 **Gulmohar Residency**, forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District

A.w.a.n.d.

Dr. Suresh Chandra

For MODI REALTY MALLAPUR LLP

Partner

For GULMOHAR RESIDENCY

Partner





3. That if for any reason there is any increase / escalation in the cost of the said flat, the increase shall be paid and borne by the Borrower(s) without any reference to SBI and until such payment is made, the SBI shall have the right to suspend further disbursement of the said loan.
4. That in the event of the Builder/ owner(s) cancelling the said booking for any default committed by the Borrower(s) or the project is shelved or for any other reason whatsoever, the Builder / owner (s) shall pay the entire amount received from Borrower(s) to the SBI.
5. That in the event of failure of the Builder to complete the project, the Builder/ owner(s) shall pay the entire money so received by it from the Borrower(s) to the SBI.
6. That the Builder/ owner(s) shall note in its records the charge and lien of SBI over the said flat. The Builder/ owner(s) shall not transfer the said flat to any other person without the prior written consent of the SBI.
7. That on the receipt of the entire consideration amount, the Builder along with the owner(s) shall execute a proper Conveyance Deed / Sale Deed / Lease Deed in favour of the Borrower. The Builder/ owner(s) undertakes to deliver the same along with original registration fee receipt directly to SBI and not to the Borrower(s). Before the execution of the Sale Deed/ Conveyance Deed/ Lease Deed, the builder shall inform SBI about the same on the completion of the project.
8. That the Builder/ owner(s) agreed that the loan amount may be credited to the loan A/c. No. 009763700001543, Yes Bank Ltd, SP Road Branch, from where the builder have availed financing facility for the project.
9. That the Borrower(s) shall also keep informed SBI about the developments in the project. The Borrower(s) shall notify SBI the date of taking over the possession of the said flat. In case the Borrower(s) comes into possession of the Lease Deed /Conveyance Deed/ Sale deed, he / she shall immediately deliver the same to SBI.
10. That the Borrower(s) assure that he/she will not avail finance any other Bank or Financial Institution in respect of the Builder and or to Corporation or any other Government Department/ Authority in respect of the said flat and the SBI shall not be liable or responsible in any manner whatsoever.
11. That the Borrower(s) shall pay all charges, duties, taxes in respect of the said flat imposed or payable to the Builder and or to Corporation or any other Government Department/ Authority in respect of the said flat and the SBI shall not be liable or responsible in any manner whatsoever for the same.
12. That the Borrower agrees and acknowledges to keep the SBI indemnified against any loss or damages incurred by it in the event of failure of the Borrower(s) to honour or to meet any of its obligations under this Agreement in connection with the sanctioning of the loan in respect of the said flat.
13. That among the convey on the loan, the Borrower(s)/ shall not assure the said not to any other person, without the prior written consent of SBI. The Builder shall not issue the duplicate allotment letter/possession letter to the Borrower(s) without the prior written consent of SBI.
14. it is understood that the term ' Loan' mentioned herein shall include interest, penal interest and all other sums payable by the borrower(s) to SBI.
15. That in the vent of any default by the Borrower(s), SBI may at its discretion enforce the security by the sale and the Builder/ Owner(s) shall accept the Purchaser of the said flat in place of the Borrower(s), after the Purchaser complies with the necessary requirements of the Builder in this respect.

Awar den

H. S. S. S. S. S.

For MODI REALTY MALLAPUR LLP

For GULMOHAR RESIDENCY

*[Signature]*  
Partner

*[Signature]*  
Partner

A- wonder  
P- space on the

In witness whereof the parties hereto have signed this Agreement on the day, month and year first herein above written.

Signed and delivered by me

Named Borrower(s)

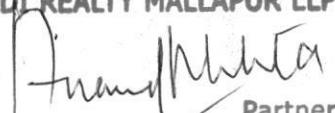
Mr. A.V Vasudev, son of Mr. A.S.N Prasad

Mrs. P.L Sravanthi, wife of Mr. A.V Vasudev

Signature of Borrower(s)

**For GULMOHAR RESIDENCY**  
Signature of Owner(s)  
  
Partner

Authorized Signatory of Builder  
M/s. Modi Realty Mallapur LLP

**For MODI REALTY MALLAPUR LLP**  
Signature:   
Partner

State Bank of India, Retails Assets Central  
Processing Centre (RACPC), Patny,  
represented by its authorized officer

Signature  
witness:  
Name & Address

1. Shri/Smt/ Ms

Signature

2. Shri/Smt/ Ms

Signature

Avesu  
P.L. Sravanthi