

Form GST DRC-06

[See rule 142(4)]

Reply to the Show Cause Notice

ARN: ZD360125048631L

Date: 28/01/2025

1. GSTIN	36AADCM5906D2ZO		
2. Name	Modi Housing Private Limited		
3. Details of Show Cause Notice	Reference No. ZD361124013274V	Date of issue 13/11/2024	
4. Financial Year	2020-2021		
5. Reply			
Submission of requisitioned Documents/Information along with request for additional 1 week time for submission balance Documents/Information as requisitioned during Personal Hearing conducted today (28-01-2025) .			
6. Documents uploaded			
MHPL SOV IT AY 2021-2022.xlsx.pdf Land Title Document - Sale Deed SyNos554 & 555 Turkapally.pdf Esale deed Flat No312_compressed.pdf Covering Letter.pdf			
7. Option for personal hearing	☐ Yes	☒ No	

8.Verification-

I hereby solemnly affirm and declare that the information given herein above is true and correct to the best of my/our knowledge and belief and nothing has been concealed therefrom.

Signature of Authorized Signatory
Name : SOHAMMODI
Designation / Status: Director
Date: 28/01/2025

From
Modi Housing Private Limited
36AADCM5906D2ZO
5 4 187 3 and 4, 2nd floor, Soham Mansion,
M G Road, Secunderabad, Hyderabad,
Telangana, 500003

Date:28-01-2025

To
State Tax Officer
M.G. ROAD -S.D. ROAD Circle
Begumpet Division
Telangana

Reg: FORM GST DRC – 01 issued vide Reference No. - ZD361124013274V dated 13-11-2024

Sub: Submission of requisitioned Documents/Information along with request for additional 1 week time for submission balance Documents/Information as requisitioned during Personal Hearing conducted today (28-01-2025).

Dear Sir,

With regard to additional information/documents requisitioned by your goodself, we request you to allow us additional 1 week of time to submit such remaining information/Documents as requisitioned by you during the personal hearing attended by our authorised representative today (28-01-2025).

Further, We hereby submit the following documents as requisitioned by you.

- 1) Sale deed of flat sold during the F.Y.2020-21 for a consideration of Rs.72,26,512/-
- 2) Sale deed of land sold during the F.Y.2020-21 for consideration of Rs.2,00,00,000.
- 3) Computation of Revenue amounting to Rs.12,44,16,573/- recognised for F.Y.2020-21.

Your Sincerely,

Modi Housing Private Limited.



Government of Telangana
Registration And Stamps Department

2372/2021

RETURNED

Payment Details - Citizen Copy - Generated on 22/03/2021, 11:29 AM

SRO Name: 1526 Kapra

Receipt No: 2607

Receipt Date: 22/03/2021

Name: SOHAM MODI

CS No/Doct No: 2458 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 735RVR150321

Chargeable Value: 7311750

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 15-MAR-21

Bank Name:

Bank Branch:

E-Challan Bank Name: IDIB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				36580
Transfer Duty /TPT				109680
Deficit Stamp Duty				292370
User Charges				100
Mutation Charges				7320
Total:				446050

Total:

In Words: RUPEES FOUR LAKH FORTY SIX THOUSAND FIFTY ONLY

RETURNED

Sub-Registrar
KAPRA

off
814807

84

Vista Homes E-312
Sale deed

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Y 293998

S.No. 8167 Date: 31-12-2020

Sold to: MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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

West Marredpally, Sec'bad. Mobile: 9849355156

SALE DEED

This Sale deed is made and executed on this the 19th day of March 2021 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners:
(1) M/s. Summit Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 50 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 49 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 46 years, Occupation: Business, resident of Plot No. 275, Venkateswara Colony, Meerpet, Moulali, Hyderabad represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partners: (1) M/s. Summit Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi S/o. Late Satish Modi, aged about 50 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 49 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

FOR VISTA HOMES

FOR VISTA HOMES

FOR MODI HOUSING PVT. LTD.

Partner

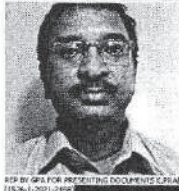
Partner

Page 1
Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 36580/- paid between the hours of 11 and 12 on the 22nd day of MAR, 2021 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			KALATHOTI INDIRA BHAVANI W/O. SUNDARA RAJU PANITHI HNO. 1-1-357/1 PLOTNO. 14 MOHAN NAGAR, SAROOR NAGAR HYD	<i>K. Indira Bhavani</i>
2	CL			SUNDARA RAJU PANITHI S/O. PANITHI SANJEEVA RAO HNO. 1-1-357/1 PLOTNO. 14 MOHAN NAGAR, SAROOR NAGAR HYD	<i>Sundara Raju Panithi</i>
3	EX			M/S. MODI HOUSING PVT LTD REP BY DIRECTOR GAURANG J. MODY S/O. LATE JAYANTHILAL MODY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G. ROAD SEC BAD	<i>Gaurang J. Mody</i>
4	EX			REP BY GPA FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G. ROAD SEC BAD	<i>K. Prabhakar Reddy</i>

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			P. MOUNIKA R/O. HYD	<i>P. Mounika</i>
2			K. SANJAY REVANTH R/O. A.P.	<i>K. Sanjay Revanth</i>

22nd day of March, 2021

Signature of Sub Registrar
Kapra

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2372/2021. Sheet 1 of 17 Sub Registrar
Kapra

AND

M/s. Modi Housing Pvt. Ltd (PAN: AADCM 5906 D) a company incorporated under the Companies Act, having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Director, Mr. Gaurang J. Mody, S/o. Late Jayanthilal Mody, aged 54 years Occupation: Business, Hereinafter referred to as the Consenting Party.

IN FAVOUR OF

1. Mr. Sundara Raju Panithi, Son of Mr. Panithi Sanjeeva Rao, aged about 57 years, Occupation: Service
2. Mrs. Kalathoti Indira Bhavani, Wife of Mr. Sundara Raju Panithi, aged about 54 years both residing at H. No: 1-1-357/1, Plot No. 14, Mohan Nagar, RBI Colony, Nagole Road, Saroornagar, Hyderabad-500 035, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. **TITLE OF PROPERTY:**

- 1.1. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District admeasuring about Ac.5-25 Gts by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

- 1.2 The total land admeasuring Ac. 5-25 Gts., in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- 1.3 The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:
 - Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
 - Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
 - M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
 - Smt. Sana Bhagya Laxmi, W/o. Shri. SanaYadi Reddy.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For MODI HOUSING PVT. LTD.

Director
Page 2

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 500016	
3	Aadhaar No: XXXXXXXX4975 Name: Sundara Raju Panithi	S/O Panithi Sanjeeva Rao, Saroornagar, K.v. Rangareddy, Telangana, 500035	
4	Aadhaar No: XXXXXXXX4280 Name: Kalathoti Indira Bhavani	Hyderabad, Rangareddy, Andhra Pradesh, 500035	

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						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	292370	0	0	0	292470
Transfer Duty	NA	0	109680	0	0	0	109680
Reg. Fee	NA	0	36580	0	0	0	36580
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	7320	0	0	0	7320
Total	100	0	446050	0	0	0	446150

Rs. 402050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 36580/- towards Registration Fees on the chargeable value of Rs. 7311750/- was paid by the party through E-Challan/BC/Pay Order No ,735RVR150321 dated ,15-MAR-21 of ,IDIB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 446050/-, DATE: 15-MAR-21, BANK NAME: IDIB, BRANCH NAME: , BANK REFERENCE NO: 1788243486027, PAYMENT MODE: NB-1001138, ATRN: 1788243486027, REMITTER NAME: P SUNDARA RAJU, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: P SUNDARA RAJU AND OTHERS).

Date:

22nd day of March, 2021

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 2372 of 2021 of Book-1 and assigned the identification number 1-1526-2372
2021 for Scanning on 22-MAR-21.

Registering Officer

Kapra

(E.Rajasekhar Reddy)



- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

2. DETAILS OF PERMITS:

- 2.1 The Vendor have obtained permission from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for developing the Scheduled Land into a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.2 The Vendor had made an application to GHMC for revision of the building permit given above. Restriction on units that were earmarked for EWS/LIG were removed by collection of shelter fee in lieu of providing EWS/LIG units. Unit nos. 10 to 18 in E block were altered/amalgamated to form larger units labelled as unit nos. 10, 11 & 12. Total 40 no. of units were altered/amalgamated into 15 units/flats. GHMC has approved the plans in file no. 232180/10/07/2019/HO/2019. All such units that were altered/amalgamated are falling to the share of the Vendor.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop / has developed the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 9 blocks of flats labeled as A to I are proposed to be constructed.
- 3.1.2. Each block consists of ground + 4 upper floors.
- 3.1.3. Parking is proposed to be provided in the basement floor common to all the blocks.
- 3.1.4. Total of 403 flats are proposed to be constructed. After alteration of the building permit the total no. of flats was reduced to 377 nos.
- 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 3.1.6. Clubhouse consisting of ground + 3 upper floors admeasuring about 10,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrenspark, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.7. Each flat shall have a separately metered electric power connection.
- 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant.
- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.

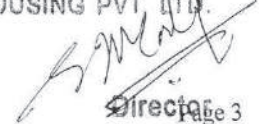
For VISTA HOMES


Partner

For VISTA HOMES


Partner

For MODI HOUSING PVT. LTD.


Director

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Kapra



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3.2. The proposed project of development on the entire Scheduled Land is styled as 'Vista Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Vista Homes shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share in the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.

4.3 The Consenting Party had agreed to purchase the Scheduled Flat from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Flat. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Flat without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Flat. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser. The details of the flat, sale consideration, payment terms, etc., are given in Annexure -A herein.

4.4 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.

4.5 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.

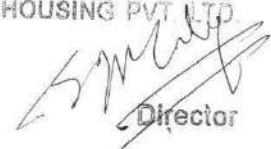
4.6 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For MODI HOUSING PVT LTD

Director

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5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. s The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

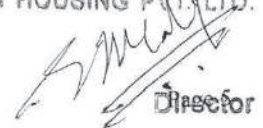
FOR VISTA HOMES


Partner

FOR VISTA HOMES


Partner

For MODI HOUSING PVT. LTD.


Director

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7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be 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 Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter 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 Schedule Flat including property/ 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 Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

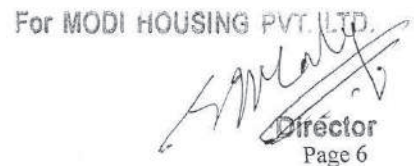
- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For MODI HOUSING PVT. LTD.

Director
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- 8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

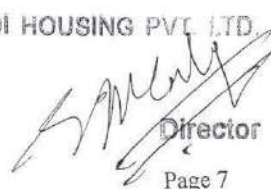
- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.
- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For MODI HOUSING PVT. LTD.

Director
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10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

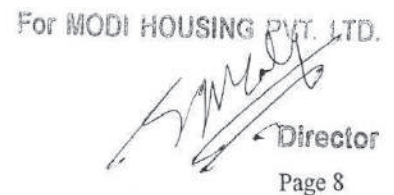
- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

For MODI HOUSING PVT. LTD.

Director
Page 8

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- 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
11.1.7 Irrigation department.
11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12. GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13. OTHER TERMS:

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

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in Sy. Nos. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

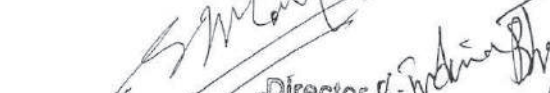
For VISTA HOMES


Partner
VENDOR
(M/s. Summit Sale LLP,
Rep. by Soham Modi)

For VISTA HOMES


Partner
VENDOR
(Bhavesh V. Mehta)

For MODI HOUSING PVT. LTD.


Director
CONSENTING PARTY PURCHASER

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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Sundara Raju Panithi 2. Mrs. Kalathoti Indira Bhavani
2.	Purchaser's residential address:	R/o. H. No: 1-1-357/1, Plot No. 14, Mohan Nagar, RBI Colony, Nagole Road, Saroornagar, Hyderabad-500 035.
3.	Pan no. of Purchaser:	AAHPP0894L / AFAPK3475L
4.	Aadhaar card no. of Purchaser:	4767 1949 4975 / 6354 5997 4280
5.	Name address & registration no. of Owners Association	M/s. Vista Homes Owners Association having its office at Sy. Nos. 193, 194 & 195 of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no. 791 of 2014.
6.	Details of Scheduled Flat:	
	a. Flat no.:	312 on the third floor, in block 'E'
	b. Undivided share of land:	94.46 Sq. yds.
	c. Super built-up area:	1555 Sft.
	d. Built-up area + common area:	1244 + 311 Sft.
	e. Carpet area	998 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs.73,11,750/-(Rupees Seventy Three Lakhs Eleven Thousand Seven Hundred and Fifty Only)
8.	Details of Payment:	
	1. Rs.28,34,450/-(Rupees Twenty Eight Lakhs Thirty Four Thousand Four Hundred and Fifty Only) paid by way of cheque no.932377, dated 13.03.2021 dawn on Indian Bank, Dilsukhangar, Hyderabad.	
	2. Rs.22,12,200/-(Rupees Twenty Two Lakhs Twelve Thousand and Two Hundred Only) paid by way of cheque no.932376, dated 01.02.2021 dawn on Indian Bank, Dilsukhangar, Hyderabad.	
	3. Rs.14,62,350/-(Rupees Fourteen Lakhs Sixty Two Thousand Three Hundred and Fifty Only) paid by way of cheque no.780720, dated 26.12.2020 dawn on Indian Bank, Dilsukhangar, Hyderabad.	
	4. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.303344, dated 10.02.2021 drawn on Canara Bank, Dilsukhangar, Hyderabad	
	5. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.780719, dated 23.12.2020 dawn on Indian Bank, Dilsukhangar, Hyderabad.	
	6. Rs.77,750/-(Rupees Seventy Seven Thousand Seven Hundred and Fifty Only) paid by way of cheque no.932378, dated 18.03.2021 dawn on Indian Bank, Dilsukhangar, Hyderabad.	
	7. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.780718, dated 09.12.2020 dawn on Indian Bank, Dilsukhangar, Hyderabad.	

For VISTA HOMES


Partner
VENDOR

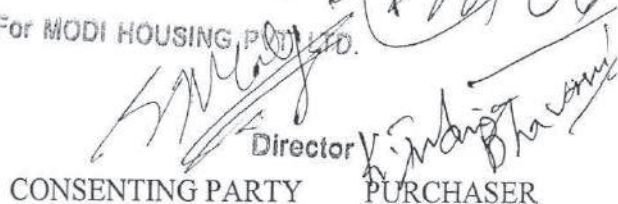
(M/s. Summit Sale LLP,
Rep. by Soham Modi)

For VISTA HOMES


Partner
VENDOR

(Bhavesh V. Mehta)

For MODI HOUSING PROJECTS


Director
CONSENTING PARTY

PURCHASER

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9. Description of the Schedule Flat:

All that portion forming a deluxe apartment flat bearing no. 312 on the third floor, in block 'E' admeasuring 1555 sft. of super built-up area (i.e., 1244 sft. of built-up area + 311 sft. of common area, 998 sft of carpet area) together with proportionate undivided share of land to the extent of 94.46 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded as under:

North by : Open to Sky
South by : Open to Sky, Lift and Staircase
East by : 6'-6" wide corridor
West by : Open to Sky

ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 312 on the third floor, in block 'E' of Vista Homes, Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District).
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 94.46 sq. yds, U/s Out of Ac. 5-25 Gts.

4. Built up area Particulars:

- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Third Floor : 1555 Sft

5. Annual Rental Value : ---

6. Municipal Taxes per Annum : ---

7. Executant's Estimate of the MV of the Building : Rs. 73,11,750/-

Date: 19.03.2021

For VISTA HOMES

Partner

For VISTA HOMES

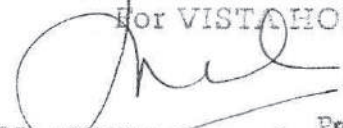
Partner

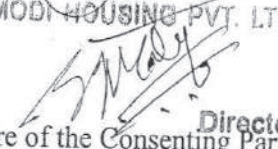
Signature of the Vendor

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

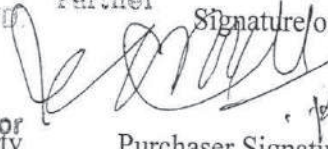
Date: 19.03.2021

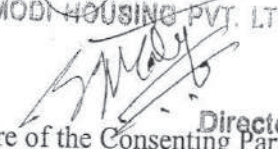
For VISTA HOMES

Partner

For MODI HOUSING PVT. LTD.

Director

For VISTA HOMES

Partner

Signature of the Vendor

Purchaser Signature of the Purchaser

Signature of the Consenting Party


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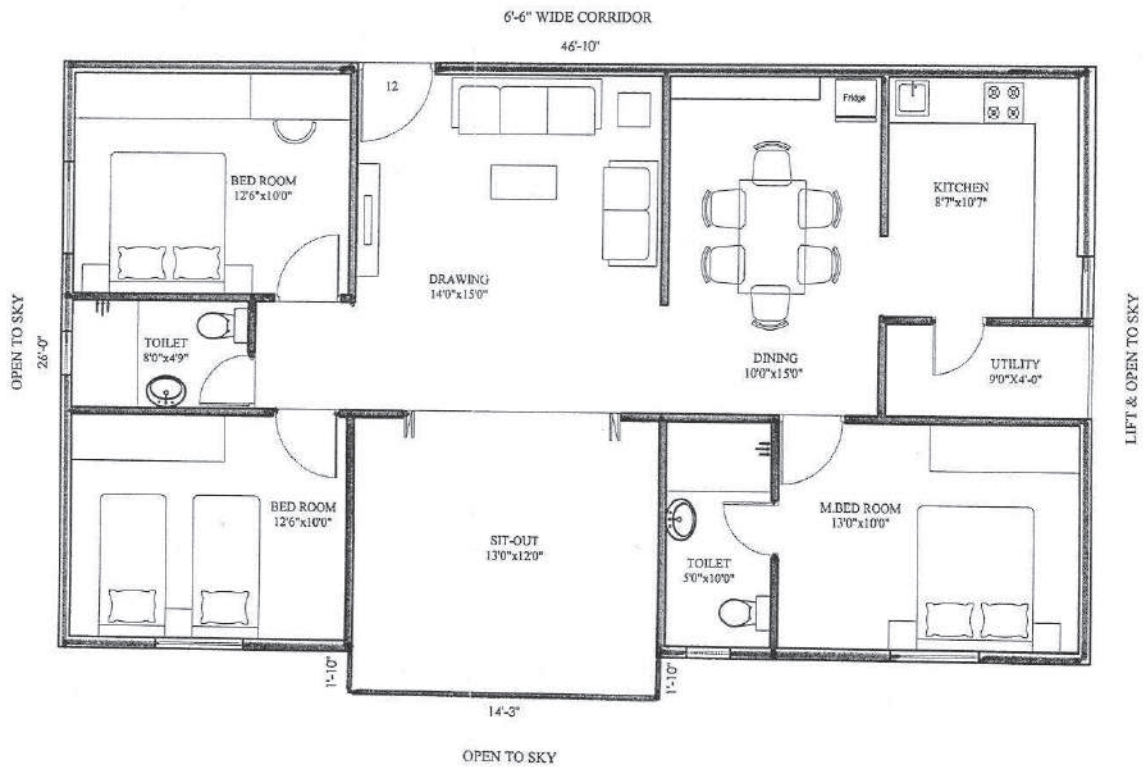


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ANNEXURE - B

Plan of the Scheduled Flat:



For VISTA HOMES

[Signature]
Partner

VENDOR
(M/s. Summit Sale LLP,
Rep. by Soham Modi)

For VISTA HOMES

[Signature]
Partner

VENDOR
(Bhavesh V. Mehta)

For MODI HOUSING PVT. LTD.

[Signature]
[Signature]
Director

CONSENTING PARTY

PURCHASER

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ANNEXURE - C

Layout plan of the Housing Project:



For VISTA HOMES

Partner
VENDOR
(M/s. Summit Sale LLP,
Rep. by Soham Modi)

For VISTA HOMES

Partner
VENDOR
(Bhavesh V. Mehta)

For MODI HOUSING PVT. LTD.

CONSENTING PARTY

PURCHASER

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VENDOR:

M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNER:-
1. M/S. SUMMIT SALES LLP,
REP. BY ITS AUTHORISED SIGNATORY:-
MR. SOHAM MODI
S/O. LATE SATISH MODI



2. SHRI. BHAVESH V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.

SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

For MODI HOUSING PVT. LTD.

Director

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE PURCHASER

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2372/2021. Sheet 14 of 17 Sub Registrar
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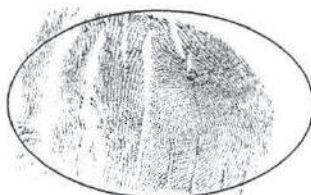
CONSENTING PARTY:

M/S. MODI HOUSING PVT. LTD
A COMPANY INCORPORATED UNDER THE
COMPANIES ACT, HAVING ITS REGISTERED
OFFICE AT 5-4-187/3 &4, II FLOOR
SOHAM MANSION, M. G. ROAD,
SECUNDERABAD - 500 003
REP. BY ITS DIRECTOR
MR. GAURANG J. MODY
S/O. LATE JAYANTHILAL MODY.



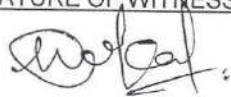
PURCHASER:

1. MR. SUNDARA RAJU PANITHI
S/O. MR. PANITHI SANJEEVA RAO
R/O. H. NO: 1-1-357/1, PLOT NO. 14
MOHAN NAGAR, RBI COLONY
NAGOLE ROAD, SAROORNAGAR
HYDERABAD-500 035.



2. MRS. KALATHOTI INDIRA BHAVANI
W/O. MR. SUNDARA RAJU PANITHI
R/O. H. NO: 1-1-357/1, PLOT NO. 14
MOHAN NAGAR, RBI COLONY
NAGOLE ROAD, SAROORNAGAR
HYDERABAD-500 035.

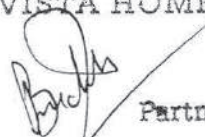
SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES

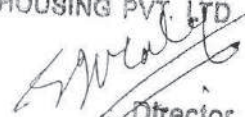

Partner

For VISTA HOMES


Partner

SIGNATURE OF THE VENDOR

For MODI HOUSING PVT. LTD


Director

SIGNATURE OF THE CONSENTING PARTY



SIGNATURE OF THE PURCHASER


K. Indira Bhavani

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P

00032007

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

हस्ताक्षर / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

[Signature]

Aadhaar No 3287 6953 9204

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2372/2021. Sheet 16 of 17 Sub Registrar
Kapra



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INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DLFAP010311T02002

GAURANG J MODY
JAYANTILAL M MODY
SSAPPHIRE APTS,
APTS-105, CHIKOTI GARDEN
NEXT TO HDFC LANE
BEGUMPET
HYDERABAD - 500016

Issued On: 11/05/2018 **RTA-HYDERABAD-HZ**

Non Transport **Light Motor Vehicle Non Transport**

Date of Validity **10/05/2023**

Transport

Date of Validity
Badge No.

Reference No. **DLRTS010820018**

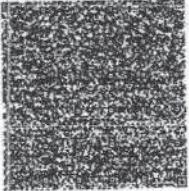
Original LA **RTA-HYDERABAD-HZ**

Date of First Issue **24/06/2002**

Date of Birth **24/11/1967**

Blood Group

Please grant trade for better service

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రజిస్ట్రేషన్ / Enrolment No.: 0651/30035./00506	
To మండల రాజ్ మంత్రి Sundara Raju Parithi S/O Panithi Sanjeeva Rao T-1-357/L Plot No 14 Moha Nagar R B I Colony Nagole Road Sarooranagar K.V. Rangareddy Telangana - 500035 9000167488	
Download Date: 20/06/2018	
Generation Date: 18/06/2018	
 QR Code with Photograph	Signature valid 
మీ ఆదార్ సంఖ్య / Your Aadhaar No. : <u>3 4975</u> VID : 9103 8526 1306 0694	
నా ఆదార్, నా గుర్తింపు నా ఆదార్, నా గుర్తింపు	
భారత ప్రభుత్వం Government of India	
మండల రాజ్ మంత్రి Sundara Raju Parithi పట్టి శీర్షిక: 15/04/1963 పరిమళ / MALE	
) 4975	



विभक्त विभाग



आभार

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

భారత ప్రభుత్వం
Government of India



శ్రీమతి కలహతి భివాని
కలహతి Indira Bhavani
పిన్ కోడ్: 01/06/1966
పు. ఫిర్యాదు

4280

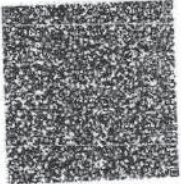
భారత ప్రభుత్వం
Government of India

4280

VID : 9185 4200 8650 2513

నా ఆదార్, నా గుర్తింపు

మీ ఆదార్ సంఖ్య / Your Aadhaar No. :



Signature/aid

Indira Bhavani
Kalahathi
01/06/1966

QR Code with Photo/Signature

Download Date: 18/10/2019

To
శ్రీమతి కలహతి భివాని
కలహతి Indira Bhavani
Nagole
1-1-3571, Mohan Nagar
Hyderabad
Rangareddy Andhra Pradesh - 500035
9000167499

Generation Date: 24/09/2011



भारत सरकार
Government of India



P Mounika
P Mounika
పుట్టిన తేదీ/DOB: 06/06/1996
సై/ FEMALE
Mobile No: 9618927525

Issue Date: 12/02/2021

4262
VID: 9189253002264717

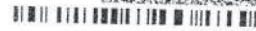
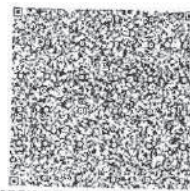
నా ఆధార్, నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



విరుసామా:
1-1-357/1, Mohan Nagar, Nagole, Hyderabad,
Rangareddi,
Andhra Pradesh - 500035
Address:
1-1-357/1, Mohan Nagar, Nagole, Hyderabad,
Rangareddi,
Andhra Pradesh - 500035



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www.uidai.gov.in



भारत सरकार
Government of India



కలత్తోటి సంజయ్ రేవంత్
Kalathoti Sanjay Revanth
పుట్టిన తేదీ/DOB: 16/03/1993
పురుషుడు/ MALE
Mobile No: 8977756901

Issue Date: 14/09/2012

8983
VID: 9117 0286 2088 8164

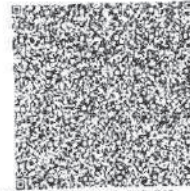
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



విరుసామా:
S/O: క శ్రీనివాస రావు, 8-14-121, కొప్పుల వారి స్ట్రీట్,
నయిర్ గాంధీ బొమ్మ, వింఛిపేట్, విజయవాడ అర్బన్, కృష్ణా,
ఆంధ్ర ప్రదేశ్ - 520 001
Address:
S/O: K Srinivasa Rao, 8-14-121, KOPPULA
VARI STREET, NEAR GANDHI BOMMA,
WYNCHIPET, Vijayawada (Urban), Krishna,
Andhra Pradesh - 520001



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2372/2021. Sheet 17 of 17

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Government of Telangana
Registration And Stamps Department

1589/21

Payment Details - Citizen Copy - Generated on 25/02/2021, 03:40 PM

SRO Name: 1516 Shamirpet Receipt No: 1709 Receipt Date: 25/02/2021

Name: SOHAM MODI CS No/Doct No: 1659 / 2021
Transaction: Sale Deed Challan No: E-Challan No: 8702S9240221
Chargeable Value: 20000000 DD No: DD Dt: Challan Dt: 24-FEB-21
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: SBIN

Account Description	Amount Paid By	
	Cash	E-Challan
Registration Fee		100000
Transfer Duty /TPT		300000
Deficit Stamp Duty		799900
User Charges		120
Mutation Charges		20000
Total:		1220020

In Words: RUPEES TWELVE LAKH TWENTY THOUSAND TWENTY ONLY

D.No. 1589 of 2021



తెలంగాణ తెలంగాణ TELANGANA

SI No: 448 Date: 25/2/2021 Rs: 100/-

Sold to: S. Venugopal Reddy & S. Satyanarayana

For Whom: M/s. Vital Therapeutics Pvt. Ltd., 1-8/33, Shamirpet (V), Medchal-Malkajgiri Dist-500078
Cell No: 9848435066.
Rs. 100/-

R. ANANDA CHARY
LICENSED STAMP VENDOR
License No: 15-16-042/2011
RL No: 15-16-050/2020
Cell No: 9848435066.

SALE DEED

This Sale Deed is made and executed on this the 25th day of February 2021 by:

M/s. MODI HOUSING PVT. LTD., a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, PAN No. AADCM5906D, represented by its Director Mr. Soham Modi, S/o. Late. Satish Modi, aged about 50 years, Occ: Business, Aadhar No. 3146 8727 4389, Mobile No. 9849349373.

Hereinafter referred to as the 'VENDOR'

..2..

For MODI HOUSING PVT. LTD.


Director

For Vital Therapeutics (P) Ltd.


Managing Director

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. 100000/- paid between the hours of _____ and _____ on the 25th day of FEB, 2021 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			M/S VITAL THERAPEUTICS PVT LTD REP S. VENUGOPAL SETHY S/O. S. SATYANARAYANA J-2-119/1, BEHIND VENERARY HOSPITAL, NEW BHOIRABA SECUNDERABAD.	
2	EX			M/S MODI HOUSING PVT LTD REP BY SOHAM MODI S/O. LATE SATISH MODI 5-4-187/484, SOHAM MANSION, M.G.ROAD,, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M SARITHA OLD ALWAL	
2			B SITARAMANJANEYULU INJAPUR-HAYATHNAGAR	

25th day of February, 2021

Signature of Sub Registrar
Shamirpet

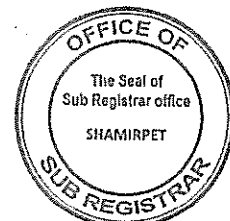
E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX4320 Name: Sarvisetty Venu Gopal Setty	Secunderabad, Hyderabad, Andhra Pradesh, 500025	

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1559/2021. Sheet 1 of 9 Sub Registrar
Shamirpet



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IN FAVOUR OF

M/s. VITAL THERAPEUTICS PRIVATE LIMITED, having its registered office at H. No. 6-2-119/1, behind Veterinary Hospital, New Bhoiguda, Secunderabad, PAN No. AABCV1543M, represented by it's Managing Director Sri. S. Venugopal Setty, S/o. Sri. S. Satyanarayana, Aged: 55 Years, Aadhar No. 5821 8148 4320, Mobile No. 9849542008.

Hereinafter referred to as the '**VENDEE**'

The terms and expressions '**VENDOR**' and '**VENDEE**' shall mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assignees etc.,

WHEREAS the **VENDOR** is the absolute and exclusive owner and possessor of the land admeasuring Ac. 4-10 Gts., (Ac. 1-12 Gts., in Sy. No. 558 and Ac. 2-38 Gts., in Sy. No. 554) forming part of Sy. No. 554 & 558, situated at Kolthur Village, Mudichintalapally Mandal, Medchal-Malkajgiri District (erstwhile Shamirpet Mandal, Ranga Reddy District), which is more fully described in the schedule annexed hereunder, hereinafter called as the Schedule Property, having acquired the same by virtue of the Sale Deed, dated 28-08-2019, registered as document No. 7549 of 2019, in the office of Sub-Registrar, Shamirpet, executed by Sri. Emani Venkata Phanindra Satya Krishna and others.

WHEREAS the said Sri. Emani Venkata Phanindra Satya Krishna in turn purchase an extent of Ac. 1-12 Gts., in Sy. No. 558/ a. 6 under sale deed dated 05-08-2016, registered as document No. 2552 of 2016, executed by Sri. D. A. Raju, represented by his Agreement of Sale cum GPA holder Sri. Enugu Kantha Reddy. The said Sri. D. A. Raju has executed an Agreement of Sale cum GPA dated 27-04-2016, registered as document No. 2500 of 2016, in favour of the said Sri. Enugu Kantha Reddy. The said Sri. D. A. Raju in turn has acquired an extent of Ac. 2-31 Gts., in Sy. No. 558/ a. 6a under sale deed dated 26-08-1999, registered as document No. 2752 of 1999, executed by Sri. Mahaboob Ali Khan and 2 others.

..3..

For MODI HOUSING PVT. LTD.

Director

For Vital Therapeutics (P) Ltd.

Managing Director

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	799000	0	0	0	800000
Transfer Duty	NA	0	300000	0	0	0	300000
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	120	0	0	0	120
Mutation Fee	NA	0	20000	0	0	0	20000
Total	100	0	1220020	0	0	0	1220120

Rs. 1099000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 20000000/- was paid by the party through E-Challan/BC/Pay Order No ,8702S5240221 dated ,24-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1220020/-, DATE: 24-FEB-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8941123020430, PAYMENT MODE: CASH-1001138, ATRN: 8941123020430, REMITTER NAME: MR. S. VENUGOPAL SETTY, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: VITAL THERAPEUTICS PRIVATE LIMITED.

Date:

25th day of February, 2021

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 1589 of 2021 of Book-1 and assigned the identification number / - 1516 1589 2021 for Scanning on 25-FEB-21 .

Registering Officer

Shamirpet

(Sheshagiri Chand)

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Sub Registrar
Shamirpet

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..3..

WHEREAS the said Sri. Emani Venkata Phanindra Satya Krishna similarly purchased an extent of Ac. 3-01 Gts., in Sy. No. 554/AA, 554/EE, 554/U, 554/UU, 554/RU, 554/LU under sale deed dated 05-08-2016, registered as document No. 2550 of 2016, executed by Sri. G. Ganesh and 3 others. The said Sri. G. Ganesh and 3 others in turn acquired the said property along with other properties, by virtue of sale certificate dated 21-11-2015, registered as document No. 4708 of 2015, executed by State Bank of India, Stressed Assets Management Branch, Secunderabad.

WHEREAS the VENDOR for its legal and business necessities has offered to sell the schedule Property for a total sale consideration of Rs. 2,00,00,000/- (Rupees Two Crores only) to the Vendee and the Vendee has accepted to purchase the said property for the said sale consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said offer and acceptance the VENDEE has paid the entire sale consideration to the Vendor in the following manner:

i. An amount of Rs. 50,00,000/- by way of cheque bearing No. 423913, dated 23-01-2021, drawn on Citi Bank, Begumpet Branch.

ii. An amount of Rs. 1,48,50,000/- by way of RTGS, vide UTR No. LAVBR52021022451803093 dated 24-02-2021, through Lakshmi Vilas Bank, Secunderabad Branch to the account of the Vendor at Yes Bank, SP Road branch.

iii. An amount of Rs. 1,50,000/- deducted towards TDS and the same is being deposited to the PAN No. AADCM5906D of the Vendor.

Thus, the VENDEE has paid the entire sale consideration of Rs. 2,00,00,000/- (Rupees Two Crores only) and the Vendor do hereby admit and acknowledges the receipt of the entire sale consideration.

..4..

For MODI HOUSING PVT. LTD.


Director

For Vital Therapeutics (P) Ltd.


Managing Director



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1559/2021. Sheet 3 of 9 Sub Registrar
Shamirpet

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..4..

2. That the VENDOR hereby transfers and assign all its rights, title and interest including the easementary rights, if any appurtenances and such other rights held and enjoyed by it by way of absolute sale unto the VENDEE in respect of the Schedule Property.
3. That VENDOR hereby declare that it is the absolute owner and is in peaceful possession and enjoyment of the schedule property and except the VENDOR there are no other person or persons/institution have any manner of right or interest over the schedule property and the VENDOR have full authority to convey the same.
4. That the VENDOR has paid all taxes, charges etc., payable on the schedule property up to date and the VENDEE will have to pay all such taxes, charges, etc., to the concerned authorities hereafter.
5. That the VENDOR hereby declare that the schedule property is free from all encumbrances, charges, mortgages, prior agreement of sale or lease hold or court attachments and the schedule property is not subject to any litigation.
6. That the VENDEE can enjoy the schedule property and it will have the right to transfer or assign its interest in the schedule property in any manner.
7. That the VENDOR has delivered the actual, physical peaceful and vacant possession of the schedule property to the Vendee today and the VENDEE is entitled to enjoy the same hereafter as per its wish and will as an absolute owner of the schedule property.
8. The VENDOR hereby agrees to keep indemnified the VENDEE from and against all losses, claims, damages etc., which the VENDEE may sustain by reason of any defect in the title of the property or by reason of any claim being made by anybody in respect of the schedule property.
9. That originals of the documents and copies of other available documents relating to the title of the schedule property are handed over to the VENDEE by the VENDOR.

..5..

For MODI HOUSING PVT LTD.

Director

For Vital Therapeutics (P) Ltd.

Managing Director



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1589/2021. Sheet 4 of 9


Sub Registrar
Shamirpet

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..5..

10. That the VENDEE is entitled for mutation of its name in all the government records such as revenue authorities etc., and the VENDOR shall co-operate to execute any document for the purpose of mutation and transfer in respect of the schedule property.

11. That VENDOR hereby declares that there is no legal impediment under the provisions of Land Ceiling Act/s, for alienation of the property hereby conveyed.

12. That VENDOR hereby declare that Schedule Property is not the Government assigned land and that the provisions of Act 9 of 1977 are not attracted.

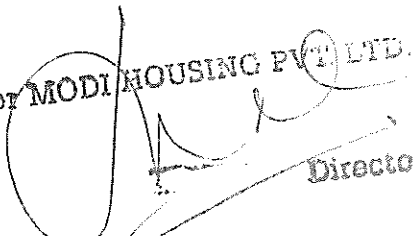
13. That there are no water bodies, no heritage structures, temples etc., in the schedule property.

14. That the Market value as per the records of the SRO in respect of the non-agriculture land is Rs. 500/- per Square Yard and the total market value as per the record is Rs. 1,02,85,000/- and sale consideration shown in this document is Rs. Rs. 2,00,00,000/-. Hence, the stamp duty of Rs. 12,20,080/- is paid as per the sale consideration shown in this document.

RULE 3 STATEMENT

S.No.	Place.	Sy. No.	Extent.	Rate per Sq.yard	Total value
			(in Sq. yards)		
1.	Kolthur (V) Muduchinthalapally(M) M.M. District	554 & 558	20570	Rs. 500/-	Rs.1,02,85,000/-
			Total: 20570.0		Total: Rs.1,02,85,000/-

..6..

For MODI HOUSING PVT. LTD.

Director

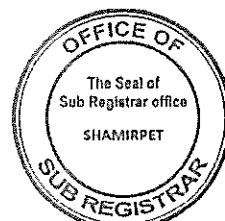
For Vitel Therapeutics (P) Ltd.


Managing Director



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1559/2021. Sheet 5 of 9 Sub Registrar
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SCHEDULE OF PROPERTY

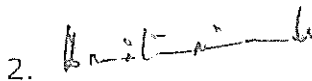
All that the land admeasuring **20570.0 Sq. yards**, or Ac. 4-10 Gts., (Ac. 1-12 Gts., in Sy. No. 558 and Ac. 2-38 Gts., in Sy. No. 554) forming part of Sy. No. 554 & 558, situated at **KOLTHUR** Village, Mudichintalapally Mandal, Medchal-Malkajgiri District (eastwhile Shamirpet Mandal, Ranga Reddy District) and bounded by:

NORTH : Land in Sy. No. 555 & 558 (part)
SOUTH : Land in Sy. No. 554 part & 558 (part)
EAST : Land in Sy. No. 558 (part)
WEST : Road

In Witness whereof the Vendor has signed on this Sale Deed on the date, month and year mentioned above.

WITNESSESS:

1. 

2. 

For MODI HOUSING PVT. LTD.

Director
VENDOR

For Vital Therapeutics (P) Ltd.

VENDEE
Managing Director

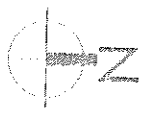


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1589/2021. Sheet: 6 of 9 Sub Registrar
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TOTAL AREA = 17,207.9438M²
 20579.311 YD²
 04AC-10380M²A



WITNESSES

[Signature]

[Signature]

VENDOR

For MODI HOUSING PVT. LTD.

[Signature]
 Director

VENDOR

For Vmai Therapeutics (P) Ltd.

[Signature]

SURVEYS

J LOKESHWAR REDDY
 9030447844
 AMBERPET
 HYDERABAD

Involved



TREE



ELECTRIC POLE



BORE



FOOTPATH



ROAD



WATER TANK



FENCE



WELL



BOUNDARY MARKER



BUILDING



ROAD



FOOTPATH



WATER TANK



WELL



BOUNDARY MARKER



BUILDING



ROAD



FOOTPATH



WATER TANK



WELL



BOUNDARY MARKER



BUILDING



ROAD



FOOTPATH



WATER TANK



WELL



BOUNDARY MARKER



BUILDING



ROAD

CLIENT :	
PROJECT :	
DRAWN BY :	
LOCATION :	
AREA SURVEY DRAWING :	REV 00



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1589/2021. Sheet 7 of 9 Sub Registrar
Shamirpet

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RESOLUTION

Name of Company: Modi Housing Pvt Ltd

Address of Company: 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Company: Pvt Ltd Company

Meeting held at registered office: 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Date of meeting: 11th February 2021.

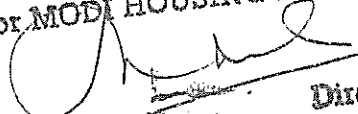
Directors present in the meeting: Mr. Soham Satish Modi & Mrs. Tejal Soham Modi

The following resolution was adopted with the consent of all the Directors present in the meeting held on 11th February 2021 at 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

- A. That M/s. Modi Housing Pvt., Ltd., is the owner of the land parcel admeasuring Ac. 4-10 guntas in (Ac. 2-38 guntas in sy.no: 554 and Ac. 1-12 guntas in sy.no:558) situated at Kolthur Village, Mudchintalpally Mandal, Medchal- Malkajgiri District.
- B. It is resolved that the Directors have decided to sell the Land parcel admeasuring Ac. 4-10 guntas to M/s Vital Therapeutics Pvt. Ltd., having its office at 6-2-119/1, New Bohiguda, Hyderabad - 500003. Represented by its authorised Signatory Mr. Venu Gopal.
- C. It is further resolved by all the board of directors have authorized Shri Soham Modi S/o. Late. Shri.Satish Modi to execute the Sale deed for the above said property in favour of M/s.Vital Therapeutics Pvt. Ltd.

This resolution is being attested by all the Directors present in the meeting on the date and venue of the meeting.

For MODI HOUSING PVT. LTD.


Director

1. Soham Satish Modi, Director

For MODI HOUSING PVT. LTD.


Director

2. Tejal Soham Modi, Director



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1589/2021. Sheet 8 of 9 Sub Registrar
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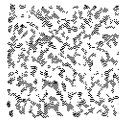
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY



नाम - श्री. ए. आर. मल्लिकार्जुन
पिता - श्री. ए. आर. मल्लिकार्जुन
पत्नी - श्री. ए. आर. मल्लिकार्जुन



आधार कार्ड नं. 3146 8727 4389
आधार कार्ड नं. 3146 8727 4389

आधार कार्ड नं. 3146 8727 4389
आधार कार्ड नं. 3146 8727 4389

3146 8727 4389

आधार - आधार - सामान्य नागरिक अधिकार

Aadhaar - Aam Aadmi ka Adhikar

[Signature]



नाम - श्री. ए. आर. मल्लिकार्जुन
पिता - श्री. ए. आर. मल्लिकार्जुन
पत्नी - श्री. ए. आर. मल्लिकार्जुन

आधार कार्ड नं. 3146 8727 4389

5821 8148 4320

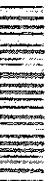


Government of India

आधार कार्ड नं. 3146 8727 4389

[Signature]

5821 8148 4320



आधार कार्ड नं. 3146 8727 4389



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नाम - श्री. ए. आर. मल्लिकार्जुन
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[Signature]



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Indian Identification Authority

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पत्नी - श्री. ए. आर. मल्लिकार्जुन

Address:
W/O Venkateswara Reddy,
Flat No. 1, 6, 107/1, 3,
Venkateswara Colony, Near Gramapanchayat,
Bijapur, Hyderabad, K.A. 501510

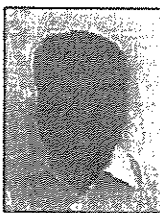
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9773 4006 7151

ना आधार, ना गुंती

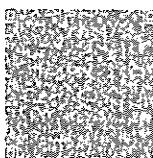


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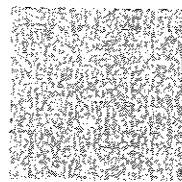
4830 9962 3820
VID : 9183 9026 9107 8060



भारतीय विशिष्ट पहचान प्राधिकरण
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4830 9962 3820
VID : 9183 9026 9107 8060



ना आधार - ना गुंती *[Signature]*



Bk - 1, CS No 1659/2021 & Doct No
1559/2021.

Sheet 9 of 9

Sub Registrar
Shamirpet

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Modi Housing Pvt. Ltd. - SOV III											
			Computation of revenue from sales of flats								
Date of financial statements		A		31-03-2021							
				SOV III							
Total expected revenues from the project		B		49,30,29,593.88							
Total expected project costs		C		19,53,15,000.00							
Total expected gross margin		D (B-C)		29,77,14,593.88							
Total expected gross margin as % of A		E (D/B)		60%							
Total costs incurred as on the date of A above		F		8,31,51,713.07							
% of costs incurred A above		G (F/C)		43%							-
Revenue recognitiion if the progress made is in excess of		H		-		Doubt					
Total revenue upto A above		I		12,44,16,572.87							
Less: Revenue recognized durig the previous periods		J		-							
Revenue for the current reporting period		K (I-J)		12,44,16,572.87							
Cost for the current reporting period		L		4,92,87,960.06							
less:cost declared in F.Y		M		-							
During the year cost recognised		n		4,92,87,960.06							
Profit		O		7,51,28,612.82							
Consolidated details=====>	None	None	9,219	None	-	29,22,42,000.00	-	12,44,16,573	4,92,87,960	TRUE	
Names of the purchase	Block	Flat No.	Area in Sq yards	sale price in Rs. Per square yard	Other fixed charges, if any	Total expected proceeds	Advances received	Revenue to be recognised Paramount Estates	Costs to be recognized Paramount Estates	Test should be OKAY for Paramount Estates	
1	2	3	4	5	6	(7=4 X 5)+6)	8	9	10	11	
Deepti Satya Prasad	SOV III	107	161	29,068.32		46,80,000		19,92,423	7,89,304	TRUE	
Cuddapah sree & cuddapah Rangamma Rangaswamy	SOV III	101	165	30,618.18		50,52,000		21,50,795	8,52,043	TRUE	
Bellamkonda Pavani	SOV III	102	161	30,931.68		49,80,000		21,20,142	8,39,900	TRUE	
Chunduri Thejovathi	SOV III	103	161	30,931.68		49,80,000		21,20,142	8,39,900	TRUE	
Iruvanti Ram Aakarsh and Truvanti Kameswari	SOV III	116	161	30,931.68		49,80,000		21,20,142	8,39,900	TRUE	
Azghar Hussain Mohammed and Shaik Reshma Parveen	SOV III	110	161	30,559.01		49,20,000		20,94,598	8,29,781	TRUE	
Vemula Venkateshwar Rao	SOV III	120	161	30,931.68		49,80,000		21,20,142	8,39,900	TRUE	

Sankalp Gabbita	SOV III	122	161	30,559.01		49,20,000	20,94,598	8,29,781	TRUE	
Ms. Anubha Mathew	SOV III	127	161	30,559.01		49,20,000	20,94,598	8,29,781	TRUE	
Shaik Farooq Abdullah	SOV III	117	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
Sadanand Bhojak	SOV III	133	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
K.N.S.S.S.Srinivas & K. Rekha	SOV III	104	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
Pankaj Kumar Goel Nidhi Goel	SOV III	130	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
Theruthomala Shashidar	SOV III	118	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
Prashant Narayanrao Bawankar/ Vaishali Prashant	SOV III	132	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
Bishwjeet Kumar Baby Singh	SOV III	131	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
Mannava RamaKrishna	SOV III	126	161	30,559.01		49,20,000	20,94,598	8,29,781	TRUE	
Guduru Naresh	SOV III	105	161	26,459.63		42,60,000	18,13,615	7,18,469	TRUE	
Tirupati Pavan Kumar & Tirupathi Pragathi	SOV III	109	161	31,677.02		51,00,000	21,71,230	8,60,139	TRUE	
Mrs BhimanaVajhula Hymavathi & B R Venkatapathi	SOV III	124	161	31,677.02		51,00,000	21,71,230	8,60,139	TRUE	
Bathula Pramada Rani	SOV III	114	171	29,824.56		51,00,000	21,71,230	8,60,139	TRUE	
G Subramanian G Sangeeta	SOV III	106	161	31,304.35		50,40,000	21,45,686	8,50,019	TRUE	
Neti Gopala Krishna Murthy	SOV III	112	161	30,931.68		49,80,000	21,20,142	8,39,900	TRUE	
siri kelothu	SOV III	149	161	32,049.69		51,60,000	21,96,774	8,70,258	TRUE	
Iaxman Noonsavath	SOV III	159	161	32,049.69		51,60,000	21,96,774	8,70,258	TRUE	
Hari Kelothu	SOV III	151	161	32,049.69		51,60,000	21,96,774	8,70,258	TRUE	
Savaram Ram Mohana Rao	SOV III	115	178	30,707.87		54,66,000	23,27,047	9,21,866	TRUE	
Tangirala Jaya Durga Bhavani	SOV III	134	161	32,422.36		52,20,000	22,22,317	8,80,377	TRUE	
Joharapuram Rafiq	SOV III	157	161	32,981.37		53,10,000	22,60,633	8,95,556	TRUE	
Ramesh Babu	SOV III	150	161	32,049.69		51,60,000	21,96,774	8,70,258	TRUE	
Arun Akella	SOV III	156	161	27,391.30		44,10,000	18,77,475	7,43,767	TRUE	
Rajendhar Kodepaka	SOV III	148	172	31,151.16		53,58,000	22,81,068	9,03,651	TRUE	
Swetha Jakka/ Vijay	SOV III	155	161	32,981.37		53,10,000	22,60,633	8,95,556	TRUE	
Srinivas Dutt	SOV III	121	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Pasupuleti Narayana	SOV III	111	161	32,795.03		52,80,000	22,47,861	8,90,496	TRUE	
Mamta Tiwari	SOV III	153	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Karna s Mehta	SOV III	165	161	18,633.54		30,00,000	12,77,194	5,05,964	TRUE	
Sandya Rani Lingampally	SOV III	123	161	30,227.33		48,66,600	20,71,864	8,20,775	TRUE	
Chandra kala	SOV III	125	161	32,981.37		53,10,000	22,60,633	8,95,556	TRUE	
Nasani Narender	SOV III	135	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Ravi N	SOV III	154	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Shalina Nair	SOV III	142	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Pradeep .Mr	SOV III	152	161	34,960.25		56,28,600	23,96,271	9,49,289	TRUE	
Srinivas Mr	SOV III	113	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Uday kiran Aelagandula	SOV III	137	161	33,540.37		54,00,000	22,98,949	9,10,735	TRUE	
kUSUMA Mahender Kusuma	SOV III	141	161	34,099.38		54,90,000	23,37,265	9,25,914	TRUE	
Venkatesh Vaddepally	SOV III	138	161	33,540.37		54,00,000	22,98,949	9,10,735	TRUE	
Madhunakar Gottipamula	SOV III	143	161	33,540.37		54,00,000	22,98,949	9,10,735	TRUE	
Pradeep Mashetti	SOV III	108	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Supriya .Mrs	SOV III	144	161	33,801.24		54,42,000	23,16,830	9,17,818	TRUE	
Avinash Navaratna	SOV III	145	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	
Vishal Bharath & Mounika	SOV III	139	161	33,913.04		54,60,000	23,24,493	9,20,854	TRUE	

Phanindranath .R	SOV III	181	161	35,776.40		57,60,000		24,52,212	9,71,451	TRUE	
Kodukula Srinivasa Rao / Sudharshan	SOV III	162	161	29,254.66		47,10,000		20,05,195	7,94,363	TRUE	
B. Chandrakala / Lenin Kumar	SOV III	158	161	36,521.74		58,80,000		25,03,300	9,91,689	TRUE	
Surya Prasad Rao	SOV III	179	161	36,521.74		58,80,000		25,03,300	9,91,689	TRUE	
Rajiv Das	SOV III	180	161	25,893.17		41,68,800		17,74,789	7,03,087	TRUE	
			9219		-	292242000	0	124416572.9	49287960.06	0	
						31,699.97					