



H N A & Co LLP
Chartered Accountants
(Formerly known as Hiregange & Associates LLP)

Date: 18.03.2025

To

The Assistant Commissioner Of State Tax, State Tax Officer
Begumpet Division, M.G Road – S.D Road, 4th Floor,
Pavani Prestige, Above R.S. Brothers, Ameerpet,
Hyderabad, Telangana.

Dear Sir,

Sub: Filing of Reply to Show Cause Notice in Form GST DRC – 06.

Ref: SCN vide Ref No. ZD361124013289K dated 13-11-2024 issued to M/s Modi Realty (Miryalaguda) LLP bearing GSTN: 36ABCFM6774G2ZZ

1. We have been authorized by M/s Modi Realty (Miryalaguda) LLP bearing GSTN: 36ABCFM6774G2ZZ to submit the SCN reply to the above-referred SCN and represent before your good office and to do necessary correspondence in the above-referred matter. A copy of the authorization is attached to the Reply.
2. In this regard, we are herewith submitting the SCN reply along with the authorization letter and other annexures referred to in the reply.

We shall be glad to provide any other information in this regard. Kindly acknowledge the receipt of the reply and post the hearing at the earliest.

Thanking You,

Yours faithfully,

For M/s. H N A & Co. LLP.
Chartered Accountants

LAKSHMAN
KUMAR KADALI
Digitally signed by
LAKSHMAN KUMAR KADALI
Date: 2025.03.21 12:22:12
+05'30'

CA Lakshman Kumar K
Partner

Received

21/03/2025

4th Floor, West Block, Srda Anushka Pride, R.No. 12, Banjara Hills, Hyderabad,
Telangana - 500 034, INDIA.

040 2331 8128, 3516 2881

sudhir@hnaindia.com

www.hnallp.com

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FORM GST DRC - 06*[See rule 142(4)]***Reply to the Show Cause Notice**

1. GSTIN	36ABCFM6774G2ZZ	
2.Name	M/s. Modi Realty (Miryalaguda) LLP	
3.Details of Show Cause Notice	Ref. No. ZD361124013289K and SCN ARN AD3604240088518	Date of issue: 13-11-2024
4.Financial Year	April 2021 – March 2022	
5.Reply	Given as Annexure A	
6.Documents uploaded	a. Annexure-A	
7.Option for personal hearing	Yes- Required	☐ No

8.Verification –

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



Signature of Authorized Signatory

ANNEXURE A:

FACTS OF THE CASE:

- A. M/s. Modi Realty (Miryalaguda) LLP (hereinafter referred as "Noticee") located at 5-4-187/3 and 4, Soham Mansion, 2nd Floor, M.G. Road, Secunderabad, Ranga Reddy, Telangana 500003 is inter alia engaged in the provision of taxable services viz. Works Contract and are registered with Goods and Services Tax department vide GSTIN No: 36ABCFM6774G2ZZ.
- B. Noticee is regularly discharging GST liability on such supply of services and filing periodical returns. Noticee has filed GSTR-09 for the period April 2021 – March 2022.
- C. Noticee received the ADT-01 vide Ref No: ZD360424037386B dated 20.04.2024. Accordingly, the required information was submitted at the good office of the Ld. Adjudicating office. (Copy of ADT-01 dated 20.04.2024 is enclosed as **Annexure-II**).
- D. Subsequently, Noticee is in receipt of the Show Cause Notice issued under section 73 vide ref. no. Ref. No. ZD361124013289K and SCN ARN AD3604240088518 dated 13.11.2024 for the period April 2020 – March 2021 proposing to total demand amount of Rs. 1,57,85,956/- which includes amounts of Tax Rs 1,01,55,714/-, Interest Rs 45,70,070/-, Penalty Rs 10,15,572 /- & Fees Rs 44,600/- (CGST Demand of Rs 78,92,978 /- which includes amounts of Tax Rs 50,77,857/-, Interest Rs 22,85,035, Penalty Rs 5,07,786/- & Fees Rs 22,300/- and SGST Demand of Rs.78,92,978/- which includes amounts of Tax Rs 50,77,857/-, Interest Rs 22,85,035, Penalty Rs 5,07,786/- & Fees Rs 22,300/-) along with interest u/s 50 and penalty u/s 73 of the CGST Act, 2017. (Copy of Show Cause Notice is enclosed as **Annexure-I**).
- E. In response to the above notice, Noticee is herewith making the following submissions



Submissions:

1. Noticee submits that they deny all the allegations made in as they are not factually/legally correct.
2. Noticee submits that the provisions (including Rules, Notifications and circulars issued thereunder) of both the CGST Act, 2017 and the Telangana GST Act, 2017 are the same except for certain provisions. Therefore, unless a mention is specifically made to any dissimilar provisions, a reference to the CGST Act, 2017 would also mean a reference to the same provision under the Telangana GST Act, 2017. Similarly, the provisions of CGST Act, 2017 are adopted by IGST Act, 2017, thereby, the reference to CGST provisions be considered for IGST purpose also, wherever arises.

Assuming but not admitting that the SCN is valid, various issues raised in the SCN are dealt with below.

3. Noticee submits that the impugned notice has proposed demand under following heads:

S.No.	Particulars	CGST	SGST	Total
1	Proposed to disallow excess input tax compared to Table 8(A) of GSTR-9 and GSTR-3B & GSTR-9	18,10,851	18,10,851	36,21,702
2	Exempted Turnover reported Rs 31569561 and proposed to tax in the absence of documentary evidences	28,41,260	28,41,260	56,82,520
3	Credit Notes Turnover Reported Rs 1385802 Proposed to Tax in absence of documentary evidences	1,24,722	1,24,722	2,49,444
4	Short Reported Output Turnover Rs. 3344703 Proposed to Tax @ 18%	3,01,023	3,01,023	6,02,046
5	Total (1+2+3)	50,77,857	50,77,857	1,01,55,713
6	Interest under Section 50 of CGST Act, 2017 @18% per annum	22,85,035	22,85,035	45,70,070
7	Penalty under Section 73 read with Section 122 under CGST Act of 2017	5,07,786	5,07,786	10,15,572
8	Fees for late filing of return required under section 44	22,300	22,300	44,600



	i.e., Annual Return as per section 47(2) of CGST Act, 2017 @ 0.50% of Turnover (CGST 0.25% & SGST 0.25%)			
9	(4+5+6+7+8)	78,92,978	78,92,978	1,57,85,956

In Re: No Excess claim of ITC

4. Noticee submits that the impugned notice has alleged that there is an excess availment of ITC in GSTR-3B when compared to GSTR-Table 8A of GSTR-9 for Rs.5,93,604/- (Rs 2,96,802/- in CGST and Rs.2,96,802/- in SGST).
5. Noticee submits that your good selves have arrived excess ITC claimed by Noticee by considering the auto populated statistical data of ITC as per Table 8 (A) shown in the Annual Return GSTR-9 & 9C filed for the year 2021-22 instead of considering ITC as per updated GSTR-2A for the said period. On consideration of updated GSTR-2A there will not be any excess claimed by the Noticee in GSTR-3B for the said period.
6. In this regard, Noticee would like to submit that Noticee has not availed any excess ITC. The authority while calculating excess ITC has not considered the ITC reflected in updated GSTR-2A and ITC reversals in GSTR-3B. If the same is considered then in actuality there is short availment of ITC. Noticee hereby submits the reconciliation table for your perusal:

S. no.	Particulars	CGST (Rs)	SGST (Rs)
A	ITC as per updated GSTR-2A	33,16,718	33,16,718
B	Net ITC availed as per GSTR-3B	50,78,147	50,78,147
C	Difference of ITC (A-B)	17,61,428	17,61,428
D	Reversal of wrongly availed ITC through DRC-03 vide Ref. No. ARN :AD3612220129765	3,40,260	0
E	Reversal of ineligible ITC through DRC-03 vide Ref. No. ARN :AD3612220129765	14,949	14,949



F	Reversal of ITC in the April 2022	15,05,419	18,45,679
G	Total ITC reversed	18,60,628	18,60,628
H	Short availment of ITC (C-G)	99,199	99,199

7. From the above table, it can be observed that there is in fact short availment of ITC of Rs 1,98,398/- (CGST Rs 99,199/- and SGST Rs 99,398/-) and there is no excess availment of ITC as alleged in the impugned notice. To evidence the same, Noticee is herewith enclosing the Copy of Updated GSTR-2A and DRC-03 vide Ref.No. ARN :AD3612220129765 dated 29.12.2024 is enclosed as an **Annexure-III & IV**. Hence, the demand to this extent needs to be dropped.
8. Without prejudice to the above, Noticee submits that we are rightly eligible for ITC for the following reasons:
- ITC cannot be denied merely due to non-reflection of invoices in GSTR-2A as all the conditions specified under Section 16 of CGST Act, 2017 have been satisfied.
 - GSTR-2A cannot be taken as a basis to deny the ITC in accordance with Section 41, Section 42, Rule 69 of CGST Rules, 2017.
 - We further submit that Finance Act, 2022 has omitted Section 42, 43 and 43A of the CGST Act, 2017 which deals ITC matching concept. Noticee submits that the substituted Section 38 of the CGST Act, 2017 now states that only the eligible ITC which is available in the GSTR-2B (Auto generated statement) can be availed by the recipient. Now, GSTR-2B has become the main document relied upon by the tax authorities for verification of the accurate ITC claims. Hence, omission of sections 42, 43 and 43A has eliminated the concept of the provisional ITC claim process, matching and reversals.
 - Once the mechanism prescribed under Section 42 to match the provisionally allowed ITC under Section 41 is not in operation and has been omitted by the Finance Act, 2022 the effect of such omission without any saving clause means the above provisions was not in existence or never existed in the statute.
 - The Section 38 read with Rule 60 had prescribed the FORM GSTR 2 which is not made available till 30.09.2022. Notification No. 20 Central Tax dated 10th Nov 2020 has substituted the existing rule to w.e.f. 1.1.2021 meaning



thereby the requirement of Form GSTR 2 necessary in order to due compliance of Section 38. In the absence of the said form, it was not possible for the taxpayer to comply with the same. Further, Form GSTR 2 has been omitted vide Notification No. 19/2 Central Tax dated 28.09.2022 w.e.f. 01.10.2022.

- f. Section 42 clearly mentions the details and procedure of matching, reversal, and reclaim of input tax credit with regard to the inward supply. However, Section 42 and Rule 69 to 71 have been omitted w.e.f. 01.10.2022.
- g. Rule 70 of CGST Rules 2017 which prescribed the final acceptance of input tax credit and communication thereof in Form GST MIS-1 and Rule 71 prescribes the communication and rectification of discrepancy in the claim of input tax credit in form GST MIS-02 and reversal of claim of input tax credit. Further, Rule 70 has been omitted vide Notification No. 19/2022 Central Tax dated 28.09.2022 w.e.f 01.10.2022.
- h. It is submitted that neither the form has been prescribed by the law nor the same has been communicated to the We therefore it is not possible to comply with the condition given in Section 42 read with Rule 69, Rule 70 and 71. Hence, the allegation of the impugned notice is not correct.
- i. We further submit that the fact that there is no requirement to reconcile the invoices reflected in GSTR-2A vs GSTR-3B is also evident from the amendment in Section 16 of CGST Act, 2017 vide Section 100 of Finance Act, 2021. Hence, there is no requirement to reverse any credit in the absence of the legal requirement during the subject period.
- j. The Noticee wish to place reliance on the decision of the Hon'ble Supreme Court Case **UOI V Bharati Airtel Ltd & Ors 2021(11) TMI 109-Supreme Court** wherein it was held that, when the supply of goods and Services becomes taxable the registered person is obliged to maintain agreement, invoices/challans and books of accounts manually/electronically; the registered person is obliged to do self-assessment of ITC and reckon its eligibility to ITC based on books of accounts and invoices maintained by them; the auto populated form GSTR-2A in the common portal is only a facilitator to feed or retrieve such information and need not be the primary source for doing self-assessment; the primary source for self- assessment is in the form of agreements, invoices/ challans which are maintained by the



assessee manually/electronically. Therefore, the ITC availed on self-assessment on the basis of proper invoices and books of accounts cannot be disallowed based on the mismatch between GSTR-3B and GSTR-2A, as the form GSTR-2A is only a facility provided by the GST portal and does not determine our substantive right to avail ITC, as held by the Hon'ble Supreme Court.

k. The fact of payment or otherwise of the tax by the supplier is neither known to We nor is verifiable by We. Thereby, it can be said that such condition is impossible to perform and it is a known principle that the law does not compel a person to do something which he cannot possibly perform as the legal maxim goes: ***lex non-cogit ad impossibilia***, as was held in the case of:

- *Indian Seamless Steel & Alloys Ltd Vs UOI, 2003 (156) ELT 945 (Bom.)*
- *Hico Enterprises Vs CC, 2005 (189) ELT 135 (T-LB). Affirmed by SC in 2008 (228) ELT 161 (SC)*

Thereby it can be said that the condition, which is not possible to satisfy, need not be satisfied and shall be considered as deemed satisfied.

1. In the same context, we also wish to place reliance on the decision in case of Arise India Limited vs. Commissioner of Trade and Taxes, Delhi - 2018-TIOL-11-SC-VAT and M/s Tarapore and Company Jamshedpur v. State of Jharkhand - 2020-TIOL-93-HC-JHARKHAND-VAT.
- m. Section 41 allows the provisional availment and utilization of ITC, there is no violation of section 16(2)(c) of CGST Act 2017
- n. The above view is also fortified from press release dated 18.10.2018
- o. Even if there is differential ITC availed, if the same is accompanied by a valid tax invoice containing all the particulars specified in Rule 36 of CGST Rules and the payment was also made to the suppliers, the We is rightly eligible for ITC.
- p. Noticee submits that under the earlier VAT laws there were provisions similar to Section 16(2) *ibid* which have been held by the Courts as unconstitutional.
- q. We wish to rely on recent decisions in case of
 - *Suncraft Energy Private Limited Versus The Assistant Commissioner, State Tax, Ballygunge Charge And Others 2023 (8) TMI 174-Calcutta High court affirmed by Supreme Court in case of The Assistant*



Commissioner of State Tax Vs Suncraft Energy Private Limited 2023
(12) TMI 739 – SC order

- Diya Agencies Versus The State Tax Officer, The State Tax Officer, Union Of India, The Central Board Of Indirect Taxes & Customs, The State Of Kerala 2023 (9) TMI 955 - Kerala High Court
- M/S. Gargo Traders V/s The Joint Commissioner, Commercial Taxes (State Tax) & Ors. 2023 (6) TMI 533 - Calcutta High Court
- M/S. Henna Medicals Versus State Tax Officers, Deputy Commissioner (Arrear Recovery) Office Of The Joint Commissioner, State Goods And Service Tax Kannur, Union Of India, Central Board Of Indirect Taxes & Customs, State Of Kerala- 2023 (10) TMI 98 - Kerala High Court
- D.Y. Beathel Enterprises Vs State Tax officer (Data Cell), (Investigation Wing), Tirunelveli 2021(3) TMI 1020-Madras High Court
- Bhagyanagar Copper Pvt Ltd Vs CBIC and Others 2021-TIOL-2143-HC-Telangana-GST
- LGW Industries limited Vs UOI 2021 (12) TMI 834 -Calcutta High Court
- Bharat Aluminium Company Limited Vs UOI & Others 2021 (6) TMI 1052 – Chattishgarh High Court
- Sanchita Kundu & Anr. Vs Assistant Commissioner of State Tax 2022 (5) TMI 786 - Calcutta High Court.

In Re: Exemption claimed on Turnover of Rs 3,15,69,561/- as per provisions of GST Law

9. Noticee submits that the impugned notice has alleged that Noticee has claimed exemption on the output turnover of Rs 3,15,69,561/- in the GSTR-3B / GSTR-09 Returns submitted but failed to file documentary evidence for claim of exempted turnover and hence proposed to tax demand of Rs 56,82,520/- (Rs. 28,41,260/- in CGST and Rs. 28,41,260/- in SGST).
10. In this regard Noticee submits that the exempted turnover of Rs 3,15,69,561/- is related to sale of land and the sample documents related to sale of land are enclosed in **Annexure-V**.
11. Noticee submits that as per Entry 05 of Schedule III of CGST Act, 2017 sale of land and building is neither of supply of goods nor supply of services. Hence, Noticee correctly recorded the sale of land under non-



GST supply. For the ease of reference, Noticee extracting the entry 05 as below:

5. Sale of land and, subject to clause (b) of paragraph 5 of Schedule II, sale of building.

12. In view of the above submission the demand of Tax Rs 56,82,520/- along with interest and penalty needs to be dropped.

In Re: No reversal of proportionate ITC in case documentary evidence submitted for claim of exemption of Turnover:

13. Noticee submits that the impugned notice has alleged in the note to Para 2(A) of SCN that proportionate common ITC is to be reversed on non business transactions & exempt turnover supplies under section 17(1) & (2) where the goods or services or both are used by the registered person partly for the purpose of business, partly for other purposes or partly used for effecting exempt supply and partly for taxable supply then the amount of credit shall be restricted to so much of the input tax as is attributable to the taxable supplies in the course of business. Hence, Noticee proposed to make apportionment of available ITC under Rule 42 & 43 of CGST Rules to arrive at the eligible ITC as details given below-

Sl. No	Issue	Table no. in GSTR-3B	Value of outward supply	CGST	SGST
1	Total supplies	3.1-3.1(D)	9,38,16,250		
2	Exempt supplies	3.1(c)+3.1(e)	2,49,77,061		
3	Proportion of common ITC which has to be reversed to the extent of exempt supply (2/1 above)		0.266233		
	Common input tax credit	4A+Trans1 + Trans2		50,98,441	50,98,441
	ITC to be reversed	[S.No.2]/ [S. No.1] X [S.No.4]		13,57,373	13,57,373
	ITC reversed	4B(1)		0	0
	Difference/Excess ITC claimed	S.No.5 (-) S.No.6		13,57,373	13,57,373

14. In this regard Noticee submits that the Noticee has not availed ITC on exempted supply since the exempted supply being portion as sale of land value. The

The block contains a handwritten signature in black ink and a circular official stamp in purple ink. The stamp has the text 'NOTICEE' at the top, 'MIRY' in the center, and '9' at the bottom. There is also a star symbol within the stamp.

Noticee further refers to para 5 of Schedule III of CGST Act which states that activity of sale of land is neither supply of goods nor supply of services.

15. In this regard the Noticee submits that the Ld. Authority has arrived the amount of Rs 94,92,808/- (SGST RS 47,46,403/- & CGST RS 47,46,403/-) as common input credit erroneously from the Table 4(A) of GSTR-3B which provides the details of total ITC availed in GSTR-3B.

16. Noticee submits that the details of the turnover declared in table 5C, 5D, 5E and 5F of GSTR-09 are as follows:

SI No in GSTR-09	Nature of supply	Amount
5C	Supplies on which tax is to be paid by the recipient on reverse charge	0
5D	Exempted	0
5E	Nil Rated	0
5F	Non-GST supply (includes 'no supply')	3,15,69,561
Total		3,15,69,561

17. In the present case, Noticee has been receiving advances from the customers before completion of the project, therefore, Noticee has discharged GST on the advances received and disclosed the same in GST returns.

18. Noticee submits that time of payment of tax as per CGST Act, 2017 is receipt of advance and the said compliance has been rightly by the Noticee, therefore, there is no short payment of GST as per CGST Act, 2017 and the allegation of impugned Notice are not valid.

19. Noticee submits that as explained in the previous Paras the basis on which the amounts disclosed in GST returns and Financials are different therefore the same cannot be compared, therefore the allegation of the impugned notice demanding tax on differences between the disclosures made in the Financial Statements and GST returns which are lead by two different statues is not tenable and the same needs to be set aside. In this regard, Noticee wishes to rely on



- A. Indian Oil Sky Tanking Ltd Vs. Commr. of Service Tax, Banglore—
2015(38) S.T.R 221 (Tri.-Bang)
- B. P. Govindaraj Vs. CCE, Madurai—2014(36) S.T.R.400 (Tri.-Chennai)
- C. Commissioner of Service Tax, Ahmedabad Vs. Purani Ads. Pvt. Ltd.—
2010(19) S.T.R.242 (Tri.-Ahmd)

20. Without prejudice to the above, Noticee submits that as explained in the preceding paragraphs, the sale of land is not liable to GST as the same is covered under Entry 5 to Schedule -III of CGST Act, 2017. Therefore, the same need to be excluded while arriving the GST liability. Further, the deemed deduction of 1/3rd land value is not correct when the actual land value is available. Noticee submits that it is a settled law that the Government cannot re-write the terms of contract entered into between people. Reliance is placed on the Supreme Court judgement in the case of **Mangalore Ganesh Beedi Works Vs CIT [(2015) 378 ITR 640 (SC)]** wherein it was held that the Act does not clothe the taxing authorities with any power or jurisdiction to re-write the terms of the agreement arrived at between the parties with each other at arm's length and with no allegation of any collusion between them.
21. Therefore, Noticee submits that a view is possible that deeming 1/3rd of contract value as land value for the purpose of taxation could amount to re-writing of the agreement which is not consistent with the facts involved and what the commercials agreed between the parties.
22. Hence, the Gujarat High Court's judgement in the case of Munjaal Manishbhai Bhatt Vs UOI [2022 (62) G.S.T.L. 262 (Guj.)] was the breath of relief to taxpayers wherein the Court read down the deeming fiction of 1/3rd land deduction provided in Notification No. 11/2017 as ultra vires to Schedule III (sale of land).
23. Therefore, Noticee submits that it was held that mandatory application of deeming fiction of 1/3rd of total agreement value towards land even though the actual value of land is ascertainable is clearly contrary to the provisions and scheme of the CGST Act and therefore ultra vires the statutory provisions.
24. Noticee submits that from the above referred decision, it is clear that the wherever the actual land value is available, the same can be taken as deduction



for the purpose of payment of GST and the deeming fiction of 1/3rd land value as deduction is ultra-vires the statutory provisions.

25. **Further Noticee would like to submit that the Noticee has not utilized any input or input services towards the sale of land and therefore, there is no requirement to the Noticee to reverse the ITC accumulated through the inputs or input services received.**

26. From the above submissions it is clear that there no need to reverse the ITC under rule 42 & 43. Therefore it is requested to drop the proceedings to this extent.

27. In this regard, Noticee would like to submit that noticee has not availed any excess ITC. The authority while calculating excess ITC has not considered the ITC reflected in updated GSTR-2A and ITC reversals in Table 7(I) of GSTR-9. If the same is considered, then in actuality there is short availment of ITC. Noticee hereby submits the reconciliation table for your perusal:

S. no.	Particulars	CGST (Rs)	SGST (Rs)
A	ITC as per updated GSTR-2A	33,16,718	33,16,718
B	Net ITC availed as per GSTR-3B	50,78,147	50,78,147
C	Difference of ITC (A-B)	17,61,428	17,61,428
D	Reversal of wrongly availed ITC through DRC-03 vide Ref. No. ARN :AD3612220129765	3,40,260	0
E	Reversal of ineligible ITC through DRC-03 vide Ref. No. ARN :AD3612220129765	14,949	14,949
F	Reversal of ITC in the April 2022	15,05,419	18,45,679
G	Total ITC reversed	18,60,628	18,60,628
H	Short availment of ITC (C-D)	99,199	99,199

28. From the above table, it can be observed that there is in fact short availment of ITC of Rs1,98,398/- (CGST Rs 99,199/- and SGST Rs 99,398/-) and there is no excess availment of ITC as alleged in the impugned notice. To evidence the



same, Noticee is herewith enclosing the Copy of Updated GSTR-2A is enclosed as an **Annexure-IV** Hence, the demand to this extent needs to be dropped.

29. In view of the above submission the demand for reversal of ITC for Rs 27,14,746/- (SGST Rs 13,57,373/- & CGST Rs 13,57,373/-) along with interest and penalty needs to be dropped.

In Re: Exemption claimed on Credit Notes of Turnover of Rs 13,85,802/- as per provisions of GST Law

30. Noticee submits that the impugned notice has alleged that Noticee has claimed exemption on the credit notes of turnover of Rs 13,85,802/- in the GSTR-3B / GSTR-09 Returns submitted but failed to file documentary evidence for claim of exempted turnover and hence proposed to tax demand of Rs 2,49,444/- (Rs. 1,24,722/- in CGST and Rs. 1,24,722/- in SGST).
31. In this regard Noticee submits that the exempted turnover of Rs 3,15,69,561/- is pertaining to FY 2021-22 and the relevant documents are enclosed in **Annexure-VI**.
32. In view of the above submission the demand of Tax Rs 27,14,746/- along with interest and penalty needs to be dropped.

In Re: No short reporting of turnover in GSTR-3B /GSTR-09 when compared to Sales Register

33. Noticee submits that the impugned notice has alleged that there is short reporting of turnover of Rs 3344703/- in GSTR-3B/GSTR-09 when compared to sales register and proposed to tax demand of Rs 602046/- (Rs. 301023/- in CGST and Rs. 301023/- in SGST) as details given below-

Particulars	Turnover	Turnover	CGST	SGST	Total
Gross output turnover as per sales register		11,77,79,753			
Less: Output turnover reported		11,44,35,050			
1. GST out put turnover	7,02,24991				
2. CGST	63,20,249				
3. SGST	63,20,249				
4. Non-GST Output Turnover	3,15,69,561				



Total	11,44,35,050				
Short reported output turnover now proposed to tax @18%		33,44,703	3,01,023	3,01,023	6,02,046

34. In this regard the Noticee would like to submit that, the impugned notice has arrived Rs.11,77,79,753/- as Gross output turnover as per sales register submitted during the audit by the department.
35. Further the Noticee would like to provide the reconciliation of turnover in the table below:

Sl. No.	Particulars	Amount(Rs.)
1	Supplies and advances in which tax to be paid as per table 4(N) of GSTR-9	7,04,16,039
2	Inward supplies on which RCM is paid as per table 4(G) of GSTR-9	1,91,048
3	GST paid in total outward supply(1-2)	7,02,24,991
4	CGST tax paid (excluding RCM)	63,20,249
5	SGST tax paid(Excluding RCM)	63,20,249
6	Non-GST turnover supply on which tax to be not paid as per GSTR-3B	3,15,69,561
7	Total turnover (Excluding credit notes)	11,44,35,050
8	Credit notes taxable value	27,03,693
9	CGST tax paid(Excluding RCM)	1,93,876
10	SGST tax paid(Excluding RCM)	1,93,876
11	Total net turnover	11,75,26,495
12	Output turnover as per sales register	11,77,79,753
13	Difference(12-11)	2,53,258

36. Noticee would like to submit that, the impugned notice has not considered the credit notes issued during the year while considering the sales register and the Noticee has inadvertently missed to disclose the credit notes separately in the GSTR-01/09 for the FY 2020-21 but disclosed the tax liability net of credit

notes at the time of filing the GSTR-9. (Copy of ledger statements and Copy of GSTR-9 is enclosed as **Annexure-IX & VIII**).

37. From the above table it is clear that the impugned notice wrongly arrived the Turnover as per sales register in the notice therefore the notice to be set aside and drop the proceedings to this extent.

38. Therefore, form the above table it is clear that there is no under declaration of turnover. Therefore, the proceedings to this extent to be dropped.

In Re: Non-Payment of late fee on delay filing of GSTR-01:

39. The impugned notice has stated that during the course of scrutiny of returns, it was noticed that the Noticee has filed GSTR-01 belatedly for which interest is demanded amounting to Rs.44,600/- (SGST Rs.22,300/- and CGST Rs.22,300/-) for FY 2021-22.

40. The Noticee would like to discharge the late fee amount demanded in the notice as mentioned above. Therefore, it is requested to drop the proceedings to this extent.

In Re: Interest under section 50 is not applicable:

41. Noticee submits that when tax is not applicable, the question of interest & also penalties does not arise. It is a natural corollary that when the principal is not payable there can be no question of paying any interest as held by the Supreme Court in Prathiba Processors Vs. UOI, 1996 (88) ELT 12 (SC).

42. Noticee submits that the impugned notice confirmed that the Noticee is liable to interest under Section 50 of CGST Act, 2017. In this regard, it is pertinent to examine Section 50 of CGST Act, 2017 which is extracted below for ready reference

*(1)'Every person who is **liable to pay tax** in accordance with the provisions of this Act or the Rules made thereunder, but failed to **pay the tax or any part thereof to the Government within the period prescribed, shall for the period for which the tax or any part thereof remains unpaid, pay on his own, interest at such rate, not exceeding eighteen per cent., as may be notified by the Government on the recommendations of the Council'***



(2) the interest under sub-section(1) shall be calculated, in **such manner as may be prescribed**, from the day succeeding the day on which such tax was due to be paid

(3) A taxable person who makes an undue or excess claim of input tax credit under sub-section (10) of section 42 or undue or excess reduction in output tax liability under sub-section (10) of section 43, shall pay interest on such undue or excess claim or on such undue or excess reduction, as the case may be, at such rate not exceeding twenty-four per cent., as may be notified by the Government on the recommendations of the Council.

43. Noticee submits that the impugned notice has demanded that interest rate prescribed under Section 50 is applicable. In this regard, Noticee submits that the proposal in impugned notice is not at all tenable. Hence, the demand of interest does not sustain.

In Re: Penalty under section 73 is not imposable:

44. Noticee submits that the impugned notice has imposed the penalty of 10% of the tax due or Rs. 10,000/- whichever is higher. Noticee submits that Noticee is of the vehement belief that the input availed by Noticee is not required to reverse and there is no short payment of GST, therefore, the question of interest and penalty does not arise. Further, it is a natural corollary that when the principal is not payable there can be no question of paying any interest and penalty as held by the Supreme Court in **Prathiba Processors Vs UOI, 1996 (88) ELT 12 (SC)**.
45. Further, Noticee submits that the impugned show cause notice had not discharged the burden of proof regarding the imposition of the penalty under CGST Act, 2017. In this regard, wishes to rely on the judgment in the case of Indian Coffee Workers' Co-Op. Society Ltd Vs C.C.E. & S.T., Allahabad 2014 (34) S.T.R 546 (All) it was held that "It is unjustified in absence of discussion on fundamental conditions for the imposition of penalty under Section 78 of Finance Act, 1994".
46. Noticee submits that the impugned notice has imposed the penalty u/s 73 of the CGST Act, 2017. The relevant extract is reproduced below: -
- "9. Section 73. Determination of tax not paid or short paid or erroneously refunded or input tax credit wrongly availed or utilised**



for any reason other than fraud or any wilful- misstatement or suppression of facts.-

(1) Where it appears to the proper officer that any tax has not been paid or short paid or erroneously refunded, or where input tax credit has been wrongly availed or utilised for any reason, other than the reason of fraud or any wilful-misstatement or suppression of facts to evade tax, he shall serve notice on the person chargeable with tax which has not been so paid or which has been so short paid or to whom the refund has erroneously been made, or who has wrongly availed or utilised input tax credit, requiring him to show cause as to why he should not pay the amount specified in the notice along with interest payable thereon under section 50 and a penalty leviable under the provisions of this Act or the rules made thereunder.

(2) The proper officer shall issue the notice under sub-section (1) at least three months prior to the time limit specified in sub-section (10) for issuance of order.

(3).....

...

...

(8).....

(9) The proper officer shall, after considering the representation, if any, made by person chargeable with tax, determine the amount of tax, interest and a penalty equivalent to ten per cent. of tax or ten thousand rupees, whichever is higher, due from such person and issue an order.

(10) The proper officer shall issue the order under sub-section (9) within three years from the due date for furnishing of annual return for the financial year to which the tax not paid or short paid or input tax credit wrongly availed or utilised relates to or within three years from the date of erroneous refund."

47. From the above-referred sub-section, it is clear that the penalty is applicable only when any amount of self-assessed tax or any amount collected as tax has not been paid within a period of 30 days from the due date of payment of such tax. However, in the instant case, the Noticee has not availed any excess ITC in GSTR-03B. Hence, the penalty under Section 73(11) is not applicable in the instant case.

48. Noticee submits that the Supreme Court in case of CIT Vs Reliance Petro Products Pvt Ltd (SC) 2010 (11) SCC (762) while examining the imposition of



penalties under Section 271(1)(c) of Income Tax Act, 1961 held that penalties are not applicable in similar circumstances.

49. Noticee submits that from the above-referred decision of the Supreme Court, penalties cannot be imposed merely because the assessee has claimed certain ITC which was not accepted or was not acceptable to the revenue when the assessee has acted on the bonafide belief that the ITC is eligible. In the instant case also, Notice has availed the ITC on the bonafide belief that the same is eligible which was not accepted by the department. Therefore, in these circumstances, the imposition of penalties is not warranted and the same needs to be dropped.
50. Noticee submits that it is pertinent to understand that the Supreme Court in the above-referred case has held that the penalties shall not be imposed even though the *mens rea* is not applicable for the imposition of penalties.
51. Noticee submits that GST being a new law, the imposition of penalties during the initial years of implementation is not warranted. Further, Noticee submits that they are under bonafide belief that ITC availed by them are eligible, thus, penalties shall not be imposed. Further, the government has been extending the due dates & waiving the late fees for delayed filing etc., to encourage compliance and in these circumstances imposition of penalties for claiming ITC on bonafide belief is not at all correct and the same needs to be dropped.
52. Noticee would like to submit further that in addition to above, Noticee submits that where an authority is vested with discretionary powers, discretion has to be exercised by application of mind and by recording reasons to promote fairness, transparency and equity. In this regard, the reliance is placed on the judgement of hon'ble Supreme Court in the case of **Maya Devi v. Raj Kumari Batra dated 08.09.2010 [Civil Appeal No.10249 of 2003]** wherein it was held that
- "14. It is in the light of the above pronouncements unnecessary to say anything beyond what has been so eloquently said in support of the need to give reasons for notices made by Courts and statutory or other authorities exercising quasi-judicial functions. All that we may mention is that in a system governed by the rule of law, there is nothing like absolute or unbridled power exercisable at the whims and fancies of the repository of such power. There is nothing like a power without any limits or constraints. That is so even when a Court or other*



authority may be vested with wide discretionary power, for even discretion has to be exercised only along well recognized and sound juristic principles with a view to promoting fairness, inducing transparency and aiding equity."

53. Noticee further submits that the Supreme Court in case of **Hindustan Steel Ltd. v. State of Orissa —1978 [AIR 1970 SC 253]** while dealing with the similar facts wherein a mandatory penalty is prescribed without the concept of mens rea held that "Under the Act penalty may be imposed for failure to register as a dealer: Section 9(1) read with Section 25(1)(a) of the Act. But the liability to pay penalty does not arise merely upon proof of default in registering as a dealer. An notice imposing penalty for failure to carry out a statutory obligation is the result of a quasi-criminal proceeding, and penalty will not ordinarily be imposed unless the party obliged either acted deliberately in defiance of law or was guilty of conduct contumacious or dishonest, or acted in conscious disregard of its obligation. Penalty will not also be imposed merely because it is lawful to do so. Whether penalty should be imposed for failure to perform a statutory obligation is a matter of discretion of the authority to be exercised judicially and on a consideration of all the relevant circumstances. **Even if a minimum penalty is prescribed, the authority competent to impose the penalty will be justified in refusing to impose penalty,** when there is a technical or venial breach of the provisions of the Act or where the breach flows from a bona fide belief that the offender is not liable to act in the manner prescribed by the statute. Those in charge of the affairs of the Company in failing to register the Company as a dealer acted in the honest and genuine belief that the Company was not a dealer. Granting that they erred, no case for imposing penalty was made out."

54. Noticee further submits that it was held in the case of Collector of Customs v. Unitech Exports Ltd. 1999 (108) E.L.T. 462 (Tribunal) that- **"It is settled position that penalty should not be imposed for the sake of levy. The penalty is not a source of Revenue.** The penalty can be imposed depending upon the facts and circumstances of the case that there is a clear finding by the authorities below that this case does not warrant the imposition of penalty. **The respondent's Counsel has also relied upon the decision of the Supreme Court in the case of M/s. Pratibha Processors v. Union of India reported in 1996 (88) E.L.T. 12 (S.C.) that penalty ordinarily levied for some contumacious conduct or a deliberate violation of the provisions of the**

particular statute.” Hence, Penalty cannot be imposed in the absence of deliberate defiance of law even if the statute provides for a penalty.

55. Noticee submits that the Supreme Court in case of Price Waterhouse Coopers Pvt. Ltd Vs Commissioner of Income Tax, Kolkata S.L.P.(C) No.10700 of 2009 held as follows:

“20. We are of the opinion, given the peculiar facts of this case, that the imposition of penalty on the assessee is not justified. We are satisfied that the assessee had committed an inadvertent and bona fide error and had not intended to or attempted to either conceal its income or furnish inaccurate particulars.

56. Notice submits that from all the above submissions, it is clear that imposition of penalties is not warranted therefore the impugned notice needs to be dropped.

57. Noticee submits that the GST is still under trial and error phase and the assesseees are facing genuine difficulties and the same was also held by various courts by deciding in favour of assessee. Therefore, the imposition of penalty during the initial trial and error phase is not warranted and this is a valid reason for setting aside the penalties. In this regard, reliance is placed on :

1. Bhargava Motors Vs UOI 2019 (26) GSTL 164 (Del) wherein it was held that *“The GST system is still in a ‘trial and error phase’ as far as its implementation is concerned. Ever since the date the GSTN became operational, this Court has been approached by dealers facing genuine difficulties in filing returns, claiming input tax credit through the GST portal. The Court’s attention has been drawn to a decision of the Madurai Bench of the Madras High Court dated 10th September, 2018 in W.P. (MD) No. 18532/2018 (Tara Exports v. Union of India) [2019 (20) G.S.T.L. 321 (Mad.)] where after acknowledging the procedural difficulties in claiming input tax credit in the TRAN-1 form that Court directed the respondents “either to open the portal, so as to enable the petitioner to file the TRAN-1 electronically for claiming the transitional credit or accept the manually filed TRAN-1” and to allow the input credit claimed after processing the same, if it is otherwise eligible in law”*
2. The Tyre Plaza Vs UOI 2019 (30) GSTL 22 (Del)
3. Kusum Enterprises Pvt Ltd Vs UOI 2019-TIOL-1509-HC-Del. GST



58. The Noticee submits that, as submitted supra, there was confusion that existed at such point in time and the issue involved interpretation of provisions and law is at nascent stages. Therefore, the penalties cannot be imposed. Relied on CCE Vs Gujarat Narmada Fertilizers Co. Ltd 2009 (240) E.L.T 661 (S.C).

In Re: Impugned notice is not valid.

Notice issued on assumptions and presumptions:

59. Noticee submits that the impugned notice has been issued proposing to demand an amount of Rs. 1,01,55,714/- on the various grounds as mentioned in the impugned notice.
60. In this regard, Noticee submits that Section 61 read with Rule 99 specifies that scrutiny of the returns shall be done based on the information available with the proper officer and in case of any discrepancy, he shall issue a notice to the said person in FORM GST ASMT-10, under Rule 99(1), informing him of such discrepancy and seeking his explanation thereto. In case the explanation provided by the Noticee is satisfactory, then no further action shall be taken in that regard. If the explanation provided is not satisfactory, then the proper officer can initiate appropriate action under Section 73 or Section 74.
61. However, in the instant case Noticee has not received any notice in FORM ASMT-10 requiring the Noticee to provide explanation for the discrepancy noticed in the returns. Instead, the proper officer has directly issued Form GST DRC-01 under Section 73 which shows that the impugned notice has been issued without following the procedure prescribed in Section 61 of CGST Act, 2017 and Rule 99 of CGST Rules, 2017. In this regard, reliance is placed on M/s. Vadivel Pyrotech Pvt Ltd Vs Assistant Commissioner (ST), Circle-II, CTD, Sivakasi West 2022 (10) TMI 784 – Madras High Court wherein it was held that
- “6. To a pointed question as to whether Form ASMT 10 which ought to have been issued in respect of aspects forming the subject matter of the proceedings in GST DRC-01 culminating in GST DRC-07 in view of the fact that the proceedings are pursuant to scrutiny of assessments, the learned Additional Government Pleader submitted that Form ASMT 10 was not issued other than the one issued on 22.12.2021, which does not cover the issues raised in the impugned proceeding. The learned Additional Government Pleader sought leave to issue notice in Form ASMT 10 in respect*



of the aspects forming the subject matter of the impugned proceedings and thereafter to assess in compliance with the procedure contemplated under the Act including Section 61.

Recording the same, the impugned Notice dated 09.05.2022 is set aside and the matter is remitted back to the Assessing Officer for redoing the assessment. It is open to the Respondent to issue appropriate Form (Form ASMT 10) and after affording a reasonable opportunity to the petitioner in the manner contemplated under the Act proceed further in accordance with law. The petitioner shall also co-operate in the proceedings."

62. Noticee submits that impugned SCN was issued with prejudged and premeditated conclusions on various issues raised in the notice. That being the case, issuance of SCN in that fashion is bad in law and requires to be dropped. In this regard, reliance is placed on *Oryx Fisheries Pvt. Ltd. v. Union of India* — 2011 (266) E.L.T. 422 (S.C.).
63. Noticee submits that the subject SCN is issued based on mere assumption and unwarranted inference, interpretation of the law without considering the intention of the law, documents on record, the scope of activities undertaken, and the nature of activity involved, the incorrect basis of computation, creating its own assumptions, presumptions. Further, they have arrived at the conclusion without actual examination of facts, and provisions of the CGST Act, 2017. In this regard, Noticee relies on the decision of the Hon'ble Supreme Court in the case **Oudh Sugar Mills Limited v. UOI, 1978 (2) ELT 172 (SC)**
Therefore, the impugned Noticee is invalid and needs to be dropped.
64. Noticee craves leave to alter, add to, and or amend the aforesaid grounds.
65. Noticee wishes to be heard in person before passing any order in this regard.

For M/s. Modi Realty (Miryalaguda) LLP


Authorized Signatory

**BEFORE THE ASSISTANT COMMISSIONER OF STATE TAX, BEGUMPET DIVISON, M.G
ROAD – S.D ROAD, PAVANI PRESTIGE, ABOVE R.S. BROTHERS, AMEERPET.**

**Sub: Proceedings under Show Cause Notice vide Ref. no. Ref. No.
ZD361124013285S and SCN ARN AD3604240088518 dated 13.11.2024 issued
to M/s. Modi Realty (Miryalaguda) LLP**

I, Soham Satish Modi, Partner of M/s. Modi Realty (Miryalaguda) LLP hereby authorizes and appoint H N A & Co LLP, Chartered Accountants, Bangalore or their partners and qualified staff who are authorized to act as an authorized representative under the relevant provisions of the law, to do all or any of the following acts: -

- To act, appear and plead in the above-noted proceedings before the above authorities or any other authorities before whom the same may be posted or heard and to file and take back documents.
- To sign, file verify, and present pleadings, applications, appeals, cross-objections, revision, restoration, withdrawal and compromise applications, replies, objections and affidavits, etc., as may be deemed necessary or proper in the above proceedings from time to time.
- To Sub-delegate all or any of the aforesaid powers to any other representative and I/We do hereby agree to ratify and confirm acts done by our above-authorized representative or his substitute in the matter as my/our own acts as if done by me/us for all intents and purposes. This authorization will remain in force till it is duly revoked by me/us.

Executed this on 17.03.2025 at Hyderabad.


Signature

I the undersigned partner of M/s H N A & Co LLP, Chartered Accountants, do hereby declare that the said M/s H N A & Co LLP is a registered firm of Chartered Accountants, and all its partners are Chartered Accountants holding certificate of practice and duly qualified to represent in above proceedings under Section 116 of the CGST Act, 2017. I accept the above-said appointment on behalf of M/s H N A & Co LLP. The firm will represent through any one or more of its partners or Staff members who are qualified to represent before the above authorities.

Dated: 17.03.2025

Address for service:

H N A & Co. LLP

**(Formerly known as Hiregange &
Associates LLP,
Chartered Accountants,
4th Floor, West Block, Anushka Pride,
Above Himalaya Book World
Road Number 12, Banjara Hills,
Hyderabad, Telangana 500034**

**For H N A & Co. LLP
Chartered Accountants**


**CA Lakshman Kumar K
Partner (M.No.241726)**

I, Partner/Employee/Associate of M/s H N A & Co LLP duly qualified to represent in above proceedings in terms of the relevant law, also accept the above said authorization and appointment.

S.No.	Name	Qualification	Membership No.	Signature
1	Sudhir V S	CA	219109	
2	Venkata Prasad P	BA LLB	AP/3511/2023	
3	Srimannarayan S	CA	261612	
4	Akash Heda	CA	269711	
5	Revant Krishna	CA	262586	
6	Manikanta	CA	277705	
7	Asha Latha	CA	280346	
8	Shiva Mohan	CA	267701	

FORM GST DRC - 01

[See rule 100(2) & 142(1)(a)]

Reference No. - ZD361124013289K

Date - 13-11-2024

To

GSTIN/ID: 36ABCFM6774G2ZZ

Name: MODI REALTY (MIRYALAGUDA) LLP

Address : 5-4-187/3 AND 4, SOHAM MANSION, 2ND FLOOR, M.G ROAD, SECUNDERABAD, Rangareddy, Telangana, 500003

Tax Period : APR 2021 - MAR 2022

F.Y.- 2021-2022

Act/ Rules Provisions - Under Section 73 of the GST Act

Section / sub-section under which SCN is being issued - 73

Summary of Show Cause Notice

(a) Brief Fact of the Case : Excess claim of Input Tax, Shortly reported Output Tax

(b) Grounds : Under the provisions of the GST Act

(c) Tax and other dues :

(Amount in Rs.)

Sr. No.	Tax Rate (%)	Turnover	Tax Period		Act	POS (Place of Supply)	Tax	Interest	Penalty	Fee	Others	Total
			From	To								
1	2	3	4	5	6	7	8	9	10	11	12	13
1	0	0.00	APR 2021	MAR 2022	CGST	NA	50,77,857.00	22,85,035.00	5,07,786.00	22,300.00	0.00	78,92,978.00
2	0	0.00	APR	MAR	SGST	NA	50,77,857.	22,85,035.	5,07,786.00	22,300.00	0.00	78,92,978.00

GOVERNMENT OF TELANGANA
COMMERCIAL TAXES DEPARTMENT

Office of the ASSISTANT COMMISSIONER (ST), M.G.ROAD-S.D.ROAD CIRCLE,
BEGUMPET DIVISION.

Address:-4th Floor, Pavani Prestige Complex, Hyderabad – 500 016.

GSTIN: 36ABCFM6774G2ZZ
ARN: AD3604240088518

Date: 13-11-2024

**ANNESURE TO FORM GST DRC-01
SUMMARY OF SHOW CAUSE NOTICE**

for the Financial Year **2021-22** under GST Act, 2017
[See Rule 142 (1) and Section 73]

SUB: Goods and Services Tax Act, 2017 (for brevity 'GST Act, 2017') – M.G.Road-S.D.Road Circle - Begumpet Division, Hyderabad –M/s. MODI REALTY (MIRYALAGUDA) LLP (for brevity 'taxpayer') – Conduct of general audit for the financial year **2021-22** under GST Act – Notice issued in ADT-01 - Records produced - Examination/scrutiny made of the same – Certain discrepancies / deficiencies/ anomalies noticed - Proposed to assess under Section 73 of CGST Act, 2017 - Issue of 'Summary of Show Cause Notice' inviting reply / explanations in writing with corroborative evidence – Regarding.

REF: Notice for Audit in Form GST ADT-01 vide Ref. No. ZD360424037386B, dated: 20-04-2024.

M/s. MODI REALTY (MIRYALAGUDA) LLP, located at SOHAM MANSION, 2ND FLOOR, 5-4-187/3 AND 4, M.G ROAD, SECUNDERABAD, 500003 are a registered taxpayer under the provisions of GST Act, 2017 with GSTIN 36ABCFM6774G2ZZ and assessee on the rolls of the state jurisdictional tax office i.e., the Assistant Commissioner (ST), M.G.Road-S.D.Road Circle of Begumpet Division, Hyderabad. They are carrying on business in "trading of Goods as per the Portal" is that, (HSN 00440290) CONSTRUCTION SERVICES IN RESPECT OF COMMERCIAL OR INDUSTRIAL BUILDINGS AND CIVIL STRUCTURES(HSN 00440410) WORKS CONTRACT SERVICES.

In consequent to the GST General Audit authorized as required under the provisions of Section 65, read with Rule 101 of CGST Act and Rules, 2017 in respect of the above-mentioned taxpayer for the financial year **2021-22**, the audit of the taxpayer is accordingly undertaken.

In the course of and as a part of processing the Audit undertaken in due process of law, the taxpayer vide reference 1st cited, has been issued 'Notice for conducting Audit' via prescribed "Form GST ADT-01" dated 20-04-2024 as required under the provisions of Rule 101 and Sec.65 of CGST Act, 2017 duly intimating / notifying the authorized Audit of their books of accounts and records and with a direction to attend in person or through an authorized representative on dated. 07-05-2024 before the undersigned at aforementioned address with the relevant books of accounts and records and in the light of Section 65 of CGST Act, 2017 they are asked to render their assistance for timely completion of the Audit for the financial year **2021-22** as required for Audit.

The Notice was served as prescribed under the provisions of Section 169 of CGST Act, 2017 i.e., by way of communicating to the e-Mail address of the taxpayer so given at the time of GST registration or as amended from time to time.

The taxpayer having received the ADT-01 appeared in person and produced Profit and Loss Account, Balance Sheet, Purchase and Sale Statements etc., On due examination of the same with reference to the material available in the GST Common Portal, their tax liabilities and other discharged liabilities are hereby proposed to assess with the following results:-

1) Input Tax on Inward Supplies :-

The Tax Payer claimed Input Tax Credit in GSTR3B / GSTR 9 returns filed by them for the year **2021-22** as under:

IGST Rs. 00.00
CGST Rs. 50,78,147.00
SGST Rs. 50,78,147.00

On verification of the ITC claim of the taxpayer among the Form GSTR-3B / GSTR 9 and Purchase details filed to Audit, the following variations are noticed.

The Tax Payer claimed excess ITC in GSTR3B / GSTR 9 compared with the ITC as per the Table 8A of GSTR 9:

Particulars	CGST	SGST	Total
ITC claimed in GSTR 3B / GSTR 9	5078147	5078147	10156294
Less: Net ITC Eligible as per Table 8A of GSTR 9	3267296	3267296	6534592
Excess ITC Claimed	1810851	1810851	3621702

2) Output Tax on Outward Supplies :-

The Tax Payer reported Output Tax in GSTR3B / GSTR 9 Returns filed by them for the year **2021-22** as under:

IGST Rs. 00.00
CGST Rs. 63,20,249.00
SGST Rs. 63,20,249.00

A) The Tax Payer claimed Exemption on the Output Turnover of Rs. 3,15,69,561/- in the GSTR3B / GSTR 9 Returns filed by them, but they have failed to file documentary evidences for their claim of exemption, hence the same is Proposed to Tax @ 18% as under:

Particulars	Turnover	CGST Proposed @ 9%	SGST Proposed @ 9%	Total Output Tax Proposed
Exempted Turnover Reported Proposed to Tax in absence of documentary evidences	31569561	2841260	2841260	5682520

Note: If the Tax Payer submits the documentary evidence for their claim of Exempted Output Turnover, the Input Tax to be reversed on non-business transactions & exempt supplies under Section 17(1) & (2) where the goods or services or both are used by the registered person partly for the purpose of business, partly for other purposes or partly used for effecting exempt supply and partly for taxable supply then the amount of credit shall be restricted to so much of the input tax as is attributable to the taxable supplies in the course of business. Therefore the taxable person needs to make an apportionment of available input tax credit under Rule 42 & 43 to arrive at the eligible ITC, resulting in excess claim of ITC than you are eligible. The details of the working are as under:

S. No	Issue	Table no. in GSTR-3B	Value of outward supply	SGST	CGST	Total
1	2	3	4	5	6	7
1	Total supplies	3.1-3.1(D)	93816250.00	-	-	-
2	Exempt supplies	3.1(c)+3.1(e)	24977061.00	-	-	-
3	Proportion of common ITC which has to be reversed to the extent of exempt supply (2/1 above)		0.266233	-	-	-
4	Common input tax credit	4A+Tran 1+ Tran 2	-	5098441.32	5098441.32	10196882.64
5	ITC to be reversed	[S.No.2] / [S.No.1] X [S. No.4]	-	1357373.33	1357373.33	2714746.66
6	ITC reversed as per GSTR-3B	4B(1)	-	0.00	0.00	0.00
7	Difference/Excess ITC claimed	S.No.5 (-) S.No.6	-	1357373.33	1357373.33	2714746.66

B) The Tax Payer claimed Exemption on the Credit Notes Turnover of Rs. 13,85,802/- in the GSTR3B / GSTR 9 Returns filed by them, but they have failed to file documentary evidences for their claim of exemption, hence the same is Proposed to Tax @ 18% as under:

Particulars	Turnover	CGST Proposed @ 9%	SGST Proposed @ 9%	Total Output Tax Proposed
Credit Notes Turnover Reported Proposed to Tax in absence of documentary evidences	1385802	124722	124722	249444

C) As seen from the Sales Register filed compared with the Output Taxes reported in GSTR 3B / GSTR 9 the following variations noticed in Output Turnovers and Taxes Reported.

Particulars	Turnover	Turnover	CGST Proposed @ 9%	SGST Proposed @ 9%	Total Output Tax Proposed
Gross Output Turnover as per Sales Register filed		117779753			
Less: Output Turnover Reported		114435050			
1. GST Output Turnover	70224991				
2. CGST Tax	6320249				
3. SGST Tax	6320249				
4. Non-GST Output Turnover	31569561				
Total	114435050				
Short Reported Output Turnover Now Proposed to Tax @ 18%		3344703	301023	301023	602046

Therefore, it is proposed to assess for year **April 2021 to March 2022** for the net tax proposed to be payable indicated under Section 73 of the SGST/CGST Act as under:

S. No.	Particulars	CGST Tax	SGST Tax	Total Tax
1	Proposed to Disallow Excess claim of Input Tax compared with Table 8A of GSTR 9 and GSTR 3B / GSTR 9	1810851	1810851	3621701
2A	Exempted Turnover Reported Proposed to Tax in absence of documentary evidences	2841260	2841260	5682521
2B	Credit Notes Turnover Reported Proposed to Tax in absence of documentary evidences	124722	124722	249444
2C	Short Reported Output Tax proposed compared with Sales Register filed and GSTR 3B / GSTR 9 returns filed	301023	301023	602047
Total Tax Due to the Department		5077857	5077857	10155713

In addition to above, the following punitive measures will be taken up while passing final orders.

A) As per Section 73 read with Rule 122 of CGST Act, 2017, a Penalty as required on the tax due will be levied at the time of assessment proceedings without any further notice.

B) As per Section 50 of CGST Act, 2017 the legitimate Interest @18% PA will be levied on the excess claim of Input Tax at the time of assessment proceedings without any further notice.

As per Section 47(2) of CGST Act, 2017 enumerates that, "any registered person who fails to furnish the return required under Section 44 by the due date shall be liable to pay a Late Fee of one hundred rupees for every day during which such failure continues subject to a maximum of an amount calculated at a quarter per cent of his turnover in the State or Union Territory.

In the light of the above legal positions, the amount of Late fee to be paid on account of belated filing of Form GSTR 9C and GSTR-1 Returns is hereby enumerated by due calculative exercise as under:

Nature of return	Period	Due Date of Filing	Date of Filing Return	No. of Days Delayed	Late Fee @ Rs.100 per day
GSTR 1	April, 2021	11-05-2021	24-08-2021	105	10500
GSTR 1	May, 2021	11-06-2021	30-09-2021	111	11100
GSTR 1	June, 2021	11-07-2021	30-09-2021	81	8100
GSTR 1	July, 2021	11-08-2021	18-10-2021	68	6800
GSTR 1	Aug-21	11-09-2021	19-10-2021	38	3800
GSTR 1	Sept. 2021	11-10-2021	01-11-2021	21	2100
GSTR 1	Oct. 2021	11-11-2021	12-11-2021	1	100
GSTR 1	Jan. 2022	11-02-2022	12-02-2022	1	100
GSTR 1	Feb. 2022	11-03-2022	17-03-2022	6	600
GSTR 1	Mar. 2022	11-04-2022	25-04-2022	14	1400
	Total				44600

While bringing forward to the notice of the taxpayer about the above Late Fee calculated for belated filing of Form GSTR-01 returns amounting to Rs.44,600/- (i.e., Rs.22,300/- towards CGST and Rs.22,300/- towards SGST respectively), the taxpayer is hereby directed to pay the same by generating Form GST DRC-03 or if having any objections, as to file their reply.

Thus, the total Tax, Penalty and Interest for the period from **April 2021 to March 2022** is proposed in addition to the Taxes reported as under:

S. No.	Act	Tax	Interest	Penalty	Late Fee	Total
1	CGST	5077857	2285035	507786	22300	7892978
2	SGST	5077857	2285035	507786	22300	7892978
3	TOTAL	10155714	4570070	1015572	44600	15785956

The registered tax payer may therefore pay the tax in DRC-03. However, if the registered tax payer is not agreeing with the proposals in this notice they may file their objections in DRC-06 within (15) days from the date of receipt of this notice, failing which orders as deemed fit will be passed without any further correspondence in the matter.


STATE TAX OFFICER-II,
M.G.ROAD-S.D.ROAD CIRCLE.

To,
M/s. MODI REALTY (MIRYALAGUDA) LLP,
SOHAM MANSION, 2ND FLOOR, 5-4-187/3 AND 4,
M.G ROAD, SECUNDERABAD, 500003

State Tax Officer-II
M.G. Road-S.D. Road Circle,
Begumpet Division, Hyderabad

Taxpayer GSTIN	GSTR-2A Filing Period	Supplier GSTIN	Supplier Name	Invoice Number	Invoice Date	Place of Supply (State Code)	Taxable Amount	IGST Amount	CGST Amount	SGST Amount	Total
36ABCFM6774G22Z	Apr-21	04-Jun-21	REFLECTIONS ELECTRICALS PRIVATE LIMITED	224	21-Apr-21	36-TS	5,400	0	324	324	6,048
36ABCFM6774G22Z	Apr-21	26-May-21	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-17	14-Apr-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Apr-21	26-May-21	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-23	20-Apr-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/001/21-22	01-Apr-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/002/21-22	01-Apr-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/003/21-22	01-Apr-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/004/21-22	02-Apr-21	36-TS	1,098,930	0	98,904	98,904	1,296,737
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/005/21-22	02-Apr-21	36-TS	1,098,930	0	98,904	98,904	1,296,737
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/007/21-22	02-Apr-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/008/21-22	02-Apr-21	36-TS	96,875	0	8,719	8,719	114,313
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/009/21-22	22-Apr-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/010/21-22	22-Apr-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	Apr-21	10-Jun-21	M/S ASHOK CONSTRUCTIONS	AGH/011/21-22	22-Apr-21	36-TS	96,875	0	8,719	8,719	114,313
36ABCFM6774G22Z	Apr-21	19-May-21	KGM & CO	2021-2022/137	04-Apr-21	36-TS	7,500	0	675	675	8,850
36ABCFM6774G22Z	Apr-21	19-May-21	SRI PARAMESHWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SP-HYD/21-22/105	29-Apr-21	36-TS	7,920	0	713	713	9,346
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16802	03-Apr-21	36-TS	15,876	0	1,429	1,429	18,734
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16804	03-Apr-21	36-TS	3,025	0	182	182	3,388
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16806	03-Apr-21	36-TS	1,520	0	137	137	1,794
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16807	03-Apr-21	36-TS	42,512	0	3,826	3,826	50,164
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16808	03-Apr-21	36-TS	107,234	0	9,651	9,651	126,537
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	SSLOG21-22/10009	16-Apr-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	SSLOG21-22/10024	16-Apr-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16946	17-Apr-21	36-TS	870	0	78	78	1,027
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16950	17-Apr-21	36-TS	589	0	36	36	661
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	16951	17-Apr-21	36-TS	1,280	0	77	77	1,434
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	17098	24-Apr-21	36-TS	71,118	0	6,401	6,401	83,919
36ABCFM6774G22Z	Apr-21	14-Jun-21	SUMMIT SALES LLP	17099	24-Apr-21	36-TS	27,799	0	2,502	2,502	32,803

36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	17100		24-Apr-21	36-TS		2,574	0	232	232	3,037
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	17101		24-Apr-21	36-TS		20,994	0	1,889	1,889	24,773
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	17102		24-Apr-21	36-TS		60,912	0	5,482	5,482	71,876
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	17103		24-Apr-21	36-TS		62,046	0	5,584	5,584	73,214
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	17168		30-Apr-21	36-TS		15,040	0	1,354	1,354	17,747
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSCOM21-22/10009		30-Apr-21	36-TS		59,416	0	5,347	5,347	70,111
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10047		30-Apr-21	36-TS		26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10056		30-Apr-21	36-TS		3,000	0	270	270	3,540
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10074		30-Apr-21	36-TS		4,666	0	420	420	5,506
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10114		30-Apr-21	36-TS		6,251	0	563	563	7,376
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	14-Jun-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10118		30-Apr-21	36-TS		75	0	7	7	89
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	18-May-21	36ADQFS912G1ZQ	SHIV SHAKTI MACHINE TOOLS HARDWARE AND ELECTRICALS	2021-22/333/SS		21-Apr-21	36-TS		500	0	45	45	590
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	18-May-21	36ADQFS912G1ZQ	SHIV SHAKTI MACHINE TOOLS HARDWARE AND ELECTRICALS	2021-22/467/SS		30-Apr-21	36-TS		500	0	45	45	590
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	13-May-21	36ADQFS912G1ZQ	VIDYUT INDUSTRIAL CORPORATION	600/21-22		24-Apr-21	36-TS		123,080	0	11,077	11,077	145,234
36ABCFM6774G22Z	Apr-21	Y	N	Apr-21	27-May-21	36AGCFV1268R1ZM	ICON WATER SOLUTIONS	166		01-Apr-21	36-TS		41,000	0	3,690	3,690	48,380
36ABCFM6774G22Z	Apr-21	Y	N	Apr-21	27-May-21	36AGCPV1268R1ZM	ICON WATER SOLUTIONS	167		01-Apr-21	36-TS		6,975	0	628	628	8,231
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	24-May-21	36AIWPF3583D1ZQ	M/S MAHAVER GLASS PLYWOOD	MG/2020-21/022		20-Apr-21	36-TS		9,288	0	836	836	10,960
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	27-May-21	36AJBPQ0412B1ZV	ELEGANT ENTERPRISES	EE2122-0050		26-Apr-21	36-TS		414	0	37	37	489
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	27-May-21	36AJTPM8876F1ZN	M/s Social DNA (Prop.) Aditya R Mankani	16		03-Apr-21	36-TS		16,820	0	1,514	1,514	19,848
36ABCFM6774G22Z	Apr-21	Y	N	Apr-21	21-May-21	36BJJPG3515K1Z6	SFS HARDWARE	34		29-Apr-21	36-TS		585	0	53	53	690
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	13-May-21	36CUBP0A743F1Z8	SAMA ENTERPRISES	022		18-Apr-21	36-TS		41,900	0	3,771	3,771	49,442
36ABCFM6774G22Z	Apr-21	Y	Y	Apr-21	13-May-21	36CUBP0A743F1Z8	SAMA ENTERPRISES	024		19-Apr-21	36-TS		41,758	0	3,758	3,758	49,274
36ABCFM6774G22Z	May-21	Y	Y	May-21	09-Jun-21	36AACF8197H1Z0	H N A Co LLP REFLECTIONS ELECTRICALS	00342H/21-22GST		31-May-21	36-TS		10,000	0	900	900	11,800
36ABCFM6774G22Z	May-21	Y	Y	May-21	22-Jun-21	36AADCR204701Z2	PRIVATE LIMITED	361		05-May-21	36-TS		1,500	0	90	90	1,680
36ABCFM6774G22Z	May-21	Y	Y	May-21	26-Jun-21	36AADCV9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-62		27-May-21	36-TS		2,363	0	59	59	2,481
36ABCFM6774G22Z	May-21	Y	Y	May-21	26-Jun-21	36AADCV9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-66		27-May-21	36-TS		2,363	0	59	59	2,481
36ABCFM6774G22Z	May-21	Y	Y	May-21	26-Jun-21	36AADCV9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-72		28-May-21	36-TS		2,363	0	59	59	2,481
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36A0F8A154R2Z5	M/S ASHOK CONSTRUCTIONS	AGH/012/21-22		06-May-21	36-TS		438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36A0F8A154R2Z5	M/S ASHOK CONSTRUCTIONS	AGH/013/21-22		06-May-21	36-TS		96,875	0	8,719	8,719	114,313

36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/014/21-22	06-May-21	36-TS	152,600	0	13,734	13,734	180,068
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/015/21-22	17-May-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/016/21-22	17-May-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/017/21-22	17-May-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/018/21-22	17-May-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/019/21-22	17-May-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/020/21-22	17-May-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	May-21	Y	Y	May-21	12-Jul-21	36AOF8154H225	M/S ASHOK CONSTRUCTIONS	17242	06-May-21	36-TS	5,029	0	342	342	5,713
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17243	06-May-21	36-TS	6,165	0	555	555	7,275
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17244	06-May-21	36-TS	10,500	0	945	945	12,390
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17245	06-May-21	36-TS	7,860	0	707	707	9,275
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17246	06-May-21	36-TS	10,287	0	926	926	12,139
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17252	06-May-21	36-TS	42,366	0	3,813	3,813	49,992
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17253	06-May-21	36-TS	76,645	0	6,898	6,898	90,441
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17257	06-May-21	36-TS	10,080	0	907	907	11,894
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10135	11-May-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10150	11-May-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17449	26-May-21	36-TS	34,337	0	3,090	3,090	40,518
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17476	26-May-21	36-TS	631	0	57	57	744
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10168	28-May-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	17508	29-May-21	36-TS	24,756	0	2,228	2,228	29,212
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10015	31-May-21	36-TS	2,649	0	238	238	3,126
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10049	31-May-21	36-TS	44,499	0	4,005	4,005	52,509
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10172	31-May-21	36-TS	40,100	0	3,609	3,609	47,318
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10183	31-May-21	36-TS	3,000	0	270	270	3,540
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10186	31-May-21	36-TS	5,890	0	530	530	6,950
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10210	31-May-21	36-TS	1,649	0	148	148	1,946
36ABCFM6774G22Z	May-21	Y	Y	May-21	29-Jul-21	36ACQFS2044C127	SUMMIT SALES LLP	PS/21-22/144	07-May-21	36-TS	45,516	0	4,096	4,096	53,709
36ABCFM6774G22Z	May-21	Y	Y	May-21	24-Jun-21	36ACWFG4864A12G	PRAFUL SANITARY	177	03-May-21	36-TS	22,637	0	2,037	2,037	26,712
36ABCFM6774G22Z	May-21	Y	Y	May-21	26-Jun-21	36AJTBM876F12N	M/s Social DNA (Prop.) Aditya R Wankani		06-May-21	36-TS	9,984	0	899	899	11,781
36ABCFM6774G22Z	May-21	Y	N	May-21	25-Jun-21	36AMHPC676H12M	SRI SAI ROHITH MARKETING COMPANY	24							

36ABCFM6774G2Z2	May-21	Y	N	May-21	25-Jun-21	36ABCFM6774G2Z2	SRI SAI ROHITH MARKETING COMPANY LIMITED	30	31-May-21	36-TS	416,655	0	37,499	37,499	491,653
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	24-Aug-21	36ABCFM6774G2Z2	MODI PROPERTIES PRIVATE LIMITED	MPPL10031	26-Jun-21	36-TS	90,538	0	8,148	8,148	106,835
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	24-Aug-21	36ABCFM6774G2Z2	MODI PROPERTIES PRIVATE LIMITED	MPPL10042	30-Jun-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	12-Jul-21	36ABCFM6774G2Z2	GANJI VENKANNAH & SONS PREMIER ENGINEERING CORPORATION	1066	08-Jun-21	36-TS	318	0	29	29	375
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	10-Jul-21	36ABCFM6774G2Z2	REFLECTIONS ELECTRICALS PRIVATE LIMITED	SAL/21-22/0422	22-Jun-21	36-TS	76,013	0	6,841	6,841	89,696
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	12-Jul-21	36ABCFM6774G2Z2	V GREEN MEDIA PRIVATE LIMITED	572	12-Jun-21	36-TS	1,140	0	68	68	1,277
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	12-Jul-21	36ABCFM6774G2Z2	M/S ASHOK CONSTRUCTIONS	VGM-2122-99	25-Jun-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	12-Jul-21	36ABCFM6774G2Z2	RAJADHANI TILES COMPANY	AGH/021/21-22	18-Jun-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	09-Jul-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	029	28-Jun-21	36-TS	112,540	0	10,129	10,129	132,797
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17532	01-Jun-21	36-TS	90,881	0	8,179	8,179	107,240
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17533	01-Jun-21	36-TS	61,544	0	5,539	5,539	72,622
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17534	01-Jun-21	36-TS	18,746	0	1,687	1,687	22,120
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17535	01-Jun-21	36-TS	1,840	0	166	166	2,171
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17536	01-Jun-21	36-TS	5,775	0	520	520	6,815
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17537	01-Jun-21	36-TS	5,269	0	474	474	6,217
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17538	01-Jun-21	36-TS	69,034	0	6,213	6,213	81,460
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17539	01-Jun-21	36-TS	9,464	0	852	852	11,167
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17540	01-Jun-21	36-TS	223	0	20	20	263
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17541	01-Jun-21	36-TS	69,526	0	6,257	6,257	82,040
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17542	01-Jun-21	36-TS	38,235	0	3,441	3,441	45,117
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17543	01-Jun-21	36-TS	8,952	0	806	806	10,563
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17545	01-Jun-21	36-TS	49,223	0	4,340	4,340	56,903
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	SSLOG21-22/10225	11-Jun-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	SSLOG21-22/10235	11-Jun-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17655	14-Jun-21	36-TS	22,030	0	1,983	1,983	25,996
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17790	21-Jun-21	36-TS	346,298	0	31,167	31,167	408,631
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17793	21-Jun-21	36-TS	41,834	0	3,765	3,765	49,364
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17794	21-Jun-21	36-TS	23,707	0	2,134	2,134	27,974
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17919	26-Jun-21	36-TS	37,918	0	3,413	3,413	44,743
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ABCFM6774G2Z2	SUMMIT SALES LLP	17923	26-Jun-21	36-TS	144,460	0	20,224	20,224	184,909

36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSCOM21-22/10064	30-Jun-21	36-TS	51,292	0	4,616	4,616	60,524
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10276	30-Jun-21	36-TS	52,500	0	4,725	4,725	61,950
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10287	30-Jun-21	36-TS	2,500	0	225	225	2,950
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10293	30-Jun-21	36-TS	5,420	0	488	488	6,396
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10315	30-Jun-21	36-TS	9,976	0	898	898	11,772
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10332	30-Jun-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	13-Aug-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10334	30-Jun-21	36-TS	535	0	48	48	631
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	10-Jul-21	36ADZPG3609B1ZK	SRI ARHANT STEELS	1115/21-22	22-Jun-21	36-TS	13,548	0	1,219	1,219	15,987
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	17-Jul-21	36ABPPNS486G1ZM	SVR PMPS & ALLIED SERVICES	370	24-Apr-21	36-TS	2,136	0	192	192	2,520
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	17-Jul-21	36ABPPNS486G1ZM	SVR PMPS & ALLIED SERVICES	321	24-Apr-21	36-TS	1,090	0	98	98	1,286
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	22-Jul-21	36ABPPNS661P1ZT	M/S PURNIMA MOSAIC TILES	1698	13-Jun-21	36-TS	126,269	0	11,364	11,364	148,997
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	16-Jul-21	36ABQPR6876M1ZB	M/S SRI BHAVANI DIGITALS	23	30-Jun-21	36-TS	18,732	0	1,124	1,124	20,980
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	23-Jul-21	36AI2PG8119P1Z9	G P BUILDCON MATERIALS	GP/21-22/116	02-Jun-21	36-TS	4,500	0	405	405	5,310
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	23-Jul-21	36AI2PG8119P1Z9	G P BUILDCON MATERIALS	GP/21-22/141	13-Jun-21	36-TS	13,500	0	1,215	1,215	15,930
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	22-Jul-21	36AJTPEW8876F1ZN	M/S Social DNA (Prop.) Aditya R Mankani	104	03-Jun-21	36-TS	23,480	0	2,113	2,113	27,708
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	11-Aug-21	36AACFH8197H1Z0	H N A & Co LLP	00533H/21-22GST	22-Jul-21	36-TS	20,000	0	1,800	1,800	23,600
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	11-Aug-21	36AACFH8197H1Z0	H N A & Co LLP	00573H/21-22GST	28-Jul-21	36-TS	10,672	0	960	960	12,593
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	18-Aug-21	36AADCY9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/2122-118	17-Jul-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	18-Aug-21	36AADCY9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/2122-126	31-Jul-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	11-Aug-21	36AAOFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/022/21-22	09-Jul-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	11-Aug-21	36AAOFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/023/21-22	09-Jul-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	11-Aug-21	36AAOFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/024/21-22	09-Jul-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18003	01-Jul-21	36-TS	2,585	0	233	233	3,050
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18005	01-Jul-21	36-TS	1,270	0	114	114	1,499
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18008	01-Jul-21	36-TS	13,150	0	1,184	1,184	15,517
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18012	01-Jul-21	36-TS	10,500	0	945	945	12,390
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18015	01-Jul-21	36-TS	4,800	0	432	432	5,664
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18019	01-Jul-21	36-TS	41,600	0	3,762	3,762	49,324
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18022	01-Jul-21	36-TS	42,340	0	3,811	3,811	49,961
36ABCFM6774G2Z2	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18025	01-Jul-21	36-TS	20,320	0	1,829	1,829	23,978

36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18026		01-Jul-21	36-TS	42,200	0	3,798	3,798	49,756
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18027		01-Jul-21	36-TS	30,500	0	2,745	2,745	35,950
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18028		01-Jul-21	36-TS	49,688	0	4,472	4,472	58,652
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18077		03-Jul-21	36-TS	55,761	0	5,019	5,019	65,759
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18078		03-Jul-21	36-TS	5,870	0	528	528	6,927
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18082		03-Jul-21	36-TS	23,316	0	2,098	2,098	27,513
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18237		13-Jul-21	36-TS	9,000	0	810	810	10,620
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18238		13-Jul-21	36-TS	12,000	0	1,080	1,080	14,160
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18239		13-Jul-21	36-TS	19,200	0	1,728	1,728	22,656
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18241		13-Jul-21	36-TS	360	0	34	34	448
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18243		13-Jul-21	36-TS	1,820	0	164	164	2,148
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18244		13-Jul-21	36-TS	37,207	0	3,349	3,349	43,904
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18245		13-Jul-21	36-TS	2,427	0	175	175	2,777
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18246		13-Jul-21	36-TS	29,292	0	2,636	2,636	34,565
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18250		13-Jul-21	36-TS	30,280	0	2,725	2,725	35,730
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10354		13-Jul-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10369		13-Jul-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10383		13-Jul-21	36-TS	350	0	32	32	413
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18321		16-Jul-21	36-TS	74,993	0	6,749	6,749	88,492
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18322		16-Jul-21	36-TS	12,865	0	1,158	1,158	15,181
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18325		16-Jul-21	36-TS	24,901	0	2,241	2,241	29,383
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18326		16-Jul-21	36-TS	28,350	0	2,552	2,552	33,453
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18327		16-Jul-21	36-TS	36,450	0	3,281	3,281	43,011
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18331		17-Jul-21	36-TS	60,510	0	5,446	5,446	71,401
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18507		26-Jul-21	36-TS	24,398	0	2,196	2,196	28,790
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18509		26-Jul-21	36-TS	2,400	0	216	216	2,832
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18510		26-Jul-21	36-TS	2,640	0	158	158	2,957
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18511		26-Jul-21	36-TS	920	0	83	83	1,086
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18512		26-Jul-21	36-TS	1,140	0	103	103	1,345
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18513		26-Jul-21	36-TS	94,769	0	8,529	8,529	111,827

36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18515	26-Jul-21	36-TS	92,244	0	8,302	8,302	108,848
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18516	26-Jul-21	36-TS	84,672	0	7,620	7,620	99,913
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18517	26-Jul-21	36-TS	170,118	0	15,311	15,311	200,739
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18520	26-Jul-21	36-TS	164,196	0	14,778	14,778	193,751
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18521	26-Jul-21	36-TS	22,794	0	2,051	2,051	26,897
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10078	31-Jul-21	36-TS	46,163	0	4,155	4,155	54,472
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10085	31-Jul-21	36-TS	712	0	64	64	840
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10401	31-Jul-21	36-TS	3,500	0	315	315	4,130
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10413	31-Jul-21	36-TS	17,431	0	1,569	1,569	20,569
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10418	31-Jul-21	36-TS	8,548	0	769	769	10,087
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10450	31-Jul-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10466	31-Jul-21	36-TS	600	0	54	54	708
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10477	31-Jul-21	36-TS	5,902	0	531	531	6,964
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	17-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10481	31-Jul-21	36-TS	250	0	23	23	295
36ABCFM6774G22Z	Jul-21	Y	Y	Jul-21	16-Aug-21	36AUIPM8976F12N	M/S Social DNA (Prop.) Aditya R Mankani	144	03-Jul-21	36-TS	20,091	0	1,808	1,808	23,707
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	12-Oct-21	36AABCM4761B12M	MODI PROPERTIES PRIVATE LIMITED	MPPI10060	05-Aug-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	12-Oct-21	36AABCM4761B12M	MODI PROPERTIES PRIVATE LIMITED	MPPI10090	30-Aug-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	09-Sep-21	36AABCFH8197H12O	H N A Co LLP	00746H/21-22G5T	31-Aug-21	36-TS	10,376	0	934	934	12,244
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	11-Sep-21	36AACFP6807A12L	PREMIER ENGINEERING CORPORATION	SAL/21-22/0647	03-Aug-21	36-TS	250,490	0	22,544	22,544	295,578
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	29-Sep-21	36AADCV9375P12C	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-146	14-Aug-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	08-Sep-21	36AADDF0098D12U	M/S ASHOK CONSTRUCTIONS	055	12-Aug-21	36-TS	58,567	0	5,271	5,271	69,109
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	11-Sep-21	36AAOF8154H22S	M/S ASHOK CONSTRUCTIONS	AGH/025/21-22	09-Aug-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	11-Sep-21	36AAOF8154H22S	M/S ASHOK CONSTRUCTIONS	AGH/026/21-22	09-Aug-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	11-Sep-21	36AAOF8154H22S	M/S ASHOK CONSTRUCTIONS	AGH/027/21-22	09-Aug-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18616	02-Aug-21	36-TS	8,552	0	770	770	10,092
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18617	02-Aug-21	36-TS	50,472	0	4,542	4,542	59,557
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18630	03-Aug-21	36-TS	1,906	0	172	172	2,250
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18631	03-Aug-21	36-TS	948	0	85	85	1,119
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18784	11-Aug-21	36-TS	28,296	0	2,547	2,547	33,389
36ABCFM6774G22Z	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C127	SUMMIT SALES LLP	18785	11-Aug-21	36-TS	400,269	0	36,024	36,024	472,318

36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18786		11-Aug-21	36-TS	125,120	0	11,261	11,261	147,642
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18787		11-Aug-21	36-TS	2,625	0	236	236	3,098
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18788		11-Aug-21	36-TS	1,765	0	159	159	2,083
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18789		11-Aug-21	36-TS	4,110	0	370	370	4,850
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18790		11-Aug-21	36-TS	475	0	43	43	561
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18791		11-Aug-21	36-TS	2,546	0	356	356	3,259
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18793		11-Aug-21	36-TS	2,040	0	184	184	2,407
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	18794		11-Aug-21	36-TS	67,108	0	6,040	6,040	79,187
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10497		19-Aug-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10512		19-Aug-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10520		19-Aug-21	36-TS	350	0	32	32	413
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19018		27-Aug-21	36-TS	27,105	0	2,439	2,439	31,984
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19019		27-Aug-21	36-TS	17,500	0	1,518	1,518	20,536
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19020		27-Aug-21	36-TS	42,238	0	3,801	3,801	49,841
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19021		27-Aug-21	36-TS	9,755	0	878	878	11,511
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19023		27-Aug-21	36-TS	23,655	0	2,129	2,129	27,913
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19024		27-Aug-21	36-TS	18,356	0	1,652	1,652	21,660
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19025		27-Aug-21	36-TS	40,366	0	3,633	3,633	47,632
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19026		27-Aug-21	36-TS	8,616	0	775	775	10,167
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19027		27-Aug-21	36-TS	9,713	0	874	874	11,461
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSCOM21-22/10121		31-Aug-21	36-TS	34,016	0	3,061	3,061	40,139
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10542		31-Aug-21	36-TS	21,500	0	1,935	1,935	25,370
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10558		31-Aug-21	36-TS	6,000	0	540	540	7,080
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10564		31-Aug-21	36-TS	6,280	0	565	565	7,410
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10597		31-Aug-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10605		31-Aug-21	36-TS	4,284	0	386	386	5,055
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	21-Sep-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10616		31-Aug-21	36-TS	500	0	45	45	590
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	16-Sep-21	36A1JFNP8976F1Z1N	M/s Social DNA (Prop.) Aditya R Markani	183		03-Aug-21	36-TS	22,940	0	2,065	2,065	27,069
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	11-Sep-21	36ASDPM5467A1Z1V	Shruti Agarwal	SA2122040		03-Aug-21	36-TS	9,182	0	826	826	10,835
36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	11-Sep-21	36ASDPM5467A1Z1V	Shruti Agarwal	SA2122041		03-Aug-21	36-TS	5,888	0	530	530	6,948

36ABCFM6774G2Z2	Aug-21	Y	Y	Aug-21	11-Sep-21	36ASDMS467A1ZV	Shruti Agarwal OVERSEAS HARDWARE AND TOOLS CENTRE	SA2122051	30-Aug-21	36-TS	3,144	0	283	283	3,710
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	09-Oct-21	36AABF0575B1ZR	MODI PROPERTIES PRIVATE LIMITED	0HTC/0393	21-Sep-21	36-TS	116,743	0	10,507	10,507	137,756
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	16-Nov-21	36AABCFM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL10104	29-Sep-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AABCFM8197H1Z0	H N A & Co LLP	00896H/21-22G5T	27-Sep-21	36-TS	10,500	0	945	945	12,390
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AADCC6581E1Z0	M/S CAPS GOLD PRIVATE LIMITED	TE/2122/NG/138	28-Sep-21	36-TS	47,670	0	715	715	49,100
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	12-Oct-21	36AADCR2047Q1Z2	REFLECTIONS ELECTRICALS PRIVATE LIMITED	1961	20-Sep-21	36-TS	40,950	0	2,457	2,457	45,864
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	12-Oct-21	36AADCR2047Q1Z2	REFLECTIONS ELECTRICALS PRIVATE LIMITED	1962	20-Sep-21	36-TS	39,130	0	2,348	2,348	43,826
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	09-Oct-21	36AADCV9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-170	06-Sep-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	09-Oct-21	36AAAFV805511ZR	VENSAI GLOBAL PRIVATE LIMITED	CI1226/2021-22	30-Sep-21	36-TS	19,000	0	1,710	1,710	22,420
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/028/21-22	25-Aug-21	36-TS	175,000	0	15,750	15,750	206,500
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/029/21-22	25-Aug-21	36-TS	175,000	0	15,750	15,750	206,500
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/030/21-22	25-Aug-21	36-TS	175,000	0	15,750	15,750	206,500
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/032/21-22	25-Aug-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/033/21-22	25-Aug-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	11-Oct-21	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/031/21-22	25-Sep-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	09-Oct-21	36AAEP03108E1ZM	RAJADHANI TILES COMPANY	064	17-Sep-21	36-TS	89,764	0	2,244	2,244	94,252
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19162	04-Sep-21	36-TS	6,630	0	597	597	7,823
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19163	04-Sep-21	36-TS	120,228	0	10,821	10,821	141,869
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19164	04-Sep-21	36-TS	8,645	0	778	778	10,201
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19165	04-Sep-21	36-TS	7,250	0	653	653	8,555
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19166	04-Sep-21	36-TS	12,788	0	1,151	1,151	15,090
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19167	04-Sep-21	36-TS	113,761	0	10,238	10,238	134,238
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19168	04-Sep-21	36-TS	45,882	0	4,129	4,129	54,141
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19169	04-Sep-21	36-TS	22,395	0	2,016	2,016	26,426
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19170	04-Sep-21	36-TS	775	0	70	70	915
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19218	09-Sep-21	36-TS	7,880	0	709	709	9,299
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19383	16-Sep-21	36-TS	2,689	0	242	242	3,173
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10626	16-Sep-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10641	16-Sep-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G2Z2	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19390	17-Sep-21	36-TS	3,770	0	249	249	4,269

36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19391	17-Sep-21	36-TS	1,602	0	144	144	1,890
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19392	17-Sep-21	36-TS	2,546	0	356	356	3,259
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19393	17-Sep-21	36-TS	21,800	0	1,962	1,962	25,724
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19394	17-Sep-21	36-TS	12,550	0	1,130	1,130	14,809
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19395	17-Sep-21	36-TS	37,388	0	3,365	3,365	44,118
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19396	17-Sep-21	36-TS	3,545	0	319	319	4,183
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19397	17-Sep-21	36-TS	4,087	0	300	300	4,686
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19398	17-Sep-21	36-TS	1,512	0	99	99	1,711
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19399	17-Sep-21	36-TS	7,033	0	633	633	8,299
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19542	25-Sep-21	36-TS	500	0	30	30	560
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19543	25-Sep-21	36-TS	9,972	0	897	897	11,767
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19544	25-Sep-21	36-TS	2,705	0	243	243	3,192
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19545	25-Sep-21	36-TS	21,178	0	1,906	1,906	24,990
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	19546	25-Sep-21	36-TS	6,120	0	551	551	7,222
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSCOM21-22/10138	30-Sep-21	36-TS	45,482	0	4,093	4,093	53,668
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSCOM21-22/10145	30-Sep-21	36-TS	650	0	59	59	767
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10670	30-Sep-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10675	30-Sep-21	36-TS	4,011	0	361	361	4,733
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10688	30-Sep-21	36-TS	2,000	0	180	180	2,360
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10695	30-Sep-21	36-TS	33,984	0	3,059	3,059	40,101
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10719	30-Sep-21	36-TS	38,750	0	3,488	3,488	45,725
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	05-Nov-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10729	30-Sep-21	36-TS	276	0	25	25	326
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	11-Oct-21	36ADQFS9120C1Z0	SHIV SHAKTI MACHINE TOOLS HARDWARE AND ELECTRICALS	2021-22/2780/55	20-Sep-21	36-TS	5,750	0	518	518	6,785
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	01-Nov-21	36ABEIPJ0494H1ZP	SRI BALAJI ENTERPRISES	86	02-Sep-21	36-TS	47,134	0	3,792	3,792	49,718
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	01-Nov-21	36ABEIPJ0494H1ZP	SRI BALAJI ENTERPRISES	100	22-Sep-21	36-TS	227,408	0	20,467	20,467	268,341
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	01-Nov-21	36ABEIPJ0494H1ZP	M/S PURNIMA MOSAIC TILES	1703	12-Jul-21	36-TS	112,028	0	10,083	10,083	132,194
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	09-Oct-21	36AJIPW876F1ZM	M/s Social DNA (Prop.) Aditya R Mankani	224	03-Sep-21	36-TS	24,905	0	2,241	2,241	29,388
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	20-Oct-21	36AMEPC9678H1ZM	SRI SAI ROHITH MARKETING COMPANY	100	17-Sep-21	36-TS	2,100	0	189	189	2,478
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	22-Oct-21	36BCBPS4784B1ZJ	SATHYAVARAPU HARDWARES	599	13-Sep-21	36-TS	116,743	0	10,507	10,507	137,757
36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	10-Oct-21	36BOIPA9793M1Z7	AAKAR GRANITES	451	22-Sep-21	36-TS	300,892	0	27,080	27,080	355,052

36ABCFM6774G22Z	Sep-21	Y	Y	Sep-21	11-Oct-21	36DDCF9552D12M	LEOMIND CREATIVES	LMC-2021-22/038	21-Sep-21	36-TS	36,000	0	3,240	3,240	42,480
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	10-Nov-21	36AABCD6242R128	DULPREET TUBES PVT LTD	DT/36	07-Oct-21	36-TS	3,335	0	300	300	3,935
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	01-Dec-21	36AABCM4761E12M	MODI PROPERTIES PRIVATE LIMITED	MPPI10120	30-Oct-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AACF8197H120	H N A & Co LLP	01093H/21-22G5T	28-Oct-21	36-TS	10,660	0	959	959	12,579
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	14-Nov-21	36AADCR2047Q12Z	REFLECTIONS ELECTRICALS PRIVATE LIMITED	2394	19-Oct-21	36-TS	2,700	0	162	162	3,024
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	10-Nov-21	36AADCV9375P12C	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-217	14-Oct-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	10-Nov-21	36AADCV9375P12C	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-222	14-Oct-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	09-Nov-21	36AADFA0098D12U	ADILABAD TIMBER MART	090	13-Oct-21	36-TS	24,710	0	2,224	2,224	29,158
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/034/21-22	07-Oct-21	36-TS	438,750	0	39,488	39,488	517,725
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/035/21-22	07-Oct-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/036/21-22	07-Oct-21	36-TS	732,620	0	65,936	65,936	864,492
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOF8154H225	M/S ASHOK CONSTRUCTIONS	AGH/037/21-22	21-Oct-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAVFR0676C12X	R S BAJAJ & ASSOCIATES	51/2021-22	08-Oct-21	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAVFR0676C12X	R S BAJAJ & ASSOCIATES	52/2021-22	08-Oct-21	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19665	04-Oct-21	36-TS	33,617	0	3,025	3,025	39,667
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19730	07-Oct-21	36-TS	15,150	0	1,364	1,364	17,877
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19731	07-Oct-21	36-TS	24,818	0	2,310	2,310	29,438
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19732	07-Oct-21	36-TS	1,430	0	129	129	1,687
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19751	07-Oct-21	36-TS	7,850	0	709	709	9,299
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19754	08-Oct-21	36-TS	39,959	0	3,596	3,596	47,151
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19760	09-Oct-21	36-TS	18,153	0	1,634	1,634	21,420
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	19960	20-Oct-21	36-TS	114,975	0	16,097	16,097	147,168
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10772	21-Oct-21	36-TS	25,400	0	2,286	2,286	29,972
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10787	21-Oct-21	36-TS	52,875	0	4,759	4,759	62,393
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	20078	26-Oct-21	36-TS	75,963	0	6,837	6,837	89,636
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	20079	26-Oct-21	36-TS	73,284	0	6,596	6,596	86,475
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	20133	29-Oct-21	36-TS	8,040	0	724	724	9,487
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	20154	29-Oct-21	36-TS	7,348	0	661	661	8,671
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	29131	29-Oct-21	36-TS	9,648	0	868	868	11,385
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSCON21-22/10180	30-Oct-21	36-TS	69,151	0	6,224	6,224	81,599

36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10803	30-Oct-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10815	30-Oct-21	36-TS	5,820	0	524	524	6,868
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10844	30-Oct-21	36-TS	3,654	0	329	329	4,312
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10857	30-Oct-21	36-TS	5,000	0	450	450	5,900
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10879	30-Oct-21	36-TS	6,395	0	576	576	7,546
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	20-Nov-21	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10881	30-Oct-21	36-TS	350	0	32	32	413
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	11-Nov-21	36ADBPJ8881C12J	GANESH TUBE TRADERS	389	06-Oct-21	36-TS	900	0	81	81	1,062
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	10-Dec-21	36A12P68119P129	G P BUILDCON MATERIALS	GP/21-22/385	20-Oct-21	36-TS	4,425	0	398	398	5,222
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	09-Nov-21	36AJTPM8876F12N	M/s Social DNA (Prop.)	266	04-Oct-21	36-TS	22,582	0	2,032	2,032	26,647
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	10-Nov-21	36AJSPF8724H12J	M/S BATH STORE	2222	01-Oct-21	36-TS	348,750	0	31,388	31,388	411,525
36ABCFM6774G22Z	Oct-21	Y	Y	Oct-21	10-Nov-21	36AJSPF8724H12J	M/S BATH STORE	2223	01-Oct-21	36-TS	449,748	0	40,477	40,477	530,703
36ABCFM6774G22Z	Oct-21	Y	N	Oct-21	13-Nov-21	36AMHPC9678H12M	SRI SAI ROHITH MARKETING COMPANY	113	06-Oct-21	36-TS	645,120	0	58,061	58,061	761,242
36ABCFM6774G22Z	Oct-21	Y	N	Oct-21	13-Nov-21	36AMHPC9678H12M	SRI SAI ROHITH MARKETING COMPANY	139	26-Oct-21	36-TS	141,790	0	12,761	12,761	167,312
36ABCFM6774G22Z	Oct-21	Y	N	Oct-21	13-Nov-21	36AMHPC9678H12M	SRI SAI ROHITH MARKETING COMPANY	140	27-Oct-21	36-TS	203,160	0	18,284	18,284	239,729
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Jan-22	36ABSCM4761E12M	MODI PROPERTIES PRIVATE LIMITED	MPL10195	30-Nov-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Dec-21	36AACF8197H120	H N A & Co LLP	01260H/21-22G6T	25-Nov-21	36-TS	10,600	0	972	972	12,744
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36AADCV9375P12C	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-265	18-Nov-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36AADCV9375P12C	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-266	18-Nov-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Dec-21	36AACGMS0811123	M K MOBILES PRIVATE LIMITED	206	09-Nov-21	36-TS	36,869	0	3,318	3,318	43,505
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Dec-21	36AAQFA8154H225	M/S ASHOK CONSTRUCTIONS	AGH/038/21-22	01-Nov-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Dec-21	36AAQFA8154H225	M/S ASHOK CONSTRUCTIONS	AGH/039/21-22	01-Nov-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Dec-21	36AAQFA8154H225	M/S ASHOK CONSTRUCTIONS	AGH/040/21-22	01-Nov-21	36-TS	409,500	0	36,855	36,855	483,210
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	07-Dec-21	36AAQFA8154H225	M/S ASHOK CONSTRUCTIONS	AGH/041/21-22	01-Nov-21	36-TS	438,750	0	39,488	39,488	517,723
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20214	02-Nov-21	36-TS	5,600	0	504	504	6,603
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20215	02-Nov-21	36-TS	850	0	77	77	1,003
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20216	02-Nov-21	36-TS	21,000	0	1,890	1,890	24,780
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20217	02-Nov-21	36-TS	3,780	0	340	340	4,460
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20218	02-Nov-21	36-TS	1,560	0	140	140	1,840
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20219	02-Nov-21	36-TS	71,435	0	6,429	6,429	84,293
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20220	02-Nov-21	36-TS	39,905	0	3,591	3,591	47,088

36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20223		02-Nov-21	36-TS	68,208	0	6,139	6,139	80,485
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20224		02-Nov-21	36-TS	2,520	0	227	227	2,974
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20230		02-Nov-21	36-TS	19,622	0	1,766	1,766	23,154
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20231		02-Nov-21	36-TS	31,309	0	2,818	2,818	36,945
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20232		02-Nov-21	36-TS	61,425	0	5,528	5,528	72,482
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20233		02-Nov-21	36-TS	11,849	0	1,066	1,066	13,982
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20237		13-Nov-21	36-TS	29,583	0	2,662	2,662	34,907
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20416		15-Nov-21	36-TS	14,130	0	1,272	1,272	16,674
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20417		15-Nov-21	36-TS	2,640	0	158	158	2,957
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20418		15-Nov-21	36-TS	47,175	0	4,246	4,246	55,666
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20419		15-Nov-21	36-TS	59,531	0	5,358	5,358	70,246
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20420		15-Nov-21	36-TS	26,290	0	2,366	2,366	31,022
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20421		15-Nov-21	36-TS	26,020	0	2,342	2,342	30,704
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20422		15-Nov-21	36-TS	31,195	0	2,808	2,808	36,810
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20423		15-Nov-21	36-TS	875	0	79	79	1,033
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20613		27-Nov-21	36-TS	345	0	31	31	407
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20615		27-Nov-21	36-TS	9,000	0	810	810	10,620
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20616		27-Nov-21	36-TS	3,193	0	287	287	3,768
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20617		27-Nov-21	36-TS	1,890	0	170	170	2,230
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20618		27-Nov-21	36-TS	301	0	18	18	337
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20619		27-Nov-21	36-TS	1,836	0	165	165	2,166
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20620		27-Nov-21	36-TS	26,020	0	2,342	2,342	30,704
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20622		27-Nov-21	36-TS	191,086	0	17,198	17,198	225,481
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20623		27-Nov-21	36-TS	41,354	0	3,722	3,722	48,798
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20624		27-Nov-21	36-TS	17,198	0	1,548	1,548	20,293
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20626		27-Nov-21	36-TS	27,946	0	2,515	2,515	32,976
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20627		27-Nov-21	36-TS	9,432	0	849	849	11,130
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20628		27-Nov-21	36-TS	1,313	0	118	118	1,549
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20629		27-Nov-21	36-TS	41,316	0	3,718	3,718	48,753
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C127	SUMMIT SALES LLP	20630		27-Nov-21	36-TS	4,896	0	441	441	5,777

36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSCOM21-22/10193	30-Nov-21	36-TS	45,571	0	4,101	4,101	53,773
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10899	30-Nov-21	36-TS	15,800	0	1,422	1,422	18,644
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10910	30-Nov-21	36-TS	33,000	0	2,970	2,970	38,940
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10925	30-Nov-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10929	30-Nov-21	36-TS	24,000	0	2,160	2,160	28,320
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10937	30-Nov-21	36-TS	716	0	64	64	845
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36ACQFS2044C1Z7	SUMMIT SALES LLP	SSLOG21-22/10961	30-Nov-21	36-TS	9,954	0	896	896	11,746
36ABCFM6774G22Z	Nov-21	Y	N	Nov-21	10-Dec-21	36AGCFV1258R1ZM	ICON WATER SOLUTIONS M/s Social DNA (Prop.)	218	16-Nov-21	36-TS	13,200	0	1,188	1,188	15,576
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	17-Dec-21	36AJT1PM8876F1ZM	Aditya R Mankani	292	03-Nov-21	36-TS	18,047	0	1,624	1,624	21,295
36ABCFM6774G22Z	Nov-21	Y	Y	Nov-21	11-Dec-21	36AJSPB8724H1ZJ	M/S BATH STORE	2887	16-Nov-21	36-TS	435,803	0	39,222	39,222	514,248
36ABCFM6774G22Z	Nov-21	Y	N	Nov-21	11-Dec-21	36AKGPR0150G1ZD	Karunakarreddy veldi	154	18-Oct-21	36-TS	456,032	0	11,401	11,401	478,834
36ABCFM6774G22Z	Nov-21	Y	N	Nov-21	13-Dec-21	36AMHPC9678H1ZM	SRI SAI ROHITH MARKETING COMPANY	154	09-Nov-21	36-TS	18,240	0	1,642	1,642	21,523
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL10148	31-Dec-21	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AACCF6679F1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	DEC-SB-B-21-21	23-Dec-21	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AACF8197H1Z0	H N A & Co LLP	01345H/21-22G5T	09-Dec-21	36-TS	25,000	0	2,250	2,250	29,500
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AACF8197H1Z0	H N A & Co LLP	01494H/21-22G5T	29-Dec-21	36-TS	10,957	0	986	986	12,929
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AADCV9375P1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-303	11-Dec-21	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/042/21-22	09-Dec-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/043/21-22	09-Dec-21	36-TS	175,500	0	15,795	15,795	207,090
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/044/21-22	09-Dec-21	36-TS	96,875	0	8,719	8,719	114,313
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/045/21-22	09-Dec-21	36-TS	96,875	0	8,719	8,719	114,313
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/046/21-22	09-Dec-21	36-TS	409,500	0	36,855	36,855	483,210
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/047/21-22	09-Dec-21	36-TS	409,500	0	36,855	36,855	483,210
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/048/21-22	09-Dec-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/049/21-22	09-Dec-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	04-Jan-22	36AAOF8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/050/21-22	09-Dec-21	36-TS	351,000	0	31,590	31,590	414,180
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	10-Jan-22	36AAOF8154H2Z5	GLOBAL SAFETY SOLUTIONS	1788	29-Dec-21	36-TS	2,300	0	58	58	2,415
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AASF7372D1ZM	KGM & CO	2021-2022/378	01-Dec-21	36-TS	2,920	0	263	263	3,446
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	20693	01-Dec-21	36-TS	8,740	0	787	787	10,314
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	20696	01-Dec-21	36-TS	40,200	0	3,618	3,618	47,436

36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20697	01-Dec-21	36-TS	38,995	0	3,510	3,510	46,014
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20739	03-Dec-21	36-TS	159,656	0	14,369	14,369	188,394
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20741	03-Dec-21	36-TS	10,512	0	946	946	12,404
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20742	03-Dec-21	36-TS	23,184	0	2,087	2,087	27,357
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20743	03-Dec-21	36-TS	200,818	0	18,074	18,074	236,965
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20744	03-Dec-21	36-TS	49,190	0	4,427	4,427	58,044
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20946	15-Dec-21	36-TS	780	0	70	70	920
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20954	15-Dec-21	36-TS	42,444	0	3,820	3,820	50,084
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	20955	15-Dec-21	36-TS	41,420	0	3,728	3,728	48,876
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21113	23-Dec-21	36-TS	14,475	0	1,303	1,303	17,081
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21114	23-Dec-21	36-TS	2,835	0	255	255	3,345
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21115	23-Dec-21	36-TS	132,048	0	11,884	11,884	155,817
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21116	23-Dec-21	36-TS	5,330	0	480	480	6,289
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21120	23-Dec-21	36-TS	112,941	0	10,165	10,165	133,270
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21258	31-Dec-21	36-TS	1,380	0	124	124	1,628
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21259	31-Dec-21	36-TS	40,768	0	3,669	3,669	48,106
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21260	31-Dec-21	36-TS	12,242	0	1,102	1,102	14,445
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	21261	31-Dec-21	36-TS	48,357	0	4,352	4,352	57,061
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10207	31-Dec-21	36-TS	30,806	0	2,773	2,773	36,351
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10984	31-Dec-21	36-TS	15,800	0	1,422	1,422	18,644
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/10995	31-Dec-21	36-TS	33,000	0	2,970	2,970	38,940
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11005	31-Dec-21	36-TS	6,341	0	571	571	7,482
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11040	31-Dec-21	36-TS	200	0	18	18	236
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11046	31-Dec-21	36-TS	8,754	0	788	788	10,330
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11076	31-Dec-21	36-TS	3,500	0	315	315	4,130
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11086	31-Dec-21	36-TS	15,860	0	1,427	1,427	18,715
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11099	31-Dec-21	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACQFS2044C127	PRAFUL SANITARY	PS/21-22/830	11-Dec-21	36-TS	45,180	0	4,066	4,066	53,312
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACWFG486A1ZG	PRAFUL SANITARY	PS/21-22/835	14-Dec-21	36-TS	45,180	0	4,066	4,066	53,312
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACWFG486A1ZG	PRAFUL SANITARY	PS/21-22/843	15-Dec-21	36-TS	145,590	0	13,103	13,103	171,797

36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACWPG4864A1ZG	PRAFUL SANITARY	PS/21-22/849	17-Dec-21	36-TS	45,180	0	4,066	4,066	53,312
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36ACWPG4864A1ZG	PRAFUL SANITARY	PS/21-22/856	21-Dec-21	36-TS	19,680	0	1,771	1,771	23,222
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	06-Jan-22	36ADIPA9683N1ZW	GAUTHAM ENTERPRISES	1640	27-Dec-21	36-TS	2,420	0	218	218	2,855
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AETP0494H1ZF	SRI BALAJI ENTERPRISES	148	15-Dec-21	36-TS	81,533	0	7,338	7,338	96,209
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AETP0494H1ZF	SRI BALAJI ENTERPRISES	149	15-Dec-21	36-TS	8,715	0	784	784	10,284
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	21-Jan-22	36AEPF5661P1ZI	M/S PURNIMA MOSAIC TILES	1727	20-Oct-21	36-TS	136,290	0	12,266	12,266	160,822
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	21-Jan-22	36AEPF5661P1ZI	M/S PURNIMA MOSAIC TILES	1737	07-Nov-21	36-TS	103,126	0	9,281	9,281	121,688
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	21-Jan-22	36AEPF5661P1ZI	M/S PURNIMA MOSAIC TILES	1761	23-Dec-21	36-TS	127,463	0	11,472	11,472	150,406
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	07-Jan-22	36AJTPEW876F1ZN	M/s Social DNA (Prop.) Aditya R Mankani	334	02-Dec-21	36-TS	21,023	0	1,892	1,892	24,807
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	11-Jan-22	36AJSP8724H1ZJ	M/S BATH STORE SRI LAXMI GANESH STEELS & HARDWARE	3301	09-Dec-21	36-TS	93,215	0	8,389	8,389	109,993
36ABCFM6774G22Z	Dec-21	Y	Y	Dec-21	06-Jan-22	36ARPFK9655D2ZA	MODI PROPERTIES PRIVATE LIMITED	292	06-Dec-21	36-TS	1,250	0	113	113	1,475
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	08-Mar-22	36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL10166	31-Jan-22	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	11-Feb-22	36AACF8197H1ZO	H N A & Co LLP	1747H/21-22GST	31-Jan-22	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	10-Feb-22	36AADCV9375B1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-346	07-Jan-22	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	25-Feb-22	36AAQFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/051/21-22	11-Jan-22	36-TS	327,600	0	29,484	29,484	386,568
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	25-Feb-22	36AAQFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/052/21-22	11-Jan-22	36-TS	327,600	0	29,484	29,484	386,568
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21401	10-Jan-22	36-TS	2,527	0	184	184	2,896
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21402	10-Jan-22	36-TS	384	0	35	35	453
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21403	10-Jan-22	36-TS	41,262	0	3,714	3,714	48,689
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21404	10-Jan-22	36-TS	36,690	0	3,302	3,302	43,294
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21406	10-Jan-22	36-TS	17,755	0	1,598	1,598	20,951
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21407	10-Jan-22	36-TS	13,145	0	1,183	1,183	15,511
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21408	10-Jan-22	36-TS	14,816	0	1,333	1,333	17,482
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21503	13-Jan-22	36-TS	156,240	0	21,874	21,874	199,987
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21504	13-Jan-22	36-TS	118,360	0	16,570	16,570	151,501
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21591	19-Jan-22	36-TS	41,684	0	3,752	3,752	49,188
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21592	19-Jan-22	36-TS	8,040	0	724	724	9,487
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21651	22-Jan-22	36-TS	47,175	0	4,246	4,246	55,666
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21655	22-Jan-22	36-TS	23,352	0	2,102	2,102	27,555
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C1Z7	SUMMIT SALES LLP	21656	22-Jan-22	36-TS	13,248	0	1,192	1,192	15,633

36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	21659	22-Jan-22	36-TS	22,680	0	2,041	2,041	26,762
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11105	27-Jan-22	36-TS	15,800	0	1,422	1,422	18,644
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11116	27-Jan-22	36-TS	33,000	0	2,970	2,970	38,940
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10219	31-Jan-22	36-TS	30,674	0	2,761	2,761	36,196
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11143	31-Jan-22	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11151	31-Jan-22	36-TS	1,953	0	176	176	2,305
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11157	31-Jan-22	36-TS	15,375	0	1,384	1,384	18,143
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11163	31-Jan-22	36-TS	2,725	0	245	245	3,215
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11187	31-Jan-22	36-TS	5,500	0	495	495	6,490
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11192	31-Jan-22	36-TS	1,369	0	123	123	1,615
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	14-Feb-22	36ACQFS2044C127	SUMMIT SALES LLP	PS/21-22/959	19-Jan-22	36-TS	12,660	0	1,139	1,139	14,938
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	11-Feb-22	36ACQFS2044C127	PRAFUL SANITARY	SE/21-22/1859	10-Jan-22	36-TS	22,744	0	2,047	2,047	26,838
36ABCFM6774G22Z	Jan-22	Y	Y	Jan-22	09-Feb-22	36ABCFM6774G22Z	M/S Social DNA (Prop.)	367	03-Jan-22	36-TS	23,767	0	2,139	2,139	28,045
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	30-Mar-22	36ABCFM6774G22Z	MODI PROPERTIES PRIVATE LIMITED	MPPL10181	28-Feb-22	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	10-Mar-22	36ABCFM6774G22Z	H N A & Co LLP	01824H/21-2265T	17-Feb-22	36-TS	40,000	0	3,600	3,600	47,200
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	10-Mar-22	36ABCFM6774G22Z	H N A & Co LLP	01994H/21-2265T	26-Feb-22	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ABCFM6774G22Z	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-378	01-Feb-22	36-TS	2,363	0	59	59	2,481
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	12-Mar-22	36ABCFM6774G22Z	AJAY MEHTA	GST/2021-22/197	14-Feb-22	36-TS	49,249	0	4,432	4,432	58,114
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ABCFM6774G22Z	R S BAJAJ & ASSOCIATES	121/2021-22	15-Feb-22	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	21871	03-Feb-22	36-TS	24,332	0	2,190	2,190	28,712
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	21872	03-Feb-22	36-TS	370,552	0	33,350	33,350	437,251
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	21873	03-Feb-22	36-TS	35,570	0	3,201	3,201	41,973
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	21874	03-Feb-22	36-TS	37,105	0	3,339	3,339	43,784
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	21875	03-Feb-22	36-TS	17,842	0	1,606	1,606	21,054
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22200	19-Feb-22	36-TS	279,552	0	25,160	25,160	329,871
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22201	19-Feb-22	36-TS	32,955	0	2,966	2,966	38,886
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22204	19-Feb-22	36-TS	13,608	0	1,225	1,225	16,057
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22205	19-Feb-22	36-TS	20,811	0	1,975	1,975	24,761
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22206	19-Feb-22	36-TS	18,918	0	1,703	1,703	22,323
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22316	26-Feb-22	36-TS	11,130	0	1,002	1,002	13,133

36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22318	26-Feb-22	36-TS	9,343	0	841	841	11,025
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	22319	26-Feb-22	36-TS	48,861	0	4,397	4,397	57,656
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10232	28-Feb-22	36-TS	39,491	0	3,554	3,554	46,599
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11249	28-Feb-22	36-TS	350	0	32	32	413
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11257	28-Feb-22	36-TS	15,800	0	1,422	1,422	18,644
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11268	28-Feb-22	36-TS	33,000	0	2,970	2,970	38,940
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11283	28-Feb-22	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11293	28-Feb-22	36-TS	426	0	38	38	503
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	11-Mar-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11329	28-Feb-22	36-TS	12,289	0	1,106	1,106	14,501
36ABCFM6774G22Z	Feb-22	Y	N	Feb-22	13-Mar-22	36AEPFS661P121	M/S PURNIMA MOSAIC TILES	1766	06-Jan-22	36-TS	120,830	0	10,875	10,875	142,579
36ABCFM6774G22Z	Feb-22	Y	N	Feb-22	13-Mar-22	36AEPFS661P121	M/S PURNIMA MOSAIC TILES	1768	20-Jan-22	36-TS	113,603	0	10,224	10,224	134,051
36ABCFM6774G22Z	Feb-22	Y	N	Feb-22	13-Mar-22	36AEPFS661P121	M/S PURNIMA MOSAIC TILES	1772A	04-Feb-22	36-TS	86,358	0	7,772	7,772	101,902
36ABCFM6774G22Z	Feb-22	Y	N	Feb-22	13-Mar-22	36AEPFS661P121	M/S PURNIMA MOSAIC TILES	1772B	04-Feb-22	36-TS	28,829	0	2,595	2,595	34,018
36ABCFM6774G22Z	Feb-22	Y	N	Feb-22	16-Mar-22	36AUIPM8876P12N	M/s Social DNA (Prop.) Aditya R Mankani	398	02-Feb-22	36-TS	16,467	0	1,482	1,482	19,431
36ABCFM6774G22Z	Feb-22	Y	Y	Feb-22	10-Mar-22	36ASDPH5467A12V	Shruji Agrawal	SA2122102	12-Feb-22	36-TS	3,000	0	270	270	3,540
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36AABCM4761E12M	MODI PROPERTIES PRIVATE LIMITED	MPPL10194	31-Mar-22	36-TS	45,269	0	4,074	4,074	53,417
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	12-Apr-22	36AACCF6679F12D	FESO SOCIAL MEDIA PRIVATE LIMITED	JAN-SB-B-22-33	31-Jan-22	36-TS	6,290	0	566	566	7,422
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	12-Apr-22	36AACCF6679F12D	FESO SOCIAL MEDIA PRIVATE LIMITED	FEB-SB-B-22-36	28-Feb-22	36-TS	2,700	0	243	243	3,186
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	12-Apr-22	36AACCF6679F12D	FESO SOCIAL MEDIA PRIVATE LIMITED	FEB-SB-B-22-44	28-Feb-22	36-TS	5,490	0	494	494	6,478
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	12-Apr-22	36AACCF6679F12D	FESO SOCIAL MEDIA PRIVATE LIMITED	MAR-SB-B-22-43	31-Mar-22	36-TS	2,700	0	243	243	3,186
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	12-Apr-22	36AACCF6679F12D	FESO SOCIAL MEDIA PRIVATE LIMITED	MAR-SB-B-22-44	31-Mar-22	36-TS	5,490	0	494	494	6,478
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36AACCFH8197H12D	H N A & Co LLP	02270H/21-22G5T	26-Mar-22	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36AACCFH8197H12D	H N A & Co LLP	02367H/21-22G5T	31-Mar-22	36-TS	25,000	0	2,250	2,250	29,500
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	05-Apr-22	36AANFJ7647E12D	JVM ENTERPRISES	1427	04-Mar-22	36-TS	9,705	0	873	873	11,452
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36AAVFR0676C12X	R S BAJAJ & ASSOCIATES	152/2021-22	31-Mar-22	36-TS	10,000	0	900	900	11,800
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22392	02-Mar-22	36-TS	55,590	0	5,003	5,003	65,596
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22434	05-Mar-22	36-TS	97,721	0	8,795	8,795	115,311
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22437	05-Mar-22	36-TS	35,581	0	3,202	3,202	41,986
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22438	05-Mar-22	36-TS	4,890	0	440	440	5,770
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22439	05-Mar-22	36-TS	4,896	0	441	441	5,777

36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22504	09-Mar-22	36-TS	51,780	0	4,660	4,660	61,100
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22587	11-Mar-22	36-TS	16,080	0	1,447	1,447	18,974
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22791	25-Mar-22	36-TS	50,232	0	4,521	4,521	59,274
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22792	25-Mar-22	36-TS	21,800	0	1,962	1,962	25,724
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22793	25-Mar-22	36-TS	5,576	0	502	502	6,579
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22794	25-Mar-22	36-TS	15,734	0	1,416	1,416	18,566
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	22795	25-Mar-22	36-TS	590	0	53	53	696
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSCOM21-22/10245	31-Mar-22	36-TS	54,537	0	4,908	4,908	64,354
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11386	31-Mar-22	36-TS	26,407	0	2,377	2,377	31,160
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11392	31-Mar-22	36-TS	15,800	0	1,422	1,422	18,644
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11403	31-Mar-22	36-TS	33,000	0	2,970	2,970	38,940
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11415	31-Mar-22	36-TS	8,250	0	743	743	9,735
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11424	31-Mar-22	36-TS	3,500	0	315	315	4,130
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11430	31-Mar-22	36-TS	5,731	0	516	516	6,762
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11457	31-Mar-22	36-TS	29,628	0	2,667	2,667	34,961
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	11-Apr-22	36ACQFS2044C127	SUMMIT SALES LLP	SSLOG21-22/11461	31-Mar-22	36-TS	480	0	43	43	566
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	09-Apr-22	36AGQFV1268R12M	ICON WATER SOLUTIONS	231	10-Feb-22	36-TS	8,500	0	765	765	10,030
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	12-Apr-22	36AJTPEK0412E12Y	ELEGANT ENTERPRISES	EE2122-0593	25-Mar-22	36-TS	23,400	0	2,106	2,106	27,612
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	20-Apr-22	36AJTPEM8876E12N	M/s Social DNA (Prop.) Aditya R Mankani	447	03-Mar-22	36-TS	15,937	0	1,434	1,434	19,806
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	20-Apr-22	36AJTPEM8876E12N	M/s Social DNA (Prop.) Aditya R Mankani	497	31-Mar-22	36-TS	16,337	0	1,470	1,470	19,278
36ABCFM6774G22Z	Mar-22	Y	Y	Mar-22	09-May-22	36CRZPD8080P12O	GANAPATHI IRON AND CEMENT SYNDICATE	998	31-Mar-22	36-TS	63,839	0	5,746	5,746	75,330
Total											36,608,416	0	3,276,015	3,276,015	43,160,446
Credit notes FY 2021-22											-96,875	0	-8,719	-8,719	-114,313
B2BA											549,137	0	49,422	49,422	647,982
Updated GSTR-2A											37,060,678	0	3,316,719	3,316,719	43,694,116

Taxpayer GSTIN		GSTR-2A Filing Period	Supplier Filing Status	Supplier Name	Note Number	Note Date	Invoice Number	Invoice Date	Taxable Amount	IGST Amount	CGST Amount	SGST Amount	Cess Amount	Total
36ABCFM6774G22Z	Jul-21	Y	Y	M/S ASH		07-Jul-21			-96,875.00	0.00	-8,718.75	-8,718.75	0.00	-114,312.50

Taxpayer GSTIN	GSTR-2A Filing Period	Supplier GSTIN	Supplier Name	Invoice Number	Invoice Date	Orig. Invoice Number	Orig. Invoice Date	Place of Supply (State Code)	Reverse Charge	Invoice Type	Taxable Amount	IGST Amount	CGST Amount	SGST Amount	Cess Amount	Total			
36ABCFM6774G2Z2	Jun-21	Y	Y	Jun-21	22-Jul-21	36AJTIPM876F1ZN	M/s Social DNA (Prop.) Aditya	062	03-May-21	177	03-May-21	36-TS	N	R	22,637.30	0.00	2,037.36	0.00	26,712.02
36ABCFM6774G2Z2	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/028/21-22	25-Aug-21	AGH/028/	25-Aug-21	36-TS	N	R	175,500.00	0.00	15,795.00	0.00	207,090.00
36ABCFM6774G2Z2	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/029/21-22	25-Aug-21	AGH/029/	25-Aug-21	36-TS	N	R	175,500.00	0.00	15,795.00	0.00	207,090.00
36ABCFM6774G2Z2	Oct-21	Y	Y	Oct-21	11-Nov-21	36AAOFA8154H2Z5	M/S ASHOK CONSTRUCTIONS	AGH/030/21-22	25-Aug-21	AGH/030/	25-Aug-21	36-TS	N	R	175,500.00	0.00	15,795.00	0.00	207,090.00
											549,137.50	0.00	49,422.36	49,422.36	0.00	647,982.02			

FORM GST DRC - 03

[See rule 142(2)&142(3)]

Intimation of payment made voluntarily or made against the show cause notice (SCN) or statement

Date :29/12/2022

ARN :AD3612220129765

1.	GSTIN	36ABCFM6774G2ZZ										
2.	Name	MODI REALTY (MIRYALAGUDA) LLP										
3.	Cause of Payment	Voluntary										
4.	Section under which voluntary payment is made	73(5)										
5.	Details of show cause notice, if payment is made within 30 days of its issue	Reference No:NA									Date Of issue:NA	
6.	Financial Year	2021-2022										
7.	Details of payment made including interest and penalty, if applicable (Amount in Rs.)											
Sr. No.	Tax Period	Act	Place of supply	Tax/Cess	Interest	Penalty, if applicable	Fee	Others	Total	Ledger utilised (Cash/credit)	Debit entry no.	Date of debit entry
1.	MAR 2022-MAR 2022	CGST	Telangana	340,260.00	0.00	0.00	0.00	0.00	340,260.00	Credit	DI3612220166212	29/12/2022
2.	APR 2021-FEB 2022	CGST	Telangana	14,949.00	0.00	0.00	0.00	0.00	14,949.00	Credit	DI3612220166212	29/12/2022
3.	APR 2021-FEB 2022	SGST	Telangana	14,949.00	0.00	0.00	0.00	0.00	14,949.00	Credit	DI3612220166212	29/12/2022

8. Reasons, if any -

9. Verification -

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

Signature of Authorized Signatory

Name: SOHAM MODI

Designation: Designated Partner

Date: 29/12/2022



తెలంగాణ తెలంగాణ TELANGANA

S.No. 15521 Date: 23-08-2018

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: MODI REALTY MIRYALGUDA LLP.

AGREEMENT OF SALE

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

H 943754

This Agreement of Sale is made and executed on this the 24th day of August 2018 at Secunderabad by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Managing Partner Shri Soham Modi S/o. late Shri Satish Modi, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor.

And

1. Smt. Anireddy Vasudha Reddy, W/o. Late Shri. Veera Reddy, aged about 51 years, Occupation: House wife, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad - 500096.
2. Shri. Anireddy Sujay Reddy, S/o. Late Shri. Veera Reddy, aged about 31 years, Occupation: Business, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad - 500096.
3. Shri. Anireddy Ajay Reddy, S/o. Late Shri. Veera Reddy aged about 29 years, Occupation: Business, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad - 500096.

For MODI REALTY (MIRYALAGUDA) LLP


Partner





తెలంగాణ తెలంగాణ TELANGANA

S.No. 15522 Date:23-08-2018

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: MODI REALTY MIRYALGUDA LLP.

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

Hereinafter referred to jointly as the Owners and severally as Owner no.1, Owners no. 2 & Owner no.3 respectively. The Owners herein are being represented by M/s. Modi Realty Miryalaguda LLP, authorized signatory Shri. Soham Modi, son of Late Shri. Satish Modi aged about 47 years, Occupation: Business, as the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 242/2017, dated 24.12.2016, registered at S.R.O. Miryalaguda.

IN FAVOUR OF

Mr. Raydurg Vamsi Krishna, Son of Mr. Mallikarjuna. R aged about 43 years, residing at Flat No. 406, Sai Arcade Apartments, H. No. 19-275, Reddy Colony, Miryalaguda - 508207, hereinafter referred to as the 'Purchaser'

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

For MODI REALTY (MIRYALAGUDA) LLP


Partner





తెలంగాణ తెలంగాణ TELANGANA

S.No. 15523 Date:23-08-2018

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: MODI REALTY MIRYALGUDA LLP.

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

H 943756

1. TITLE OF PROPERTY:

- 1.1 The Owners are absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- 1.2 Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- 1.3 After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts., in Sy. No. 786, of Miryalaguda Village in favour of the Owners.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

R. Vamsi Krishna



తెలంగాణ తెలంగాణ TELANGANA

S.No. 15524 Date: 23-08-2018

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: MODI REALTY MIRYALGUDA LLP.

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.

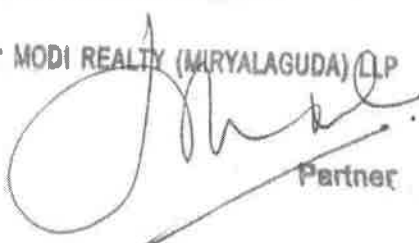
Mobile: 9849355156

- 1.4 Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac - gts.,	Extent in Sy. No. 786/AA Ac - gts.,
Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440	2-27	--

- 1.5 The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.

For MODI REALTY (MIRYALAGUDA) LLP


Partner

R Vanna Kumbh

- 1.6 The Owners do not have adequate expertise and experience in taking up the housing project on their own and have appointed the Vendor for developing the Scheduled Land into a housing project.
- 1.7 According, the Vendor and the Owners have entered into an Joint Development Agreement dated 24.12.2016 in respect of development of the property admeasuring Ac. 6-18 Gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. This Joint Development Agreement is registered with SRO, Miryalaguda as document no. 242/2017.
- 1.8 As per the terms of Joint Development Agreement, the Owners and the Vendor have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement.

2. DETAILS OF PERMITS:

- 2.1 Permit for construction on the Scheduled Land admeasuring Ac. 6-18 gts., was granted by DTCP and Miryalaguda Municipality in file no. 2883/2016/H vide permit no. B.P. No. 111/2016/H. As per the said permit 91 villas are being developed on a portion of the Scheduled Land along with common amenities and utilities like roads, footpaths, electric power supply, water supply, children parks, tree plantation, sports facilities, etc.

3. PROPOSED DEVELOPMENT:

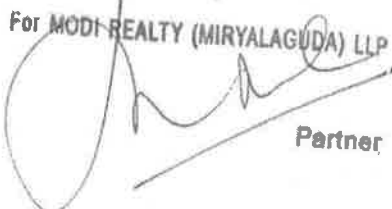
- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. The land is proposed to be sub-divided into 91 plots of land and each plot of land shall be sold along with a villa constructed thereon.
- 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
- 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
- 3.1.4. Clubhouse consisting of stilt + 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, children park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.5. Each villa shall have a separately metered electric power connection.
- 3.1.6. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
- 3.1.8. The proposed villas 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 villas, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa 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 5 years from date of handing over possession of the completed villa or till the end of year 2024, whichever is later and all the villas in the project of 'AVR Gulmohar Homes' shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.

For MOBH REALTY (MIRYALAGUDA) LLP

Partner

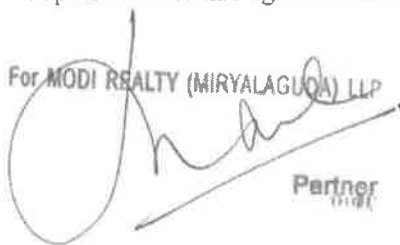
R. Vamsi Kumar

- 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of AVR Gulmohar Homes. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in AVR Gulmohar Homes i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land not withstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2039.
- 3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.
- 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 the villas.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as AVR Gulmohar 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 its share of villas to any intending purchaser.
- 4.2 The Vendor proposes to sell each villa to intending purchasers along with identifiable plot of land. The villa along with the plot of land shall be sold as the composite unit and cannot be separated into its constituent parts. The villa being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Villa.
- 4.3 The Purchasers of the villas 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 villa owners in the Housing Project.
- 4.4 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, land left for future development, etc., shall continue to belong to the Vendor or its nominees.
- 4.5 That the rights of further construction around the villa 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 MODI REALTY (MIRYALAGUDA) LLP

Partner

R Vamsi Krishna

- 4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Villa only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 At the request of the Purchaser the Vendor may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire sale consideration and other charges to the Vendor. The Purchaser shall not be entitled to claim possession of the Scheduled Villa till such time all dues are cleared and such a license given by the Vendor to enter the Scheduled Villa cannot be construed as handing over of possession by the Vendor to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Vendor shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 4.8 That for the purposes of creating a charge in favour of the bank / financial institutions on the Scheduled Villa so as to enable the Purchaser to avail housing loan, the Vendor will execute a sale deed in favour of the Purchaser for semi-finished villa. In the event of execution of sale deed before the villa is fully completed, the Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for completing the unfinished villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Villa shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Villa back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.
- 4.9 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Villa registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Scheduled Villa.
- 4.10 The Purchaser and the Vendor may be required to enter into a tripartite agreement with the housing finance company of the Purchaser, in order to enable the Purchaser to obtain a housing loan. The tripartite agreement will enable the housing finance company release the housing loan availed by the Purchaser in part or full before execution of the sale deed in favour of the Purchaser. The parties herein shall cooperate with each other to execute such a tripartite agreement.
- 4.11 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and agreement of construction, as amended from time to time, shall be deemed to be the part of this agreement unless otherwise specifically waived and /or differently agreed upon in writing.
- 4.12 That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement has been examined and is duly approved by the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

R. Vanna Kumar

5. DETAIL OF VILLA BEING SOLD:

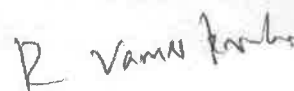
- 5.1 The Purchaser is desirous of purchasing a villa in the Housing Project and the Vendor is desirous of selling the same. The details of the villa no., area of villa, plot area are given in Annexure -A attached to this agreement. Hereinafter, the villa mentioned in Annexure - A is referred to as the Scheduled Villa.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the villa thereon and providing certain amenities and facilities which are attached to and/or are common to the entire Housing Project. The Purchaser upon such inspection is satisfied as to the title and competency of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Villa, 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.
- 5.4 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Villa and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.5 The plan of the Scheduled Villa to be constructed (or under construction or already constructed) shall be as per the Annexure - B attached herein and the specifications shall be as per Annexure - C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Vendor from time to time. The layout plan of the Housing Project is attached as Annexure -D herein.
- 5.6 The Vendor has provided plans of the Scheduled Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Villa. The sale consideration mentioned herein is the lump sum amount for the Scheduled Villa. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 That in pursuance of this agreement of sale the Vendor agrees to sell the Scheduled Villa and the Purchaser agrees to purchase the Scheduled Villa for the consideration mentioned in Annexure -A.
- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction or sale of the Scheduled Villa. Such charges shall not form a part of the consideration mentioned in Annexure - A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP


Partner



6.4 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.

6.5 That the Vendor has agreed to construct the Scheduled Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.

6.6 Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

7. DETAILS OF BOOKING :

7.1 The Purchaser has made provisional booking for the Scheduled Villa, by way of signing a booking form and the details of the booking are given in Annexure – A.

8. PAYMENT TERMS:

8.1 That the Purchaser in pursuance of this agreement has paid an advance amount, the details of which are given in Annexure – A, to the Vendor which is hereby admitted and acknowledged by the Vendor. The installments received will be appropriated first towards the consideration for sale of the Scheduled Villa and thereafter towards other charges like taxes, registration charges, interest, etc.

8.2 That the Purchaser in pursuance of this agreement shall pay the balance consideration to the Vendor as per the payment schedule given in Annexure –A. The Vendor shall intimate the Purchaser the stage of construction for payment of the installments given herein in writing to their last known address or by email, the details of which are given in Annexure – A. The Purchaser shall not raise any objections for non-receipt of such an intimation and delay the payment of installments on that count.

8.3 That the Purchaser shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque/NEFT/RTGS/Wire transfer and obtain receipt for the same and the Purchaser shall pay such installments on or before the due dates. The Purchaser shall not be entitled to pay the said sale consideration by way of cash.

8.4 In case the Scheduled Villa is completed before the scheduled date of completion / delivery mentioned herein, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned herein. The Purchaser shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Villa, notwithstanding the installments and due dates mentioned above.

8.5 That the Purchaser at his discretion and cost may avail housing loan from bank / financial institutions. The Purchaser shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Purchaser for whatsoever reason. The payment of installments to the Vendor by the Purchaser shall not be linked with housing loan availed / to be availed by the Purchaser.

8.6 That in the event the Purchaser is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Schedule villa and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Purchaser for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Purchaser and the consequence as regards default in payments as contained under this Agreement shall become operative.

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Partner

8.7 That any time given to the Purchaser for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Purchaser other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.

9. PENALTY FOR DELAY IN PAYMENT:

9.1 That the Vendor shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Purchaser. Under no circumstances the Purchaser shall delay the payment of installments for more than 1 month from the due date.

10. CANCELLATION CHARGES:

10.1 That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges as under:

10.1.1 In case of failure of the Purchaser to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-

10.1.2 In case of request for cancellation in writing within 30 days of the provisional booking, the cancellation charges shall be Rs. 50,000/-.

10.1.3 In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 10% of the agreed total sale consideration.

10.2 That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Purchaser and the Vendor need not give any prior notice or intimation to the Purchaser of such action of cancellation of the Agreement.

10.3 The Vendor shall be entitled to re-allot / sell the said Scheduled Villa thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Purchaser to take action as stated herein, and such action shall be at the sole prerogative and discretion of the Vendor and the defaulting Purchaser shall have no say in or to object to the same.

10.4 In case the sale deed is executed in favour of the Purchaser for such a cancelled villa, the Purchaser shall re-convey the Scheduled Villa in favour of the Vendor or its nominees at its cost.

10.5 In case of cancellation of the booking or agreement of sale the Vendor shall refund the amount received by him after deducting cancellation charges, additions and alterations, other taxes, etc., within one year from the date of cancellation. The Vendor at its discretion may refund such an amount in installments.

11. COMPLETION OF CONSTRUCTION:

11.1 The Vendor agrees to deliver the Scheduled Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Schedule Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire sale consideration to the Vendor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

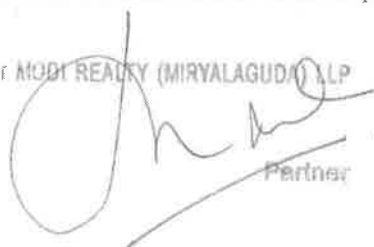
For MODI REALTY (MIRYALAGUDA) LLP

Partner

R. V. K. K.

- 11.2 The Vendor shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Vendor, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure – A.
- 11.3 That upon completion of construction of the Scheduled Villa the Vendor shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 11.4 That from the intimation as to possession or completion of the Scheduled Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 11.5 The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Vendor proposes to complete the Scheduled Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Scheduled Villa without any reasonable let or hindrance.
- 11.6 The Vendor at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Schedule Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.
12. POSSESSION OF VILLA AND EXECUTION OF CONVEYANCE DEED:
- 12.1 That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the villa before it is fully constructed and possession delivered unless he has made full payment of sale consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 12.2 That the Vendor shall cause this Agreement of sale to be registered in favour of the Purchaser as and when the Purchaser intimates in writing to the Vendor his preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
- 12.3 The Purchaser shall be entitled to take possession of the Schedule Villa only on receipt of 'Letter of Possession' from the Vendor. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Vendor shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

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Partner

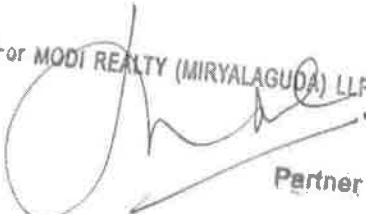


13. OWNERS ASSOCIATION:

- 13.1 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.
- 13.2 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.
- 13.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa 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.
- 13.4 The Purchaser shall pay corpus fund to the Association at the time of taking possession of the completed villa. The details of corpus fund payable are given in Annexure – A.
- 13.5 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. 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.
- 13.6 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.
- 13.7 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.
- 13.8 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.

14. RESTRICTION ON ALTERATIONS & USE:

- 14.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the villa nor shall the Purchaser make any additions or alterations in the villa 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.
- 14.2 That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance as per details given in clause 3.1.9, 3.1.10 & 3.1.11 above.

for MODI REALTY (MIRYALAGUDA) LLP

Partner

R. Vannan

14.3 That the Purchaser or any person through him shall keep and maintain the villa in a decent and civilized manner and shall do his part in maintaining the living standards of the villas 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 villa for any illegal, immoral, commercial & business purposes. (c) use the villa 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 villas (g) install cloths drying stands or other such devices on the external side of the villas (h) store extraordinary heavy material therein (i) to use the roads or footpaths for storage of material (j) place shoe racks, pots, plants or other such material in the roads or footpaths 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 villas 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.

14.4 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.

15. NOC FOR SURROUNDING DEVELOPMENT :

15.1 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.

15.2 That rights of further construction in and around the Schedule Villa, 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.

15.3 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 Villa and also the adjoining villas.

For MODI REALTY (MIRYALAGUDA) LLP


Partner

R VAMN K N L

- 15.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Villa and that such changes do not affect the plan or area of the Scheduled Villa. 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.

16. COMPLIANCE OF STATUTORY LAWS:

- 16.1 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:
- 16.1.1 The defense services or allied organizations.
 - 16.1.2 Airports Authority of India.
 - 16.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 16.1.4 Fire department.
 - 16.1.5 Electricity and water supply board.
 - 16.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
 - 16.1.7 Irrigation department.
 - 16.1.8 Environment department and pollution control board.
- 16.2 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 agreement shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

17. GUARANTEE OF TITLE:

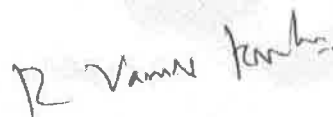
- 17.1 That the Vendor covenants with the Purchaser that the Scheduled Villa is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal 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 Villa or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Villa and shall not make any claims on that count hereafter.

18. GUARANTEE OF QUALITY OF CONSTRUCTION:

- 18.1 The Vendor shall provide a limited guarantee against construction defects for a period of one year from the deemed date of completion of the Scheduled Villa. The Vendor shall further provide a guarantee on the structure of the Scheduled Villa for a period of 15 years from the deemed date of completion. The guarantee shall be subject to the following:
- 18.1.1 The guarantee shall cover construction defects and shall not cover items that are worn or damaged as a result of normal wear and tear. The guarantee shall not cover items damaged due to improper use or additions/alterations carried out by Purchaser / occupier.
 - 18.1.2 Purchaser of the Villa shall be required to give a list, in writing , of construction defects that require repair/corrections before taking possession of the Scheduled Villa. Such defects shall be repaired/corrected by the Vendor before handing over possession. Any defects not pointed out before taking possession shall not be considered as defects during the period of guarantee.

For MODI REALTY (MIRYALAGUDA) LLP

Partner



- 18.1.3 An additional guarantee of 15 years shall be provided on the RCC structure of the Villa. The structural guarantee shall stand void if any structural or civil alterations are made to the Villa during the guarantee period.
- 18.1.4 The guarantee shall not cover hairline cracks which may appear from time to time that are less than 1 mm wide. However, all hairline cracks shall be rectified before handing over possession.
- 18.1.5 In case civil work is taken up for repairs/correction of defects during the guarantee period, painting shall be taken up only on the affected area. Over a period of time shades of paint may vary and it may not be possible to exactly match the shade of the newly painted area with older ones.
- 18.1.6 The guarantee shall not be applicable for items purchased by the Purchaser and fitted by the Vendor in the Scheduled Villa.
- 18.1.7 The guarantee shall not be applicable in case of events beyond the control of the Vendor, like natural disasters, government orders, etc., (force majeure event)

19. DETAILS OF COMMUNICATION:

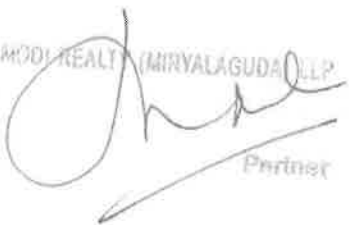
- 19.1 The details for communication of the Vendor and Purchaser including address, mobile no., and email ID are given in Annexure -A. It shall be the responsibility of the Purchaser to intimate the Vendor in writing about any change in the above.
- 19.2 The Vendor shall communicate the due dates of installments, intimation of completion of villa or any other information to the Purchaser by way of email or SMS or letter, either of which shall be deemed to be intimation to the Purchaser. Purchaser shall not raise any objection for non-receipt of such communication for reasons of change in numbers/address/ID or such services being inoperative or state of disuse.

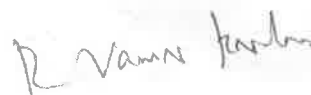
20. DISPUTE RESOLUTION :

- 20.1 That the Purchaser agrees that under no circumstances including that of any disputes or misunderstandings, the Purchaser shall seek or cause the stoppage or stay of construction or related activity in the Housing Project or cause any inconvenience or obstructions whatsoever. However, the claim of the Purchaser against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the sale consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
- 20.2 That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.

21. FORCE MAJEURE:

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

For MODI REALTY (MIRYALAGUDA) LLP

 Partner



22. OTHER TERMS:

- 22.1 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 Villa on account of joint ownership of the common amenities by number of persons.
- 22.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 22.3 In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties,
- 22.4 That the Purchaser shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each villa. 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 villa 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. 6 -18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North	40 ft road in Sy. No. 786
South	Neighbours land in Sy. No. 791 & 785
East	Neighbours land in Sy. No. 784
West	Owners land in Sy. No. 787

WITNESS:

- 1.
- 2.

For MODI REALTY (MIRYALAGUDA) LLP

Partner
VENDOR


PURCHASER

ANNEXURE- A

1.	Names of Purchaser:		Mr. Raydurg Vamsi Krishna
2.	Purchaser's permanent residential address:		Flat No. 406, Sai Arcade Apartments, H. No. 19-275, Reddy Colony, Miryalaguda - 508207.
3.	Purchaser's Email ID for correspondence:		vamsianish@gmail.com
4.	Purchaser's Mobile no.:		87903 88781
5.	Pan no. of Purchaser:		
6.	Aadhar card no. of Purchaser:		
7.	Vendors address for correspondence		5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003
8.	Vendors Email ID for correspondence		kprasad@modiproperties.com
9.	Name address & registration no. of Owners Association		
10.	Corpus fund payable to Association		
11.	Booking form no. & date		2016 - 17.08.2018
12.	Type of villa		A1 - Duplex
13.	No. of floors		Ground + 1st floor
14.	No. of bedrooms		4 Bed rooms
15.	Details of Scheduled Villa:		
	a. Villa no.:		59
	b. Plot area:		179 Sq. yds.
	c. Built-up area :		2340 Sft.
	d. Carpet area		2024 Sft.
	e. Consideration towards sale Deed for Land		Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only)
	f. Consideration towards sale Agreement for construction		Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only)
16.	Total sale consideration:		Rs. 55,00,000/- (Rupees Fifty Five Lakhs only)
18.	Details of advance paid:		
	Sl. No.	Date	Payment details
	a.	20.08.2018	000061
19.	Total advance paid:		25,000/-
20.	Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 15 days of booking	2,00,000/-
	II	Within 30 days of booking	8,25,000/-
	III	On completion of footings & plinth	12,75,000/-
	IV	Within 7 days of casting slab	12,75,000/-
	V	Within 7 days of completion of brick work & internal plastering	8,50,000/-
	VI	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	8,50,000/-
	VII	On completion	2,00,000/-
21.	Scheduled date of completion:		31.12.2019
22.	Description of the Scheduled Villa: All that piece and parcel of land bearing Plot no. 59, admeasuring about 179 sq yds, along with a villa constructed thereon, in the housing project named as AVR Gulmohar Homes forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, bounded by:		
	North	Plot No. 58	
	South	Plot No. 60	
	East	30' wide Road	
	West	Plot No. 50	

For AVDI REALTY (MIRYALAGUDA) LLP.

VENDOR

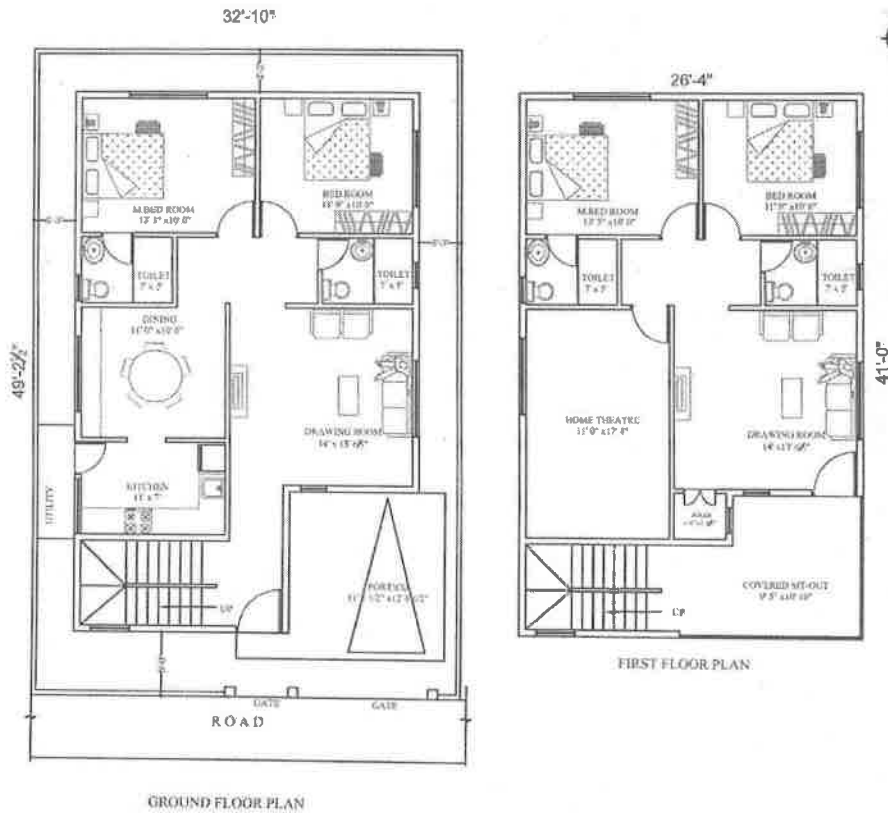
Partner

R Vamsi Krishna

PURCHASER

ANNEXURE-B

Plan of the Scheduled Villa:



For MODI REALTY (MIRYALAGUDA) Ltd.

Partner

VENDOR

R. Vamsi Krishna

PURCHASER

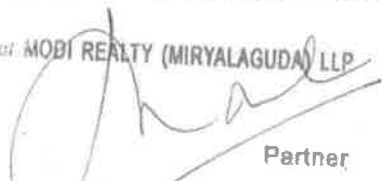
ANNEXURE - C

Specifications of Scheduled Villa:

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

Note:

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

For MODI REALTY (MIRYALAGUDA) LLP

Partner
VENDOR


PURCHASER

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 25842 Date: 12/12/2019

Sold to: Shiva Shankar

S/o. RASU

For whom: M/s. modi Realty (Miryalaguda) LLP

SYED JAHANGIR W 125546

Licensed Stamp Vendor

Lic.No.16-05-015/2012

Renewal Lic.No.16-05-063/2018

12-15-763, Manikeshwari Nagar,

O.U. Campus, SECUNDERABAD.

Ph:9959319050

SALE DEED

This Sale Deed is made and executed on this the 27th day of December 2019 at S.R.O, Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Satish Modi aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as the 'Vendor'.

AND

1. Smt. Anireddy Vasudha Reddy, W/o. Late Veera Reddy aged about 56 years, Occupation: House wife, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hyderabad – 500 096.
2. Shri. Anireddy Sujay Reddy, S/o. Late Veera Reddy aged about 34 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hyderabad – 500 096.
3. Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 33 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hyderabad – 500 096.

For MODI REALTY (MIRYALAGUDA) LLP

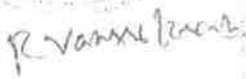
Partner

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21/12/2019

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13750/- paid between the hours of _____ and _____ on the 28th day of DEC, 2019 by Sri K.Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 RAYDURG VAMSI KRISHNA [2305-1-2019-12920]	RAYDURG VAMSI KRISHNA S/O. MALLIKARJUNA H.NO-19-275 MIRYALAGUDA, DIST/NALAGONDA	
2	EX		 K. PRABHAKAR REDDY (S.P.A) [2305-1-2019-12920]	K.PRABHAKAR REDDY (S.P.A HOLDER)[R]/M/S MODI REALTY (MIRYALGUDA) LLP REP BY SOHAM MODI LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH SRIKANTH:128/12/2019-14-4 [2305-1-2019-12920]	CH SRIKANTH MIRYALAGUDA	
2		 CH LINGAIAH:128/12/2019-14-4 [2305-1-2019-12920]	CH LINGAIAH MIRYALAGUDA	

28th day of December,2019

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9233 Name: CHINTALACHERUVU SRIKANTH	Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXX2150 Name: CHINTALACHERUVU LINGAIAH	Miryalaguda, Nalgonda, Telangana, 508207	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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Hereinafter referred to jointly as the Owners and severally as Owner no.1, Owners no. 2 & Owner no.3 respectively. The Owners herein are being represented by M/s. Modi Realty (Miryalaguda) LLP, rep by its authorized signatory Shri. Soham Modi, Son of Late Satish Modi aged about 49 years, Occupation: Business, as the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 242/2017, dated 24.12.2016, registered at S.R.O. Miryalaguda.

IN FAVOUR OF

Mr. Raydurg Vamsi Krishna, Son of Mr. Mallikarjuna. R, aged about 44 years residing at Flat No. 406, Sai Arcade Apartments, H. No. 19-275, Reddy Colony, Miryalaguda - 508 207, hereinafter referred to as the 'Purchaser'

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

1. TITLE OF PROPERTY:

- 1.1 The Owners are absolute owners and possessors of land admeasuring about Ac.16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- 1.2 Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- 1.3 After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts, in Sy. No. 786, of Miryalaguda Village in favour of the Owners.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX8614
Name: Vamsi Krishna Raydurg

S/O Mallikarjuna Raydurg,
Miryalaguda, Nalgonda, Telangana, 506207



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	109900	0	0	0	110000
Transfer Duty	NA	0	41250	0	0	0	41250
Reg. Fee	NA	0	13750	0	0	0	13750
User Charges	NA	0	100	0	0	0	100
Total	100	0	165000	0	0	0	165100

Rs. 151150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13750/- towards Registration Fees on the chargeable value of Rs. 2750000/- was paid by the party through E-Challan/BC/Pay Order No. 623EGM111219 dated 11-DEC-19 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 165000/-, DATE: 11-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2417902141926, PAYMENT MODE: CASH-1000200, ATRN: 2417902141926, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA HYDERABAD, CLAIMANT NAME: MR. RAYDURG VAMSI KRISHNA).

Date:

28th day of December, 2019

Signature of Registering Officer
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No 12832 of 2019

Book-I and Assigned the Identification

Number I-2305 12832 2019 for Scanning

28/12/2019

Sub-Registrar
Miryalaguda
Nalgonda

Bk - 1, CS No 12920/2019 & Doct No
12832/2019. Sheet 2 of 17
Sub Registrar
Miryalaguda

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- 1.4 Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts, in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac – gts,	Extent in Sy. No. 786/AA Ac – gts,
Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440	2-27	--

- 1.5 The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- 1.6 The Owners do not have adequate expertise and experience in taking up the housing project on their own and have appointed the Vendor for developing the Scheduled Land into a housing project.
- 1.7 According, the Vendor and the Owners have entered into an Joint Development Agreement dated 24.12.2016 in respect of development of the property admeasuring Ac. 6-18 Gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. This Joint Development Agreement is registered with SRO, Miryalaguda as document no. 242/2017.
- 1.8 As per the terms of Joint Development Agreement, the Owners and the Vendor have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement.

2. DETAILS OF PERMITS:

- 2.1 Permit for construction on the Scheduled Land admeasuring Ac. 6-18 gts, was granted by DTCP and Miryalaguda Municipality in file no. 2883/2016/H vide permit no. B.P. No. 111/2016/H. As per the said permit 91 villas are being developed on a portion of the Scheduled Land along with common amenities and utilities like roads, footpaths, electric power supply, water supply, children parks, tree plantation, sports facilities, etc.

For MODI REALTY (MIRYALAGUDA) ELP


Partner

౧. పుస్తకము సంఖ్య 12832 చట్టసేవ
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ఈ కాగితము వరకు సంఖ్య 3


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3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. The land is proposed to be sub-divided into 91 plots of land and each plot of land shall be sold along with a villa constructed thereon.
 - 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
 - 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
 - 3.1.4. Clubhouse consisting of stilt + 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, children park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.5. Each villa shall have a separately metered electric power connection.
 - 3.1.6. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
 - 3.1.8. The proposed villas 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 villas, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa 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 5 years from date of handing over possession of the completed villa or till the end of year 2024, whichever is later and all the villas in the project of 'AVR Gulmohar Homes' shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
 - 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of AVR Gulmohar Homes. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in AVR Gulmohar Homes i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land notwithstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2039.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

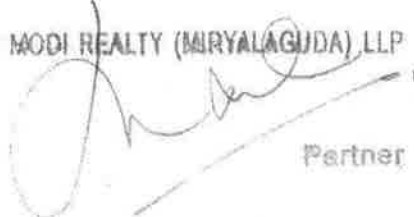
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- 3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.
- 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 the villas.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as AVR Gulmohar 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 vacant plot of land and/or constructed villa with plot of land to any intending purchaser.
- 4.2 The Vendor proposes to sell a vacant plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Plot.
- 4.3 Further, the Vendor and the Purchaser have agreed that the Vendor shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.
- 4.4 The Purchasers of the villas 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 villa 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, land left for future development, etc., shall continue to belong to the Vendor or its nominees.
- 4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

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- 4.7 The Vendor has executed sale deed in favour of the Purchaser on the condition that the Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.
- 4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.
- 4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.
5. DETAIL OF PLOT BEING SOLD:
- 5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure – A attached to this deed.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot 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.
- 5.4 The layout plan of the Housing Project is attached as Annexure – B herein.
6. SALE CONSIDERATION:
- 6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

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- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure - A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure - A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.4 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.
7. OWNERS ASSOCIATION:
- 7.1 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.
- 7.2 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.
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa 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.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. 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.
- 7.5 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.

For MOBIREALTY (MIRYALAGUDA) LLP

Partner

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- 7.6 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.
- 7.7 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.

8. NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 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.
- 8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, 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.
- 8.3 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 Land or Scheduled Plot and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. 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.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

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9 COMPLIANCE OF STATUTORY LAWS:

9.1 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:

9.1.1 The defense services or allied organizations.

9.1.2 Airports Authority of India.

9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

9.1.4 Fire department.

9.1.5 Electricity and water supply board.

9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.

9.1.7 Irrigation department.

9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

10.1 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 Plot on account of joint ownership of the common amenities by number of persons.

10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.

10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. 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 Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

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DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

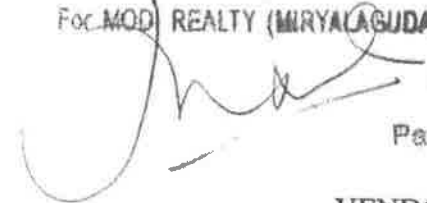
North	40 ft road in Sy. No. 786
South	Neighbours land in Sy. No. 791 & 785
East	Neighbours land in Sy. No. 784
West	Owners land in Sy. No. 787

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI REALTY (MIRYALAGUDA) LLP



Partner

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its
Managing Partner Mr. Soham Modi)



PURCHASER

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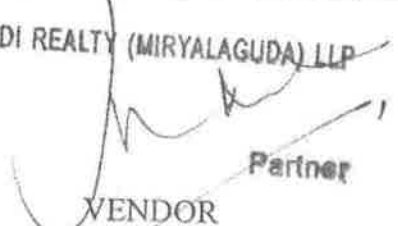
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ANNEXURE- A

1.	Names of Purchaser:	Mr. Raydurg Vamsi Krishna
2.	Purchaser's permanent residential address:	R/o. Flat No. 406, Sai Arcade Apartments, H. No. 19-275, Reddy Colony, Miryalaguda - 508 207.
3.	Pan no. of Purchaser:	ARNPK3766B
4.	Aadhaar card no. of Purchaser:	3347 9808 8614
5.	Details of Scheduled Plot:	
	a. Plot no.:	59
	b. Plot area:	179 Sq. yds.
6.	Total sale consideration:	Rs.27,50,000/-(Rupees Twenty Seven Lakhs Fifty Thousand Only)
7.	Details of payments:	
	1. Rs.15,25,000/-(Rupees Fifteen Lakhs Twenty Five Thousand Only) paid by way of cheque no.898528, dated 27.12.2019 issued towards housing loan disbursement by Housing Development Finance Corporation Ltd., 2. Rs.8,25,000/-(Rupees Eight Lakhs Twenty Five Thousand Only) paid by way of wire RTGS / NEFT. 3. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.898529, dated 27.12.2019 issued towards housing loan disbursement by Housing Development Finance Corporation Ltd.,	
8.	<u>Description of the Scheduled Plot:</u>	
	All that piece and parcel of land bearing plot no.59, admeasuring about 179 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by: North by: Plot No. 58 South by: Plot No. 60 East by: 30' wide road West by: Plot No. 50	

For MODI REALTY (MIRYALAGUDA) LLP

Partner
VENDOR
(M/s. Modi Realty (Miryalaguda) LLP, rep. by its
Managing Partner Mr. Soham Modi)


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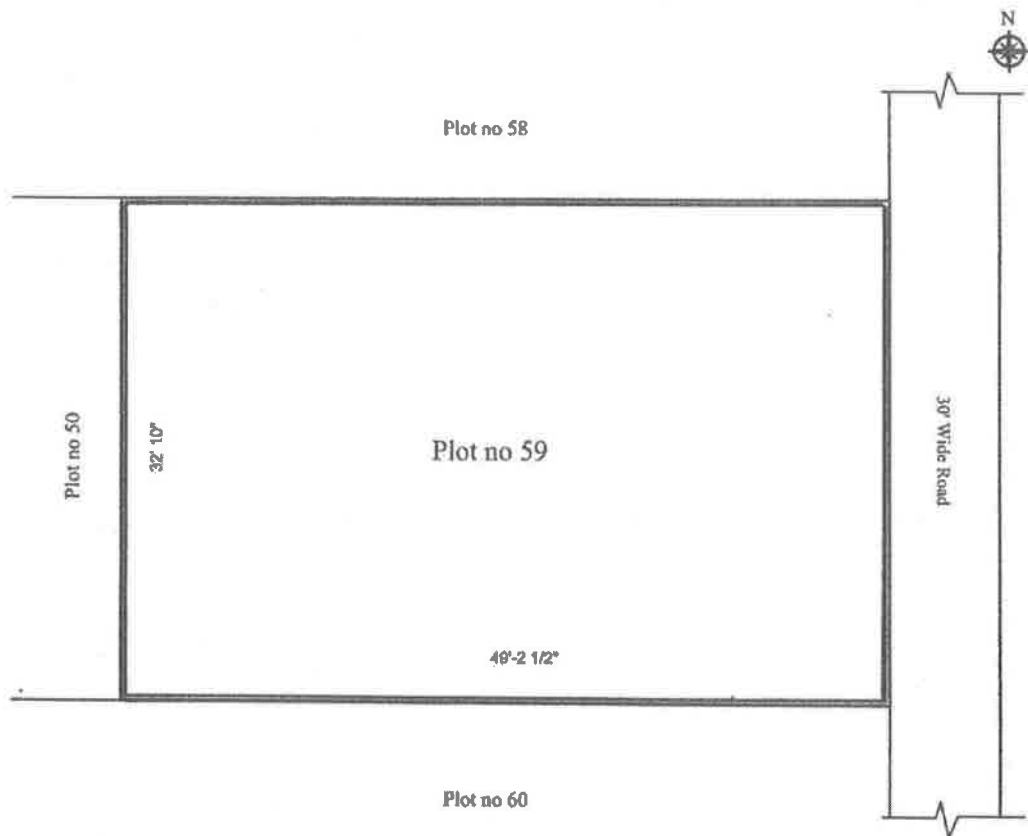
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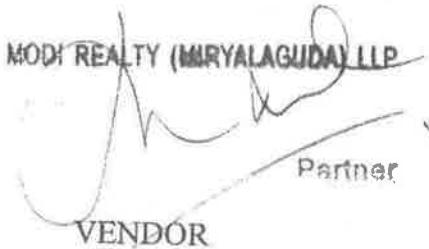
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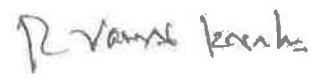
ANNEXURE- B

Plan of the Scheduled Plot:



For MODI REALTY (MIRYALAGUDA) LLP

Partner
VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its
Managing Partner Mr. Soham Modi)


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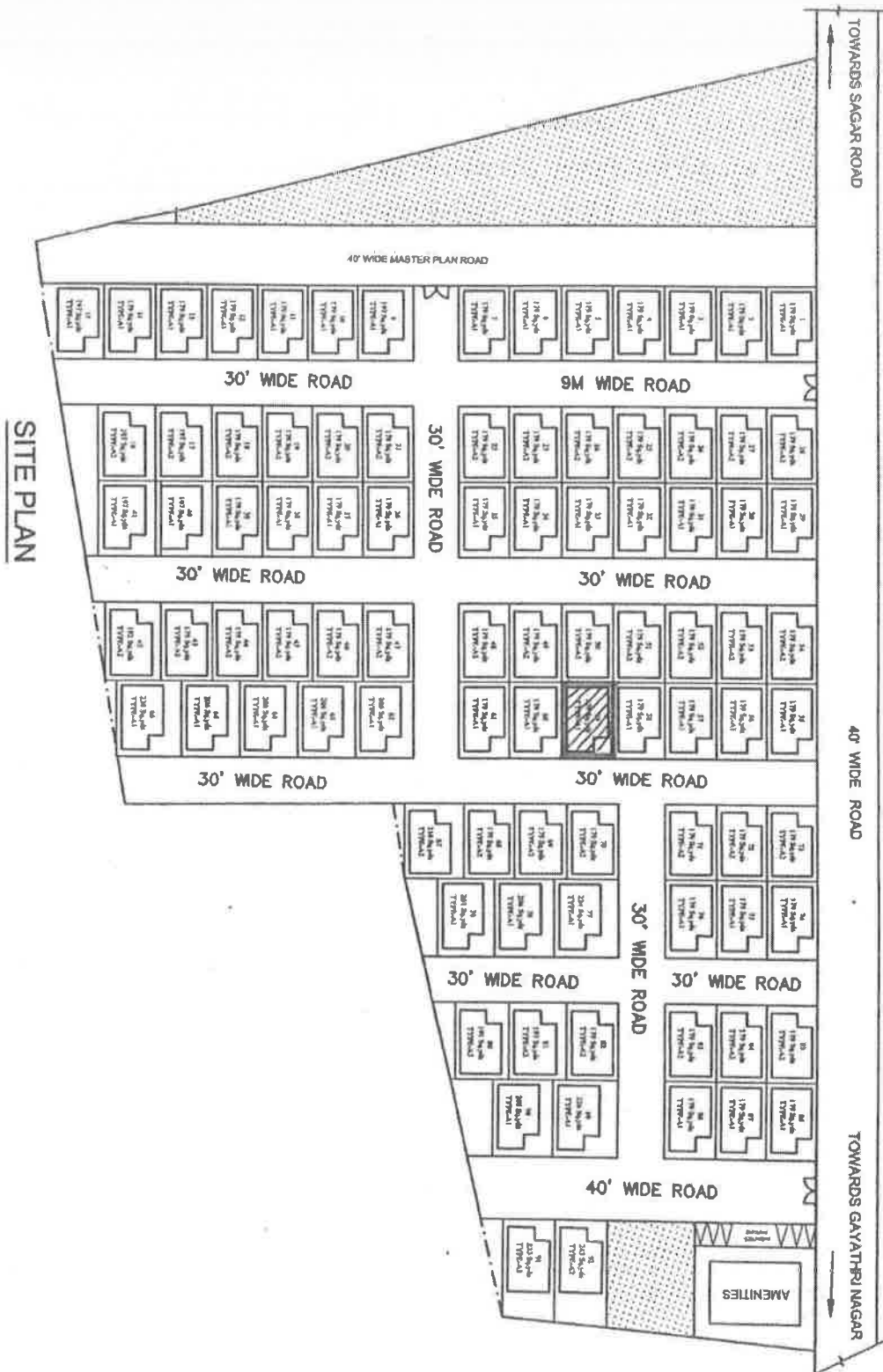
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ANNEXURE - C

Layout plan of the Housing Project:



For MODI REALTY (MIRYALAGUDA) LLP

Partner

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its Managing Partner Mr. Soham Modi)

R. Vamsi Krishna

PURCHASER



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

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

M/S. MODI REALTY (MIRYALAGUDA) LLP
HAVING ITS OFFICE AT 5-4-187/3&4
SOHAM MANSION, II FLOOR
M. G. ROAD, SECUNDERABAD - 500 003
DULY REP. BY ITS MANAGING PARTNER:-
MR. SOHAM MODI, S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD.



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

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

MR. RAYDURG VAMSI KRISHNA
S/O. MR. MALLIKARJUNA. R
R/O. FLAT NO. 406
SAI ARCADE APARTMENTS
H. NO. 19-275, REDDY COLONY
MIRYALAGUDA - 508 207.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI REALTY (MIRYALAGUDA) LLP

Partner
SIGNATURE OF THE VENDOR

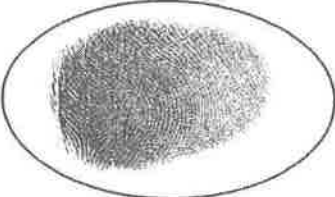
SIGNATURE OF THE PURCHASER

2019 12832
మొత్తము కాగితము సంఖ్య 17
ఈ కాగితము పరకు సంఖ్య 14

సబ్-రజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>WITNESS:</u> MR. CH. SRIKANTH S/o. MR. CH. Lingaiah A/o. 18-833 Santosh Nagar Miryalaguda, Nalgonda Dist.
			MR. CH. LINGAIAH R/o. 18-833 Santosh Nagar Miryalaguda Nalgonda Dist.

SIGNATURE OF WITNESSES:

1. 
2. 



SIGNATURE OF THE PURCHASER

1. పుస్తకము 70/190 12839 దస్తావేజు
 మొత్తము కాగితముల సంఖ్య 17
 ఈ కాగితము వరకు సంఖ్య 15

సబ్-రిజిస్ట్రార్



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

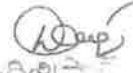
 भारत सरकार Government of India  కండి ప్రభాకర్ రెడ్డి Kandli Prabhakar Reddy పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male  3287 6953 9204	నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049 To Kandli Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013 10/07/2013
అధార్ - సామాన్యమి హక్కు	

For MODI REALTY (MIRYALAGUDA) P.L.C.

[Signature]
Partner

[Signature]

శ్రీ పుస్తకము 2019 నంబర్ 12832 రుద్దవేలు
మొత్తము కార్గితము పేజీలు 17
ఈ కార్గితము పేజీలు 16


సబ్-రిజిస్ట్రార్



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 25845 Date: 12-12-2019

Sold to: Shiva Shankar

S/o. B/o. W/o. Ravi

For whom: M/s. Modi Realty (Miryalaguda) LLP

SYED JAHANGIR

Licensed Stamp Vendor

Lic.No.16-05-015/2012

Renewal Lic.No.16-05-063/2018

12-15-763, Manikeshwari Nagar,

O.U. Campus, SECUNDERABAD.

PH:9959319050

W 125549

AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 27th day of December 2019 at S.R.O, Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Satish Modi, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

Mr. Raydurg Vamsi Krishna, Son of Mr. Mallikarjuna. R, aged about 44 years residing at Flat No. 406, Sai Arcade Apartments, H. No. 19-275, Reddy Colony, Miryalaguda - 508 207, hereinafter referred to as the 'Purchaser'

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

For MODI REALTY (MIRYALAGUDA) LLP

Partner

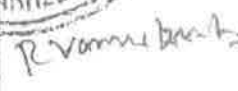
R Vamsi Krishna

Page 1
Received by original
Ashok
M. Vedula
HDFC bank.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13750/- paid between the hours of _____ and _____ on the 28th day of DEC, 2019 by Sri K.Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL		 RAYDURG VAMSI KRISHNA [2305-1-2019-12921]	RAYDURG VAMSI KRISHNA S/O. MALLIKARJUNA H.NO-19-275 MIRYALAGUDA DIST.NALAGONDA	
2	EX		 K.PRABHAKAR REDDY(R)M/S.M [2305-1-2019-12921]	K.PRABHAKAR REDDY(R)M/S.M REALTY (MIRYALGUDA)LLP REP BY SOHAM MODI . LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 CH SRIKANTH:28/12/2019,14:4 [2305-1-2019-12921]	CH SRIKANTH MIRYALAGUDA	
2		 CH LINGAIAH:28/12/2019,14:46 [2305-1-2019-12921]	CH LINGAIAH MIRYALAGUDA	

28th day of December, 2019

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9233 Name: CHINTALACHERUVU SRIKANTH	Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXX2150 Name: CHINTALACHERUVU LINGAIAH	Miryalaguda, Nalgonda, Telangana, 508207	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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

1. DETAILS OF PLOT PURCHASED:

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

2. DETAIL OF THE VILLA BEING CONSTRUCTED

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

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure – A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure – A.
- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

R. Vamsi Krishna

SI No. Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX8614

S/O Mallikarjuna Raydurg

Name: Vamsi Krishna Raydurg

Miryalaguda, Nalgonda, Telangana, 508207



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	13650	0	0	0	13750
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	13750	0	0	0	13750
User Charges	NA	0	100	0	0	0	100
Total	100	0	27500	0	0	0	27600

Rs. 13650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13750/- towards Registration Fees on the chargeable value of Rs. 2750000/- was paid by the party through E-Challan/BC/Pay Order No ,740GUH11219 dated ,11-DEC-19 of ,SBIN/

Online Payment Details Received from SBI c-P

(1). AMOUNT PAID: Rs. 27500/-, DATE: 11-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1519965448026, PAYMENT MODE: CASH-1000200, ATRN: 1519965448026, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MR. RAYDURG VAMSI KRISHNA).

Date:

28th day of December, 2019

Signature of Registering Officer

Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No 12833 of 2019

Book-I and Assigned the Identification

Number I-2305 12823 2019 for Scanningon 28/12/19

Sub-Registrar

Miryalaguda

MIRYALAGUDA

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3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.

3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure – A.

4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

R. V. Ramesh Kumar

2 పుస్తకము 20/7 12833 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితము నరకు సంఖ్య 3

సబ్-రిజిస్ట్రార్



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

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

5. POSSESSION OF VILLA:

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

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

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

6. FORCE MAJEURE:

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

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

For MODI REALTY (MIRYALAGUDA) LLP

Partner

R. Vamsi Reddy

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మొత్తము కాగితముల సంఖ్య... 11

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ANNEXURE- A

1.	Names of Purchaser:	Mr. Raydurg Vamsi Krishna	
2.	Purchaser's permanent residential address:	R/o. Flat No. 406, Sai Arcade Apartments, H. No. 19-275, Reddy Colony, Miryalaguda - 508 207.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 12032 of 2019, dated 27.12.2019 regd. at S.R.O, Miryalaguda, Nalgonda District.	
4.	Type of villa	A1- Duplex - Type	
5.	No. of floors	Ground Plus First Floor	
6.	No. of bedrooms	4 - Bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	59	
	b. Plot area:	179 Sq. yds.	
	c. Built-up area :	2340 Sft.	
	d. Carpet area	2024 Sft.	
8.	Total consideration:	Rs.27,50,000/-(Rupees Twenty Seven Lakhs Fifty Thousand Only)	
9.	Details of advance paid:		
	Rs.12,50,000/-(Rupees Twelve Lakhs Fifty Thousand Only) already received which is admitted and acknowledged by the Developer.		
10.	Balance Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 7 days of completion of brick work & internal plastering	4,50,000/-
	II	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	8,50,000/-
	III	On completion	2,00,000/-
11.	Scheduled date of completion:	30.06.2020	
12.	<u>Description of the Scheduled Villa :</u> All that piece and parcel of land bearing plot no.59, admeasuring about 179 sq. yds, along with a villa constructed thereon having built up area 2340 sft. in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by: North by: Plot No. 58 South by: Plot No. 60 East by: 30' wide road West by: Plot No. 50		

For MODI REALTY (MIRYALAGUDA) LLP

DEVELOPER

Partner

R. Vamsi Krishna

PURCHASER

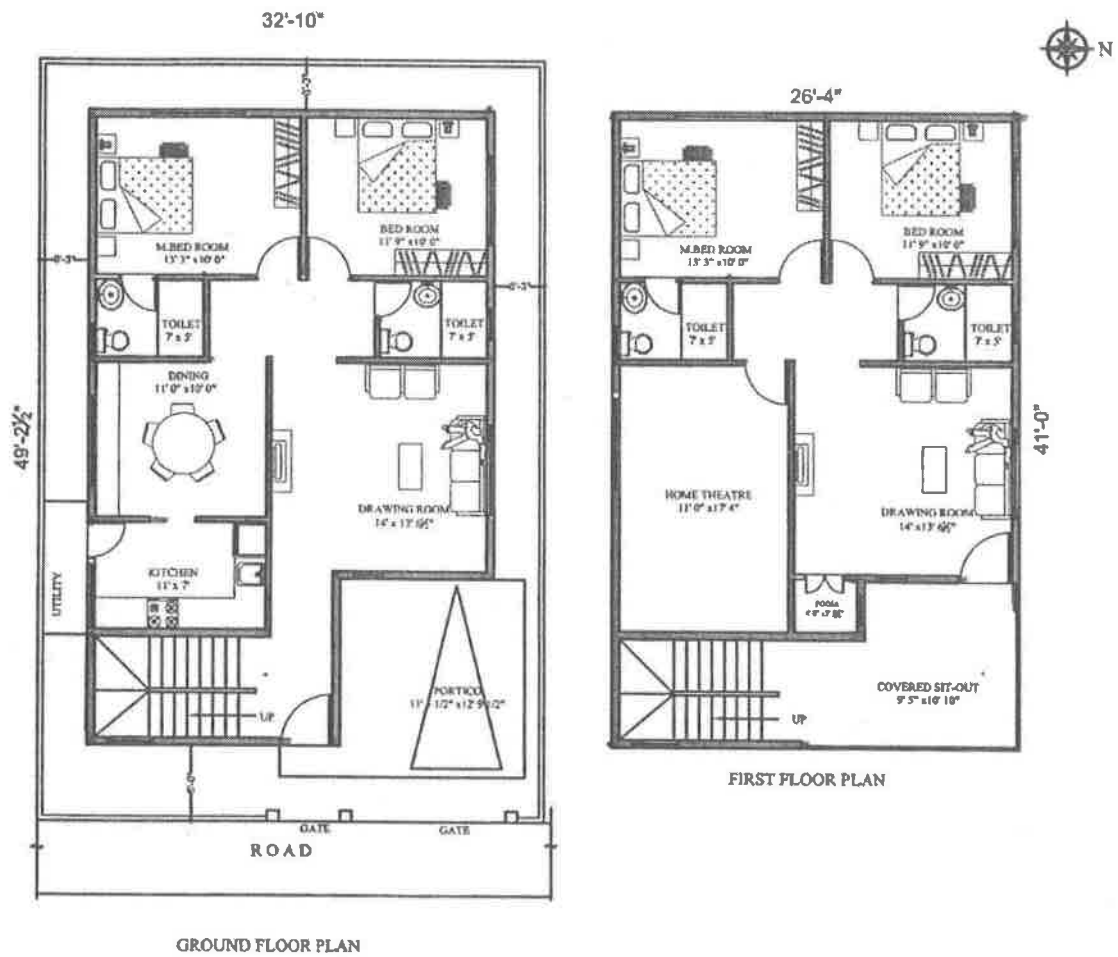
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ఈ కార్గితము వారికు సంఖ్య... 5

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ANNEXURE- B

Plan of the Said Villa:



For MODI REALTY (MIRYALAGUDA) LLP

Partner

DEVELOPER

P. Vamsi Krishna

PURCHASER

1. పుస్తకము 207 సం. 12833.....దస్తావేజు

మొత్తము కాగితముల సంఖ్య..... 1/

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ANNEXURE - C

Specifications of Said Villa:

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

Note:

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

For MODI REALTY (MIRYALAGUDA) LLP

DEVELOPER

Partner

R. Vamsi Krishna

PURCHASER

శ్రీ పుస్తకము 2019 నంబర్ 12837 దత్తవేళ
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సబ్-రజిస్ట్రార్



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

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

M/S. MODI REALTY (MIRYALAGUDA) LLP
HAVING ITS OFFICE AT 5-4-187/3&4
SOHAM MANSION, II FLOOR
M. G. ROAD, SECUNDERABAD – 500 003
DULY REP. BY ITS MANAGING PARTNER:-
MR. SOHAM MODI, S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD.



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

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

MR. RAYDURG VAMSI KRISHNA
S/O. MR. MALLIKARJUNA. R
R/O. FLAT NO. 406.
SAI ARCADE APARTMENTS
H. NO. 19-275, REDDY COLONY
MIRYALAGUDA - 508 207.

SIGNATURE OF WITNESSES:

1.

2.

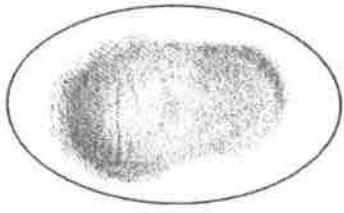
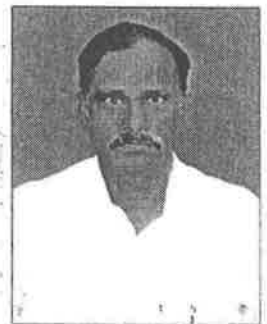
For MODI REALTY (MIRYALAGUDA) LLP

Partner

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			WITNESS: MR. CH. SRIKANTH S/o. CH. LINGAIAH R/o. 18-855 Santosh Nagar Miryalaguda, Nalgonda Dist
			MR. CH. LINGAIAH R/o. 18-855 Santosh Nagar Miryalaguda, Nalgonda Dist

SIGNATURE OF WITNESSES:

1. 
2. 



SIGNATURE OF THE PURCHASER

శ్రీ పుస్తకముది 1900 12833 దఫావజ్
మొత్తము కార్గిలమున సంఖ్య 11
ఈ కార్గిలము పుస్తక సంఖ్య 9

సబ్-రిజిస్ట్రార్



 भारत सरकार GOVERNMENT OF INDIA  శోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male  3146 8727 4389 ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నెం- 280, రోడ్ నెం-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ హిల్స్ ఖైరతాబాద్, బంజారా హిల్స్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034 Address: S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034 Aadhaar - Aam Aadmi ka Adhikar
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 భారత ప్రభుత్వం Government of India  కండి ప్రభాకర్ రెడ్డి Kandli Prabhakar Reddy పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male  3287 6953 9204 ఆధార్ - సామాన్యని హక్కు	నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049 To Kandli Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013 10/07/2013
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For MODI REALTY (MIRYALAGUDA) LLP

Partner

శ్రీ 19 12833

మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితము పరిమి సంఖ్య 10

నల్ల-రెడిస్టార్



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నా గుర్తింపు

R Vamu Ramu

భారతదేశ ప్రభుత్వం
భారతదేశ ప్రభుత్వం
భారతదేశ ప్రభుత్వం

చిరునామా:
18-855, సంతోష నగర్,
మిర్యాల గూడ (పి),
మిర్యాలగూడ, మిర్యాలగూడ,
నాగండా
ఆంధ్ర ప్రదేశ్, 508207

Address:
18-855, SANTOSH NAGAR,
MIRYALA GUDA (PO),
Miryalaguda, Miryalaguda,
Nalgonda
Andhra Pradesh, 508207

8538 4641 9233

ఆధార్ - సామాన్యమైన హక్కు

Aadhaar - Aam Aadmi Ka Adhikar

భారతదేశ ప్రభుత్వం
భారతదేశ ప్రభుత్వం
భారతదేశ ప్రభుత్వం

చిరునామా: 18-855, సంతోష నగర్,
మిర్యాల గూడ (పి), మిర్యాలగూడ,
మిర్యాలగూడ, నాగండా, ఆంధ్ర ప్రదేశ్
508207

Address: 18-855, SANTOSH
NAGAR, MIRYALA GUDA
(PO), Miryalaguda,
Nalgonda, Miryalaguda,
Andhra Pradesh, 508207

9349 3930 2150

9349 3930 2150

సామాన్యమైన హక్కు

భారతదేశ ప్రభుత్వం
State Bank of India

బ్యాంకర్స్ చెక్
BANKERS CHEQUE

Key: YEKFOQ
Sr. No: 864555

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COMMISSIONER MIRYALAGUDA MUNICIPALITY

కో యా అదేశా పర

రూ RUPEES

One Thousand Fifty Only

OR ORDER

అదా కం

₹ 1050.00

Key YEKFOQ Sr. No. 864555
RAMS KRISHNA RAHURU

AMOUNT BELOW 1051(1/4)

రూ మారితో స్టేట్ బ్యాంక్
FOR STATE BANK OF INDIA

అన్వయించరాదు / NOT TRANSFERABLE

N. MASTHARI
Asst. Manager (A/Cs.)
MIRYALAGUDA
P.F. No. 8542342

బ్రాంచ్ మేనేజర్
BRANCH MANAGER

మీరు కంప్యూటర్ ప్రింట్ చేసినది
AND ONLY IF COMPUTER PRINTED

వేలం 3 మాత్రమే వర్తిస్తుంది
VALID FOR 3 MONTHS ONLY

₹ 1050.00 కంటే ఎక్కువగా ఉన్న ఆదేశాలకు రూ. 1050.00 కంటే ఎక్కువగా ఉన్నది కాదు.
INSTRUMENTS FOR ₹ 1050.00 & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

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1. పుస్తకము 204 నంబరు 2833

మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితము వరకు సంఖ్య 11

నబ్-రిజిస్ట్రార్





ॐ गौरी नारायण तेलंगणा

S.No. 1369 Date: 31-01-2018

Sold to: C V R REDDY

S/o. ANJI REDDY

For Whom: MODI REALTY (MIRYALAGUDA) LLP

LICENCED STAMP VENDOR
LTC 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

K.SATISH KUMAR
727079

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 21st day of February 2018 at Secunderabad by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-18/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Gaurang Mody, son of Mr. Jayanthilal Mody aged about 49 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad, hereinafter referred to as the 'Vendor',

AND

1 Smt. Anireddy Vasudha Reddy, W/o. Late Shri. Veera Reddy, aged about 51 years, Occupation: House wife, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad - 500096.

2 Shri. Anireddy Sujay Reddy, S/o. Late Shri. Veera Reddy, aged about 31 years, Occupation: Business, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad - 500096.

3 Shri. Anireddy Ajay Reddy, S/o. Late Shri. Veera Reddy, aged about 29 years, Occupation: Business, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad - 500096.

Authorised Signatory *

For M/s. Modi Realty (Miryalaguda) LLP

B.V. Lakshmi

Hereinafter referred to jointly as the Owners and severally as Owner no.1, Owners no. 2 & Owner no.3 respectively. The Owners herein are being represented by M/s. Modi Realty Miryalaguda LLP, authorized signatory Shri. Soham Modi, son of Late Shri. Satish Modi aged about 47 years, Occupation: Business as the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 242/2017, dated 24.12.2016, registered at S.R.O. Miryalaguda.

IN FAVOUR OF

Mrs. B. V. Lakshmi, wife of Mr. B. Lakshmananna aged about 55 years, residing at Plot No. 20, Gayatri Township, Miryalaguda, Nalgonda - 508207, hereinafter referred to as the 'Vendee' The term Vendor, Owners and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assigns, heirs, legal representatives, etc.

WHEREAS:

A. The Owners are absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.

B. Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.

C. After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts., in Sy. No. 786, of Miryalaguda Village in favour of the Owners.

D. Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac - gts.,	Extent in Sy. No. 786/AA Ac - gts.,
Anireddy Vasudha Reddy	2071	963442	963442	2-26	4-09.5
Owner no. 1					
Anireddy Sujay Reddy	2070	963441	963441	2-27	4-09.5
Owner no. 2					
Anireddy Ajay Reddy	2069	963440	963440	2-27	--
Owner no. 3					

E. The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts, forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.

For M/s. Modi Realty (Miryalaguda) LLP

Authorised Signatory

B.V. Lakshmi

F. The Owners do not have adequate expertise and experience in taking up the housing project on their own and have appointed the Vendor for developing the Scheduled Land into a housing project.

G. According, the Vendor and the Owners have entered into an Joint Development Agreement dated 24.12.2016 in respect of development of the property admeasuring Ac. 6-18 Gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Miryalaguda as document no. 242/2017.

H. As per the terms of Joint Development Agreement, the Owners and the Vendor have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement.

I. The Scheduled Land is proposed to be developed into a housing project. Accordingly, permit for construction on the Scheduled Land admeasuring Ac. 6-18 gts., was granted by DTCF and Miryalaguda Municipality in file no. 2883/2016/H vide permit no. B.P. No. 111/2016/H. As per the said permit 91 villas are being developed on a portion of Scheduled Land along with common amenities and utilities like roads, footpaths, electric power supply, water supply, children parks, tree plantation, sports facilities, etc.

J. By virtue of the above documents, the Vendors have absolute rights to develop the Scheduled Land and it is absolutely entitled to sell their share of villas along with plot of land.

K. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes'.

L. The Vendor proposes to develop the Scheduled Land by constructing about 91 independent villas of similar size, elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like clubhouse, roads, street lighting, landscaped gardens, etc. The proposed villas will be constructed strictly as per the design proposed by the Vendor and the Vendor shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.

M. The Vendor in the scheme of the development of AVR Gulmohar Homes has planned that the prospective Vendees shall eventually become the absolute owner of the identifiable land (i.e., plot of land) together with independent villa constructed thereon. For this purpose and for enabling the Vendees to obtain a housing loan by providing a title deed for the purposes of mortgage, the Vendor and the Vendees may be required to enter into two separate agreements, one with respect to the sale of land and the other with respect to the construction of the villa. These agreements will be interdependent, mutually co-existing and inseparable though in the scheme of the project and the Vendor may execute a Sale Deed in favour of the Vendees before commencing or during construction of the villa.

N. The Vendees has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the villa thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of AVR Gulmohar Homes. The Vendees upon such inspection is satisfied as to the title and competency of the Vendor.

O. The Vendees is desirous of purchasing a plot of land together with a villa to be constructed thereon, in the project, AVR Gulmohar Homes and the Vendor is desirous of selling the same. The details of the villa and plot are given in Annexure - A attached to this agreement. Hereinafter, the said villa along with the plot of land mentioned in Annexure - A is referred to as the Scheduled Property.

B.V. Lakshmi

For M/s. Modi Realty (Miryalaguda) LLP

Authorised Signatory

- P. The Vendee has made a provisional booking for the Scheduled Property and the details of the booking are given in Annexure - A.
- Q. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of recording the same into writing.
- NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of this agreement of sale the Vendor agrees to transfer or caused to be transferred in favour of the Vendee and the Vendee hereby agrees to purchase from the Vendor, the Scheduled Property for the consideration mentioned in Annexure- A. The details of the terms of payment are also mentioned in Annexure - A. The villa to be constructed/already constructed/under construction thereon shall be as per the specifications mentioned in Annexure - B. The plan of the villa constructed/already constructed/under construction is mentioned in Annexure - C. The plan of the plot on which the villa is to be constructed/already constructed/under construction is given in Annexure - D.
2. That the Vendee in pursuance of this agreement has paid an advance amount, the details of which are given in Annexure - A, to the Vendor which is hereby admitted and acknowledged by the Vendor. The installments received will be appropriated first towards the consideration for sale of the Scheduled Property.
3. That the Vendee in pursuance of this agreement shall pay the balance consideration to the Vendor as per schedule given in Annexure - A. The Vendor shall intimate the Vendee the stage of construction for payment of the installments given herein in writing to their last known address or by email, the details of which are given in Annexure - A. The Vendee shall not raise any objections for non-receipt of such an intimation and delay the payment of installments on that count.
4. That the Vendee shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque/NEFT/RTGS/Wire transfer and obtain receipt for the same and the Vendee shall pay such installments on or before the due dates. The Vendee shall not be entitled to pay the said sale consideration by way of cash.
5. In case the Scheduled Property is completed before the scheduled date of completion / delivery mentioned herein, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned above. The Vendee shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Property, notwithstanding the installments and due dates mentioned above.
6. That the Vendor shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Vendee. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
7. That the Vendee at his discretion and cost may avail housing loan from bank / financial institutions. The Vendee shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Vendee for whatsoever reason. The payment of installments to the Vendor by the Vendee shall not be linked with housing loan availed / to be availed by the Vendee.

For M/s. Modi Realty (Miyalaguda) LLP
B.V. Lakshmi

Authorised Signatory

8. That for the purposes of creating a charge in favour of the bank / financial institutions on the villa being constructed so as to enable the Vendee to avail housing loan, the Vendor may execute a sale deed in favour of the Vendee for the plot of land. In the event of execution of a sale deed before the villa is fully completed, the Vendee shall be required to enter into a separate agreement of construction with the Vendor for completing the unfinished villa and the Vendee shall not raise any objection for execution of such an agreement. That the possession of the plot of land shall be delivered by the Vendor to the Vendee only upon registration of the Sale Deed. The Vendee immediately thereafter shall handover the possession of the plot of land back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the AVR Gulmohar Homes. The Vendor shall re-deliver the possession of the completed villa together with the plot of land to the Vendee only upon payment of entire sale consideration and other dues by the Vendee to the Vendor. That it is specifically understood and agreed by the Vendee that the Sale Deed executed in favour of the Vendee and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Vendee therefore shall not be entitled to alienate in any manner the plot of land registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Vendee with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Property as a security for obtaining housing loan for the purposes of purchase and construction of the proposed villa in the Scheduled Property.

9. Further, some banks/financial institutions may require the Vendor and Vendee to execute a Tripartite Agreement with the banks/financial institutions for availing such a housing loan. The Vendor and Vendee shall cooperate with each other to execute such a Tripartite Agreement to enable the Vendee obtain a housing loan.

10. That in the event the Vendee is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Schedule Property and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Vendee for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Vendee and the consequence as regards default in payments as contained under this Agreement shall become operative.

11. That any time given to the Vendee for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Vendee other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.

12. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges:

a) In case of failure of the Vendee to obtain housing loan within 15 days of this agreement, the cancellation charges will be NIL provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-

b) In case of request for cancellation in writing within 30 days of this agreement, the cancellation charges shall be Rs. 50,000/-.

c) In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.

13. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendor need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.

For M/s. Modi Realty (Miryalaguda) LLP
 B.V. Lakshmi
 Authorised Signatory

14. The Vendor shall be entitled to re-allot / sell the said Scheduled Property thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Vendor to take action as stated herein, and such action shall be the sole prerogative and discretion of the Vendor and the defaulting Vendor shall have no say in or to object to the same.

15. That the Vendee has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title of the Vendor/Owners and the authority of Vendor/Owners to transfer the rights hereunder and the Vendee shall not hereafter, raise any objection on this count. That the Vendor/Owners covenants with the Vendee that the Scheduled Property is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc. and they confirm 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/Owners agrees to indemnify the Vendee only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled Property.

16. Except under the circumstances mentioned in clause 8 above viz., the Vendee is availing a housing loan, the Vendor will execute and register Sale deed and/or Agreement for construction in favour of the Vendee only after the receipt of the total sale consideration given herein along with other charges payable by the Vendee to the Vendor.

17. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.

18. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the villa, sale of plot / villa, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.

19. The Vendor agrees to deliver the Scheduled Property completed in all respects on or before the date mentioned in Annexure -A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Vendee shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sq ft per month, being the average expected rent for the Scheduled Property. The Vendee shall be entitled to such a compensation for delay in completion if and only if the Vendee has paid the entire sale consideration to the Vendor. The Vendee agrees to limit his claims for delay in completion to the said amount.

20. That in event of any delay in the completion of the construction of the Scheduled Property and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Vendee shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

For M/s. Modi Realty (Miyalaguda) LLP
Authorized Signatory

B.V. Lakshmi

21. That upon completion of construction of the Scheduled Property the Vendor shall intimate to the Vendee the same at his last known address and the Vendee shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Vendee shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association.

22. That from the intimation as to possession or completion of the Scheduled Property or date of receipt of possession of the villa, which ever is earlier the Vendee shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Property including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.

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

24. That the Vendee shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with villa before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement

25. That the name of the project which is styled by the Vendor as AVR Gulmohar Homes shall always be called as such and shall not be changed.

26. That the Vendee shall not be allowed to alter any portion of the villa 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 5 years from date of handing over possession of the completed villa or till the end of year 2024, whichever is later and all the villas in the project of AVR Gulmohar Homes shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Vendee shall not raise any objections / objections. The Vendee shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of AVR Gulmohar Homes. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in AVR Gulmohar Homes i.e., the Vendee shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Vendee shall not construct more than ground plus 2 floors in any plot of land and not withstanding any provision for additional construction in the bye-laws. Further, the Vendee shall not be entitled to amalgamate plots of land and make constructions thereon. The restrictions on additions and alterations after the 5 year lock-in period as given above shall be in force for a further period of 15 years i.e., till the end of year 2039. Specifically, the Association or society in-charge of maintenance of AVR Gulmohar Homes will not be entitled to make any changes to the restrictions given in this clause upto the end of year 2039.

For M/s. Modi Realty (Miryalaguda) LLP
 Authorized Signatory

B.V. Lakshmi

27. That the Vendor shall construct the villa on the Schedule Property according to the plans and designs made out and according to the specifications mentioned in Annexure - B & Annexure - C hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Vendee shall be paid by the Vendee.

28. That rights of further construction in and around the Schedule Property, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor / Owners and the Vendee 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 Vendee. Further, the Vendor shall have absolute rights to install or construct fixtures and structures for providing amenities and utility services like electric power, water supply, roads, parks, gates, compound wall, garbage disposal area, electric transformer, OHT, septic tank, water sumps, security kiosk, etc., at any place it deems fit and the Vendee shall not raise any objection on this count.

29. The Vendor shall provide a limited guarantee against construction defects for a period of one year from the deemed date of completion of the Schedule Property. The Vendor shall further provide a guarantee on the structure of the Schedule Property for a period of 15 years from the deemed date of completion. The guarantee shall be subject to the following:

- The guarantee shall cover construction defects and shall not cover items that are worn or damaged as a result of normal wear and tear. The guarantee shall not cover items damaged due to improper use or additions/alterations carried out by Vendee / occupier.
- Vendee of the villa shall be required to give a list, in writing, of construction defects that require repair/corrections before taking possession of the Schedule Property. Such defects shall be repaired/corrected by the Vendor before handing over possession. Any defects not pointed out before taking possession shall not be considered as defects during the period of guarantee.
- An additional guarantee of 15 years shall be provided on the RCC structure of the villa. The structural guarantee shall stand void if any structural or civil alterations are made to the villa during the guarantee period.
- The guarantee shall not cover hairline cracks which may appear from time to time that are less than 1 mm wide. However, all hairline cracks shall be rectified before handing over possession.
- In case civil work is taken up for repairs/correction of defects during the guarantee period, painting shall be taken up only on the affected area. Over a period of time shades of paint may vary and it may not be possible to exactly match the shade of the newly painted area with older ones.
- The guarantee shall not be applicable for items purchased by the Vendee and fitted by the Vendor in the Schedule Property.
- The guarantee shall not be applicable in case of events beyond the control of the Vendor, like natural disasters, government orders, etc., (force majeure event)

30. The Vendee shall not be entitled to transfer the Scheduled Property to any third party, unless and until the Vendee has paid all dues to the Vendor including total sale consideration, stamp duty, registration charges, GST, VAT, service tax, etc.

31. 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, 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.

Authorised Signatory

For M/s. Modi Realty (Miyaliguda) LLP

B.V. Lakshmi

32. 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 Vendor shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Vendor 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 Vendor 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 Vendor agrees to issue an NOC for the same to the Vendor as and when called for.

33. That the Vendee agrees that under no circumstances including that of any disputes or misunderstandings, the Vendee shall seek or cause the stoppage or stay of construction or related activity in the AVR Gulmohar Homes project or cause any inconvenience or obstructions whatsoever. However, the claim of the Vendee against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

34. That the Vendee 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 AVR Gulmohar Homes project and in respect to the Scheduled Property and also the adjoining areas.

35. That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement have been inspected and are duly approved by the Vendee.

36. That the Vendee shall not cut, maim, injure, tamper or damage any part of the structure or any part of the villa nor shall the Vendee make any additions or alterations in the villa without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the AVR Gulmohar Homes.

37. That the Vendee shall become a member of the association / society which shall be formed to look after the maintenance of the AVR Gulmohar Homes and shall abide by its rules. Until the society / association is formed the Vendee 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. If the Vendee ever fails to pay maintenance charges for his/her house, the association / Vendor shall be entitled to disconnect and stop providing all or any services to the Scheduled Property including water, electricity, etc. The Vendee shall pay a sum of Rs. 30,000/- by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed Villa.

For M/s. Modi Realty (Miryalaguda) LLP
Authorized Signatory

B.V. Lakshmi

38. That the Vendee or any person through him shall keep and maintain the villa in a decent and civilized manner and shall do his part in maintaining the living standards of the villas at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupants / purchasers in the AVR Gulmohar Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compounds roads etc. not meant for the same. (b) Use the villa for any illegal, immoral, commercial & business purposes. (c) Use the villa in such a manner which may cause nuisance, disturbance or difficulty to other occupants / purchasers in the AVR Gulmohar Homes (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 villas (g) install clothes drying stands or other such devices on the external side of the villas (h) plant trees within the plot that are not authorized by the Vendor / Association (i) change the design of compound wall or install a gate (j) change the color of the villa (k) add cladding, tiles, texture, etc., to the external side of the building (l) store material in parking area, balconies, terrace that affect the external appearance of the villa (m) place shoe racks, pots, plants or other material on the compound wall or drive way or footpath.

39. That the Vendee 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 Property on account of joint ownership of the same by a number of persons.

40. That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement and also the Agreement for Construction unless otherwise specifically waived and or differently agreed upon in writing.

41. That the Vendee shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each villa. 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 villa and the transfer of all or any rights therein shall only be subject to such conditions.

42. That the Vendor shall cause this Agreement of Sale to be registered in favour of the Vendee as and when the Vendee intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.

43. That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.

44. Wherever the Vendee is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Vendee shall be read and construed as 'She, Her, Herself. These expressions shall also be modified and read suitably wherever the Vendee is a Firm, Joint Stock Company or any Corporate Body.

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

Authorised Signatory

For M/s. Modi Realty (Miryalaguda) LLP

B.V. Lakshmi

46. The Vendee shall send his/her correspondence to the Vendor only in writing to M/s. Modi Realty (Miryalaguda) LLP, 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003 or by email to cr@modiproperties.com. Any oral communication or communication to any other person shall be deemed to not have been received.

SCHEDULED LAND

All that portion of the land area to the extent of Ac. 6 -18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

NORTH	40 ft road in Sy. No. 786
SOUTH	Neighbours land in Sy. No. 791 & 785
EAST	Neighbours land in Sy. No. 784
WEST	Owners land in Sy. No. 787

IN WITNESSES WHEREOF this Agreement of Sale is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *[Signature]*
2. *[Signature]*

For M/s. Modi Realty (Miryalaguda) LLP.
[Signature]
Authorised Signatory
VENDOR

VENDEE

[Signature]
B.V. Lakshmi

ANNEXURE-A

1.	Names of Vende:	Mrs. B. V. Lakshmi
2.	Permanent residential address:	Plot No. 20, Gayatri Township, Miryalaguda, Nalgonda - 508207
3.	Address for correspondence:	bvlakshmi@gmail.com
4.	Email ID for correspondence:	9440289967 7799777794
5.	Mobile nos.:	BCAPV5202N
6.	Pan no. of Vende:	2710 1045 6863
7.	Aadhar card no. of Vende:	75 - A1, Single
8.	Details of Scheduled Property:	179 Sq. yds.
	a. Plot no.:	1250 Sq.
	b. Land area:	719 Sq.
	Built-up area:	
	Carpet area	
9.	Total sale consideration:	Rs. 32,72,500/- (Rupees Thirty Two Lakhs Seventy Two Thousand Five Hundred Only)

10.	Details of advance paid:	
	SL No.	Date
	a.	21.02.2018
	b.	Cheque No. 247788
	Amount	2,25,000/-
	Total:	2,25,000/-

11.	Payment terms:	
	Due date for payment	Amount
	II	4,90,875/-
	Within 30 days of booking	7,06,986/-
	III	On completion of footings & plinth
	IV	On completion of RCC works
	V	On completion of Civil works
	VI	On completion of flooring, doors, windows, I coat of paint etc.,
	VII	On completion
12.	Scheduled date of completion:	31.08.2019
	Amount	2,00,000/-

13	Schedule of Property:	
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 75 admeasuring about 179 sq. yds. forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan annexed hereto as Annexure D, bounded on:		
AND		
ALL THAT DELUXE VILLA admeasuring about 1250 sq. ft. of built-up area to be constructed on the above said plot no. 75 as per the agreed specifications given in detail in Annexure B and as per the plan enclosed as Annexure C.		
	North	Plot No. 74
	South	Plot No. 76
	East	30' wide Road
	West	Plot No. 72

For M/s. Modi Realty (Miryalaguda) LLP
 Authorised Signatory
 VENDOR

VENDEE

B.V. Lakshmi

ANNEXURE-B

SPECIFICATIONS OF VILLA:

Item	Specifications
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	24" vitrified Tiles
Door frames	Wood (non-teak)
Main door	Laminated / polished panel door
Other doors	Painted panel doors
Electrical	Copper wiring with modular switches
Windows	Powder coated Aluminum sliding windows with grills
Bathrooms	Branded ceramic tiles – 4/7ft height
Plumbing	UPVC pipes.
Sanitary	Branded sanitary ware
CP fittings	Branded quarter turn ceramic disc type
Kitchen platform	Granite slab with 2 ft dado and SS sink

Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only selected alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.

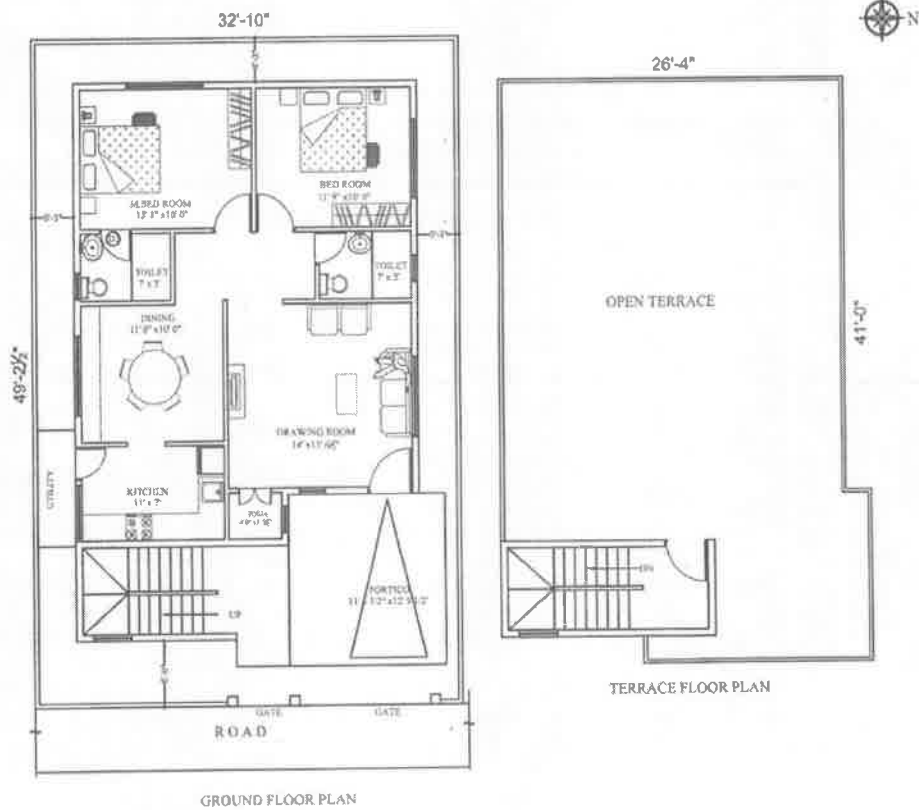
For M/s. Modi Realty (Miyalaguda) LLP
 Authorised Signatory
 VENDOR

VENDEE

B.V. Lakshmi

B.V. Lakshmi
VENDEE

For M/s. Modi Realty (Miryalaguda) LLP
Authorised Signatory
VENDOR

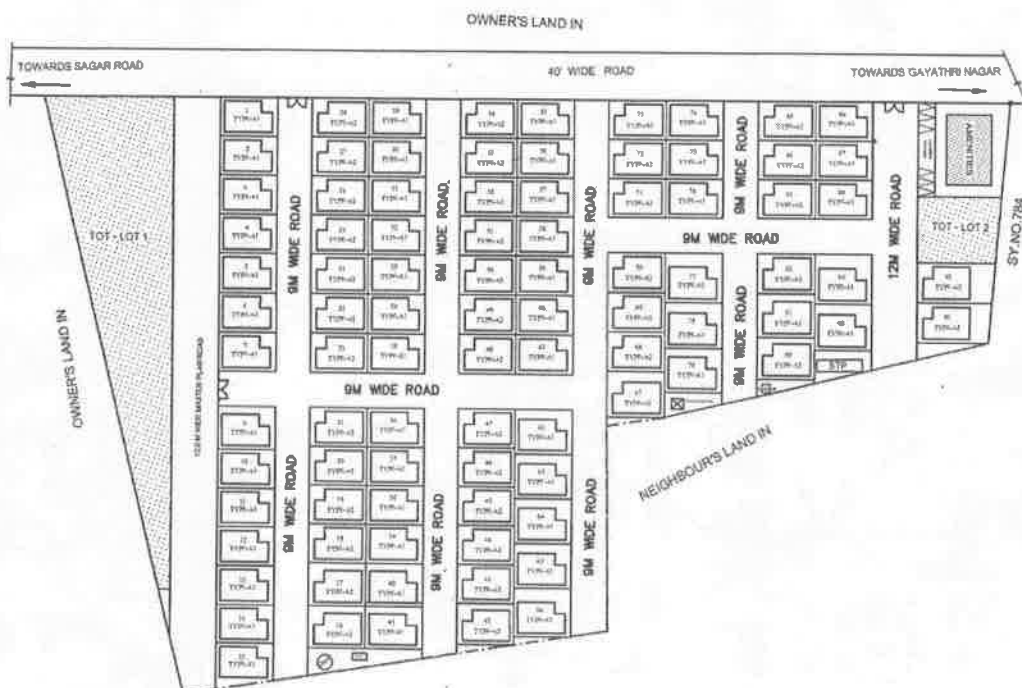


PLAN FOR CONSTRUCTION OF VILLA ON PLOT NO. 75 ADMEASURING 1250 SFT.
OF BUILT-UP AREA.

ANNEXURE - C

ANNEXURE -D

PLAN SHOWING PLOT BEARING NO. 75 ADMEASURING ABOUT 179 SQ. YDS.
FORMING A PART OF SY. NO. 786, MIRYALAGUDA VILLAGE, MIRYALAGUDA
MANDAL, NALGONDA DISTRICT, TELANGANA.



For M/s. Modi Realty (Miryalaguda) LLP
Authorised Signatory
VENDOR

B.V. Lakshmi
VENDEE

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తెలంగాణ తెలంగాణ TELANGANA

S.No. 20491 Date: 11-11-2019

Sold to: RAMESH

S/o. LATE NARSING RAO

For: MODI REALITY (MIRYALGUDA) LLP

[Signature]

X 747667

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 27th day of June 2020 at S.R.O, Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Satish Modi aged about 49 years, Occupation: Business Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as the 'Vendor'.

AND

1. Smt. Anireddy Vasudha Reddy, W/o. Late Veera Reddy aged about 51 years, Occupation: House wife, resident of Flat No. A-402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad – 500 096.
2. Shri. Anireddy Sujay Reddy, S/o. Late Veera Reddy aged about 31 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad – 500 096.
3. Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 29 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad – 500 096.

For MODI REALTY (MIRYALGUDA) LLP

[Signature]
B.V. Lakshmi

Received original documents of Agreement of construction and sale deed
Page 1

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8185/- paid between the hours of _____ and _____ on the 27th day of JUN, 2020 by Sri A.Vasudha Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			B.V LAKSHMI W/O. LAKSHMANNA PLOT NO-20 GAYATRI TOWN SHIP MIRYALAGUDA, DIST/NALAGONDA	<i>B.V. Lakshmi</i>
2	EX			K.PRABHAKAR REDDY (S.P.A HOLDER)(R)/M/S MODI REALTY (MIRYALGUDA) LLP REP BY SOHAM MODI LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD	<i>K. Prabhakar Reddy</i>

Identification by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M VENKATESHWARRAO R/O MIRYALAGUDA	<i>M. Venkateshwarrao</i>
2			CH KRISHNA R/O HYDERABAD	<i>Ch. Krishna</i>

27th day of June, 2020

Signature of Sub Registrar
Miryalaguda**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3107 Name: Manjula Venkateshwar Rao	S/O Venkatappaiah, Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXX2635 Name: Chathiri Krishna	S/O Narasaiah Late, Golconda, Hyderabad, Andhra Pradesh, 500008	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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Hereinafter referred to jointly as the Owners and severally as Owner no.1, Owners no. 2 & Owner no.3 respectively. The Owners herein are being represented by M/s. Modi Realty (Miryalaguda) LLP, rep by its authorized signatory Shri. Soham Modi, Son of Late Satish Modi aged about 49 years, Occupation: Business, as the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 242/2017, dated 24.12.2016, registered at S.R.O. Miryalaguda.

IN FAVOUR OF

Mrs. B. V. Lakshmi, Wife of Mr. B. Lakshmanna, aged about 57 years residing at Plot No. 20, Gayatri Township, Miryalaguda, Nalgonda - 508 207, hereinafter referred to as the 'Purchaser'

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

1. TITLE OF PROPERTY:

- 1.1 The Owners are absolute owners and possessors of land admeasuring about Ac.16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- 1.2 Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- 1.3 After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts, in Sy. No. 786, of Miryalaguda Village in favour of the Owners.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX6863

W/O Bayanuthaka Lakshimanna,
Dharmavaram, Ananthapur, Andhra Pradesh,
515671Name: Bayanuthaka
Venkatalakshmi

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	65380	0	0	0	65480
Transfer Duty	NA	0	24555	0	0	0	24555
Reg. Fee	NA	0	8185	0	0	0	8185
User Charges	NA	0	100	0	0	0	100
Total	100	0	98220	0	0	0	98320

Rs. 89935/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8185/- towards Registration Fees on the chargeable value of Rs. 1636500/- was paid by the party through E-Challan/BC/Pay Order No. 787UXW260620 dated 26-JUN-20 of YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 98220/-, DATE: 26-JUN-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6298526745006, PAYMENT MODE: NB-1000200, ATRN: 6298526745006, REMITTER NAME: K. PRASHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MRS B. Y. LAKSHMI.

Date:

27th day of June, 2020

Signature of Registering Officer

Miryalaguda

Bk-1, CS No 5038/2020 & Doct No

Sub Registrar
Miryalaguda

Sheet 2 of 15

50/3/2020

CERTIFICATE OF REGISTRATION

Registered as Document No. 5013 of 2019

Book-I and Assigned the Identification

Number I-2305-5013 2020 after Scanning

On 27-6-2020

Sub-Registrar
MIRYALAGUDA

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- 1.4 Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac - gts,	Extent in Sy. No. 786/AA Ac - gts,
Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440	2-27	--

- 1.5 The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- 1.6 The Owners do not have adequate expertise and experience in taking up the housing project on their own and have appointed the Vendor for developing the Scheduled Land into a housing project.
- 1.7 According, the Vendor and the Owners have entered into an Joint Development Agreement dated 24.12.2016 in respect of development of the property admeasuring Ac. 6-18 Gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. This Joint Development Agreement is registered with SRO, Miryalaguda as document no. 242/2017.
- 1.8 As per the terms of Joint Development Agreement, the Owners and the Vendor have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement.

2. DETAILS OF PERMITS:

- 2.1 Permit for construction on the Scheduled Land admeasuring Ac. 6-18 gts., was granted by DTCP and Miryalaguda Municipality in file no. 2883/2016/H vide permit no. B.P. No. 111/2016/H. As per the said permit 91 villas are being developed on a portion of the Scheduled Land along with common amenities and utilities like roads, footpaths, electric power supply, water supply, children parks, tree plantation, sports facilities, etc.

For MRO REALTY (MIRYALAGUDA) LLP


Partner

I. ప్రస్తుతము 2020 సం. 50/3 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరకు సంఖ్య 3

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3. PROPOSED DEVELOPMENT

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. The land is proposed to be sub-divided into 91 plots of land and each plot of land shall be sold along with a villa constructed thereon.
 - 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
 - 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
 - 3.1.4. Clubhouse consisting of stilt + 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, children park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.5. Each villa shall have a separately metered electric power connection.
 - 3.1.6. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
 - 3.1.8. The proposed villas 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 villas, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa 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 5 years from date of handing over possession of the completed villa or till the end of year 2024, whichever is later and all the villas in the project of 'AVR Gulmohar Homes' shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
 - 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of AVR Gulmohar Homes. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in AVR Gulmohar Homes i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land notwithstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2039.
 - 3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.
 - 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 the villas.

FOR MODI REALTY (MIRYALAGUDA) LLP.

Partner

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 (Signature)



3.2. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as AVR Gulmohar 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 vacant plot of land and/or constructed villa with plot of land to any intending purchaser.
- 4.2 The Vendor proposes to sell a vacant plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Plot.
- 4.3 Further, the Vendor and the Purchaser have agreed that the Vendor shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.
- 4.4 The Purchasers of the villas 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 villa 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, land left for future development, etc., shall continue to belong to the Vendor or its nominees.
- 4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 The Vendor has executed sale deed in favour of the Purchaser on the condition that the Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

For MRC REALTY (MIRYALAGUDA) LLP

Partner

T. వ్యవస్థాపకము 2020 సం॥ 50/3 దేన్నెలలో
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ఈ కాగితము వరకు సంఖ్య 5

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4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.

4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.

5. DETAIL OF PLOT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure – A attached to this deed.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot 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.
- 5.4 The layout plan of the Housing Project is attached as Annexure –B herein.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure - A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

FL. REALTY (AIRALAGUDA) LLP

Partner

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6.4 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.

7. OWNERS ASSOCIATION:

- 7.1 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.
- 7.2 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.
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa 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.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. 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.
- 7.5 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.
- 7.6 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.
- 7.7 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.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

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 ఈ కాగితము వరకు సంఖ్య 7
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8. NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 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.
- 8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, 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.
- 8.3 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 Land or Scheduled Plot and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. 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.

9 COMPLIANCE OF STATUTORY LAWS:

- 9.1 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:
- 9.1.1 The defense services or allied organizations.
 - 9.1.2 Airports Authority of India.
 - 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 9.1.4 Fire department.

FOR MGR REALTY (MIRYALAGUDA) LLP


Partner

1. మొత్తము 2020 సం. 50/3
 మొత్తము కాగితముల సంఖ్య 15
 ఈ కాగితము వరకు సంఖ్య 8

సచివ



- 9.1.5 Electricity and water supply board.
- 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 9.1.7 Irrigation department.
- 9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

- 10.1 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 Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. 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 Scheduled Plots 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. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North	40 ft road in Sy. No. 786
South	Neighbours land in Sy. No. 791 & 785
East	Neighbours land in Sy. No. 784
West	Owners land in Sy. No. 787

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

- 1. 
- 2. 

For MODI REALTY (MIRYALAGUDA) LLP


Partner

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its
Managing Partner Mr. Soham Modi)



PURCHASER

1. ప్రతిపక్షము 2022 సం. 50/3 దస్తావజ్జీ
 మొత్తము కాగితముల సంఖ్య 15
 ఈ కాగితము పరికు సంఖ్య 9


 సబ్-రిజిస్ట్రార్



ANNEXURE- A

1.	Names of Purchaser:	Mrs. B. V. Lakshmi
2.	Purchaser's permanent residential address:	R/o. Plot No. 20, Gayatri Township, Miryalaguda, Nalgonda - 508 207.
3.	Pan no. of Purchaser:	BCAPV5202N
4.	Aadhaar card no. of Purchaser:	2710 1045 6863
5.	Details of Scheduled Plot:	
	a. Plot no.:	75
	b. Plot area:	179 Sq. yds.
7.	Total sale consideration:	Rs. 16,36,250/- (Rupees Sixteen Lakhs Thirty Six Thousand Two Hundred and Fifty Only)
8.	Details of payments:	
	1. Rs.10,00,000/-(Rupees Ten Lakhs Only) issued by Housing Development Finance Corporation Ltd., towards housing loan disbursement. 2. Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no. 247788, dated 19.02.2018 drawn on Andhra Pradesh Grameena Vikas Bank, Hanumanpeta, Miryalaguda. 3. Rs.2,11,250/-(Rupees Two Lakhs Eleven Thousand Two Hundred and Fifty Only) paid by way of cheque no. 277376, dated 04.07.2018 drawn on State Bank of India, Sagar Road, Miryalaguda. 4. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 277380, dated 17.06.2020 drawn on State Bank of India, Sagar Road, Miryalaguda.	
9.	<u>Description of the Scheduled Plot:</u> All that piece and parcel of land bearing plot no. 75, admeasuring about 179 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by: North by: Plot No.74 South by: Plot No.76 East by: 30' wide road West by: Plot No. 72	

For MODI REALTY (MIRYALAGUDA) LLP

Partner

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its
Managing Partner Mr. Soham Modi)

B.V. Lakshmi

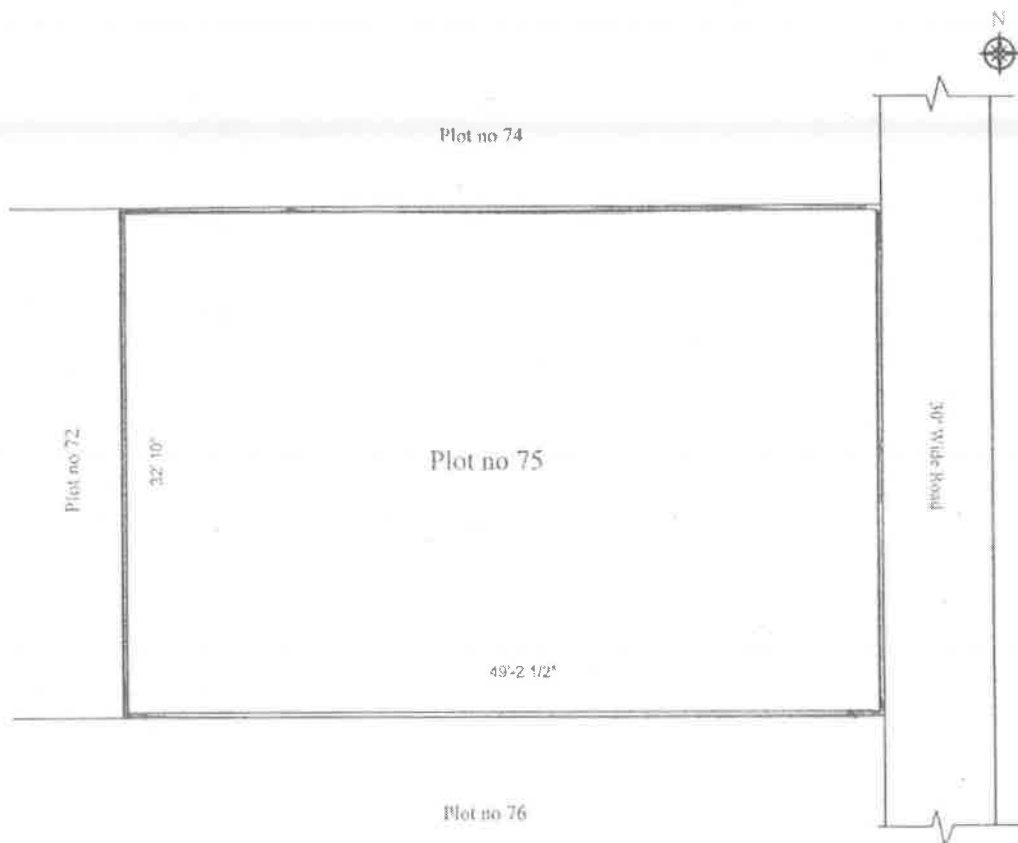
PURCHASER

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ANNEXURE- B

Plan of the Scheduled Plot:



For MODI REALTY (MIRYALAGUDA) LLP

[Signature]

Partner

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its
Managing Partner Mr. Soham Modi)

B.V. Lakshmi

PURCHASER

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ఈ కాగితము వరకు సంఖ్య 11


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ANNEXURE – C

Layout plan of the Housing Project:



For MOOI REALTY (MIRYALAGUDA) LLP

Partner

VENDOR

(M/s. Modi Realty (Miryalaguda) LLP, rep. by its Managing Partner Mr. Soham Modi)

B. V. Lakshmi

PURCHASER

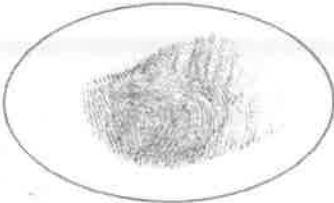
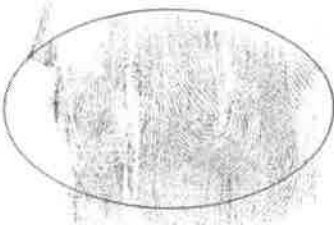


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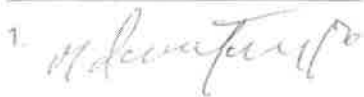
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MODI REALTY (MIRYALAGUDA) LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD - 500 003 DULY REP. BY ITS MANAGING PARTNER:- MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD.
			GPA / SPA FOR PRESEING DOCUMENTS VIDE DOC NO.53/BK-IV/2018, DATED 25.05.2018 REGD. AT SRO, SECUNDERABAD: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: MRS. B. V. LAKSHMI W/O. MR. B. LAKSHMANNA R/O. PLOT NO. 20 GAYATRI TOWNSHIP MIRYALAGUDA NALGONDA - 508 207.
			WITNESS: MR. M. VENKATESHWARA RAO S/o M. Venkatappaiah ffo Hanumanpet miryalaguda Nalgonda Dist
			MR. CH. KRISHNA S/o. LATE CH. NARSAIAH o/o 5-4-187/3 & 4 M. G. ROAD Secbad.

SIGNATURE OF WITNESSES:

1. 

2. 

For MODI REALTY (MIRYALAGUDA) LLP



Partner

SIGNATURE OF THE VENDOR



P. పుస్తకము 2012 సం. 50/3 దస్తావజ్జ
 మొత్తము తాగితము సంఖ్య 15
 ఈ తాగితము వలకు సంఖ్య 13

సచి-రాజగూడ
 (Signature)



भारत सरकार
GOVERNMENT OF INDIA

సోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male

3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం.
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

10/07/2013

Prabhakar

For MODI REALTY (MIRYALAGUDA) LLP

Partner

1. పుస్తకము 2092 సం. 50/3 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరకు సంఖ్య 14

10/4/98
నవ చిహ్నము





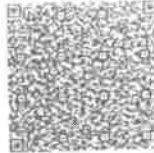
భారత ప్రభుత్వం
Government of India

బయమూతక వేంకటాక్షమి
Bayamuthaka Venkata Lakshmi



పుట్టిన తేదీ/Year of Birth: 1963
లింగం / Female

2710 1045 6863



ఆధార్ - సామాన్య నివాసి హక్కు



Unique Identification Authority of India

చిరునామా: W/O: బయమూతక లక్ష్మమ్మ
7-71, తాడమ్మ గుడి వీధి, గాంధీ నగర్
చర్లవరం, దత్త వరం, తమిళనాడు
ఆంధ్ర ప్రదేశ్, 515671

Address: W/O: Bayamuthaka
Lakshmana, 7-71,
Choudamma Gudi Veedhi
Gandhi Nagar,
Dharmavaram, Ananthapur
Dharmavaram, Andhra
Pradesh, 515671

B.V. Lakshmi

2710 1045 6863

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: వెంకటాప్పయ్య: 18-1668
హనుమన్ పేట్, మిర్యాలగూడ, మిర్యాలగూడ
నాగండా, మిర్యాలగూడ, ఆంధ్ర ప్రదేశ్
508207

Address: S/O:
Venkalappaiah, 18-1668
hanuman pet, miryalaguda
Miryalaguda, Miryalaguda
Nagonda, Miryalaguda,
Andhra Pradesh, 508207

Official for

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

1800 300 1947



0432/RRT/2001
KRISHNA DTH
CH NARSIMHA
1-54

HUSSAIN SHAWALI DARGA
SHERLINGAMPALLY
SERLINGAMPALLY
RANGA REDDY - 504060

Signature
Issued On: 22/06/2018

RTA RANGAREDDY

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

10/06/2021
Motor Car

Date of Validity
Banks No.

28/06/2021 (Transport)
343

Reference No.

DLRT5007650418

Original LA

RTA RANGAREDDY

Date of First Issue

11/06/2001

Date of Birth

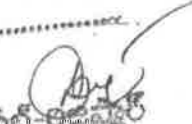
01/07/1976

Blood Group

Signature



పుస్తకము 2022 సం. 5013 పన్నెవజ
మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము పరకు సంఖ్య 15


సచి-ఆధికారి



एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 25847 Date: 12/12/2019

Sold to: Shiva Shankar

S/o. B.V. Lakshmi Rao

For whom: M/S. Modi Realty (Miryalaguda) LLP

SYED JAHANGIR W 125551

Licensed Stamp Vendor

Licence No. 015/2012

Valid till: 16-05-2018

Office: Miryalaguda Nagar,

O.A. No. 125551 HYDERABAD.

AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 27th day of June 2020 at S.R.O., Miryalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Satish Modi aged about 49 years, Occupation: Business Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

Mrs. B. V. Lakshmi, Wife of Mr. B. Lakshman, aged about 57 years residing at Plot No. 20, Gayatri Township, Miryalaguda, Nalgonda - 508 207, hereinafter referred to as the 'Purchaser'

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

B.V. Lakshmi

For MODI REALTY (MIRYALAGUDA) LLP

B.V. Lakshmi

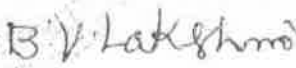
Partner

Received by
original
Agreement of
construction and sale
Deed

Presentation Endorsement

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8185/- paid between the hours of _____ and _____ on the 27th day of JUN, 2020 by Sri A Vasudha Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			B.V. LAKSHMI W/O. LAKSHMANNA PLOT NO-20 GAYATRI TOWN SHIP MIRYALAGU, DIST/NALAGONDA	
2	EX			K.PRABHAKAR REDDY[R/M/S.MODI REALTY (MIRYALGUDA)LLP REP BY SOHAM MODI LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M VENKATESHWARRAO R/O MIRYALAGUDA	
2			CH KRISHNA R/O HYDERABAD	

27th day of June, 2020

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2635 Name: Chathiri Krishna	S/O Narasaijah Late, Golconda, Hyderabad, Andhra Pradesh, 500008	
2	Aadhaar No: XXXXXXXX3107 Name: Manjula Venkateshwar Rao	S/O Venkatappaiah, Miryalaguda, Nalgonda, Telangana, 508207	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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

1. DETAILS OF PLOT PURCHASED:

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

2. DETAIL OF THE VILLA BEING CONSTRUCTED

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

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure – A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure – A.
- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For MANSUREALTY (MIRYALAGUDA) LLP

B. V. Lakshmi

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX6863

W/O Bayamuthaka Lakshmana,
Dharmavaram, Ananthapur, Andhra Pradesh,
515671Name: Bayamuthaka
Venkatalakshmi

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	8085	0	0	0	8185
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	8185	0	0	0	8185
User Charges	NA	0	100	0	0	0	100
Total	100	0	16370	0	0	0	16470

Rs. 8085/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8185/- towards Registration Fees on the chargeable value of Rs. 1636500/- was paid by the party through E-Challan/BC/Pay Order No. 241F3L260620 dated 26-JUN-20 of YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 16370/-, DATE 26-JUN-20, BANK NAME YESB, BRANCH NAME: , BANK REFERENCE NO: 8690857298706, PAYMENT MODE: NB-1000200, ATRN: 8690857298706, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MRS. B. V. LAKSHMI.

Date:

27th day of June, 2020

Signature of Registering Officer
MiryalagudaBk-1 CS No 5040/2020 & Doct No
50/4/2020. Sheet 2 of 10 Sub-Registrar
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 50/4 of 2019

Book-I and Assigned the Identification

Number I-2305-50/4 2020 for Scanning

On 27-6-2020

Sub-Registrar
MIRYALAGUDA.

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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

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

B. V. Lakshmi

FOR MODI REALTY (MIRYALAGUDA) LLP

Partner

~~1~~ వస్తుకము 20 సం. 50/4 దస్తావజ్

మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితము పరకు సంఖ్య 3

సబ్-రిజిస్ట్రార్



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

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

5. POSSESSION OF VILLA:

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

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

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

6. FORCE MAJEURE:

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

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

B. Lakshmi

THE MODERN LLP (MIRYALAGUDA) LLP

Partner

I పుస్తకము 2020 సం. 50/4 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము పరమ సంఖ్య 4

Dany
సహ రిజిస్ట్రార్



ANNEXURE- A

1.	Names of Purchaser:	Mrs. B. V. Lakshmi
2.	Purchaser's permanent residential address:	R/o. Plot No. 20, Gayatri Township, Miryalaguda, Nalgonda - 508 207.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 5013 of 2020, dated 27.06.2020 regd. at S.R.O, Miryalaguda, Nalgonda District.
4.	Type of villa	A1 - Single - Type
5.	No. of floors	Ground Floor Only
6.	No. of bedrooms	2 - Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	75
	b. Plot area:	179 Sq. yds.
	c. Built-up area :	1250 Sft.
	d. Carpet area	719 Sft.
8.	Total consideration:	Rs. 16,36,250/- (Rupees Sixteen Lakhs Thirty Six Thousand Two Hundred and Fifty Only)
9.	Details of advance paid:	
	Rs.9,86,613/-(Rupees Nine Lakhs Eighty Six Thousand Six Hundred and Thirteen Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Balance Payment terms:	
	Installment	Due date for payment
	I	On completion of flooring, doors, windows, I coat of paint etc.,
	II	On completion
11.	Scheduled date of completion:	30.09.2020
12.	<u>Description of the Scheduled Plot :</u> All that piece and parcel of land bearing plot no. 75, admeasuring about 179 sq. yds, along with a villa constructed thereon having built up area 1250 sft. in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by: North by: Plot No.74 South by: Plot No.76 East by: 30' wide road West by: Plot No. 72	

For MODI REALTY (MIRYALAGUDA) LLP

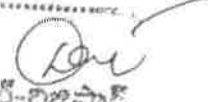
Partner

DEVELOPER

B. V. Lakshmi

PURCHASER

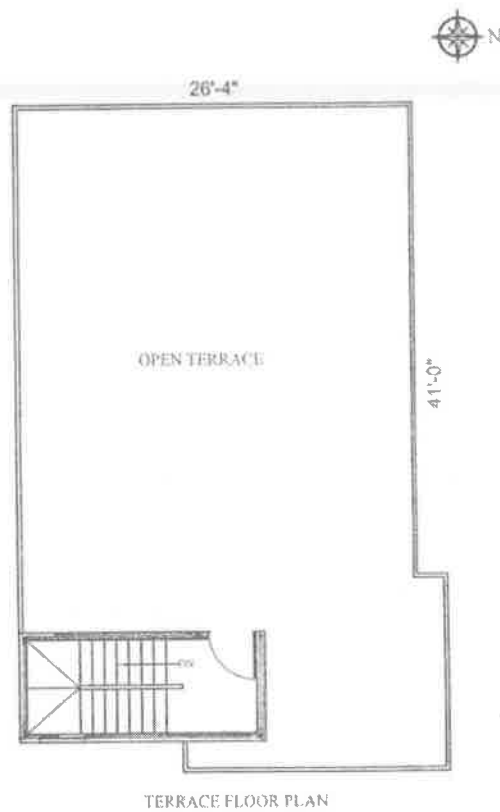
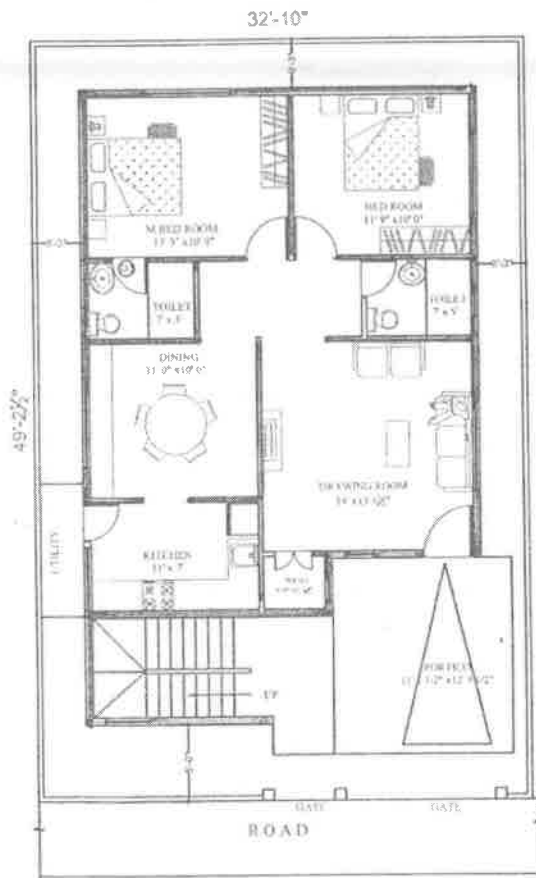
P కుస్తకము 202 స.రా. 50/4 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము పరకు సంఖ్య 5


సబ్-రిజిస్ట్రార్.



ANNEXURE-B

Plan of the Said Villa:



For MODI REALTY (MIRYALAGUDA) LLE

Partner

DEVELOPER

PURCHASER

B.V. Lakshmi

మార్చి 2022 నం. 50/4 దస్తావజ్జ
మిల్లను కాగితముల సంఖ్య 10
ఈ కాగితము పరకు సంఖ్య 6


సబ్-రిజిస్ట్రార్



ANNEXURE - C

Specifications of Said Villa:

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

Note:

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

TRIMEDIA REALTY (MIRYALAGUDA) LLP

DEVELOPER

Partner

B. V. Lakshmi

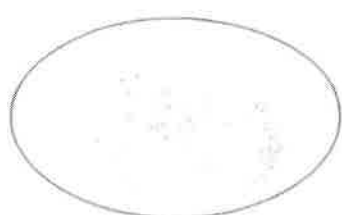
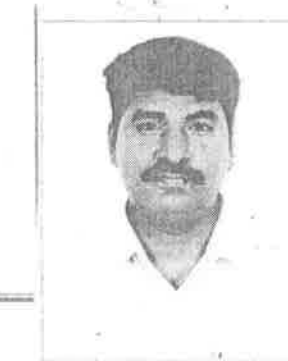
PURCHASER

సంస్థాపకము 2020 సం. 5014 దస్తావజు
మొత్తము కార్గితముల సంఖ్య 10
ఈ కార్గితము పరమ సంఖ్య 7





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. MODI REALTY (MIRYALAGUDA) LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD - 500 003 DULY REP. BY ITS MANAGING PARTNER:- MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD.
			GPA / SPA FOR PRESEING DOCUMENTS VIDE DOC NO.53/BK-IV/2018, DATED 25.05.2018 REGD. AT SRO, SECUNDERABAD: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: MRS. B. V. LAKSHMI W/O. MR. B. LAKSHMANNA R/O. PLOT NO. 20 GAYATRI TOWNSHIP MIRYALAGUDA NALGONDA - 508 207.
			WITNESS: MR. M. VENKATESHWARA RAO S/o - M. Venkatarappiah R/o. Hanumanpalle Miryalaguda Nalgonda Dist.
			MR. CH. KRISHNA S/o. LATE CH. NARSAIAH D/o. S-4-187/3&4 M. G. Road Secbad.

SIGNATURE OF WITNESSES:

1 *M. Venkateshwara Rao*

2 *Ch. Krishna*

B. V. Lakshmi

MODI REALTY (MIRYALAGUDA) LLP

Partner

SIGNATURE OF THE DEVELOPER

B. V. Lakshmi

T. పుస్తకము 200 సం. 5014 దస్తావజ్జ
 మొత్తము కాగితముల సంఖ్య 10
 ఈ కాగితము పరకు పొడవు 8.


 స. ర. రెడ్డి





भारत सरकार
GOVERNMENT OF INDIA



సోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దీనినామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం.
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్
ఖైరతాబాద్, టంగూరా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 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

10/07/2013

ఆధార్ - సామాన్యని హక్కు

[Handwritten signature]

For MODI REALTY (MIRYALAGUDA) LLP

Partner

B.V. Lakshmi

పుస్తకము 200 నం. 5014 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము పరకు నంబు 9





భారత ప్రభుత్వం

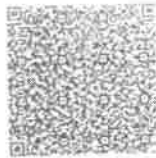
Government of India

బయమథక వెంకటాక్షమ్మ
Bayamuthaka Venkata Lakshmi



జన్మ సంవత్సరం/Year of Birth: 1963
స్త్రీ / Female

2710 1045 6863



ఆధార్ - సామాన్య నివాసి హక్కు



Unique Identification Authority of India

చిరునామా: W/O: బయమథక లక్ష్మమ్మ
7-71, బొడమ్మ గుడి వం, గాంధీ నగర్
దిర్గావడం, దిర్గావడం, అనంతపురం
అంధ్ర ప్రదేశ్, 515671

Address: W/O: Bayamuthaka
Lakshmanna, 7-71,
Choudamma Gudi Venkata
Gandhi Nagar,
Dharmavaram, Ananthapur
Dharmavaram, Andhra
Pradesh, 515671

B. V. Lakshmi

2710 1045 6863



1947
1800 300 1947



help@uidai.gov.in



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GOVERNMENT OF INDIA

మంజుల వెంకటేశ్వర రావు
Manjula Venkateshwar Rao



జన్మ సంవత్సరం/Year of Birth: 1957
పురుషుడు / Male

3988 8871 3107



ఆధార్ - సామాన్య నివాసి హక్కు

Choudamma



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: వెంకటప్పాish: 18-1688
హనుమాన్ పేట్, మిర్యాలగూడ, మిర్యాలగూడ
మిర్యాలగూడ, నెల్లూరు, ఆంధ్ర ప్రదేశ్
508207

Address: S/O:
Venkatappaish, 18-1688,
hanuman pet, miryalaguda,
Miryalaguda, Miryalaguda,
Nalgonda, Miryalaguda,
Andhra Pradesh, 508207



1947
1800 300 1947



help@uidai.gov.in



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S.O. S/O: S/O: 1947



8432 RRD 2001

KRISHNA CH

CHANDRAHAI

1-54

MUSSAIN SHAWALI DARGA

SERLINGAMPALLY

RANGA REDDY - 500060



Issued On: 22/06/2018

RTA RANGAREDDY

Ch. Suresh

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity
Transport

10/06/2021
Motor Car

Date of Validity
Badge No.

29/06/2021 (Transport)
343

Reference No.

DLRT5007455418

Original LA

RTA RANGAREDDY

Date of First Issue

11/06/2001

Date of Birth

01/07/1976

Blood Group



B. V. Lakshmi

P. పుస్తకము 2020 సం. 50/4 దస్తావీజు
మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము పరకు సంఖ్య 10

సబ్-రెజిస్ట్రార్



Credit Note

Credit Note

Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ	Credit Note No. CN/10001	Dated 30-Apr-21
		Mode/Terms of Payment
	Original Invoice No. & Date,	Other References
Consignee (Ship to) JDA- Ajay Reddy Ani Reddy Flat No.8, 402, Ahitya Hilltop Road No.82, Jubilee Hills Film Nagar, Hyderabad GSTIN/UIN : 36AOSPA1640N1ZQ State Name : Telangana, Code : 36	Buyer's Order No.	Dated
	Dispatch Doc No.	
	Dispatched through	Destination
Buyer (Bill to) JDA- Ajay Reddy Ani Reddy Flat No.8, 402, Ahitya Hilltop Road No.82, Jubilee Hills Film Nagar, Hyderabad GSTIN/UIN : 36AOSPA1640N1ZQ State Name : Telangana, Code : 36	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE- Constructions Services to Land Lord Output CGST Output SGST	995411				13,62,500.00 1,22,625.00 1,22,625.00
	Total					₹ 16,07,750.00

Amount Chargeable (in words) E. & O.E

Indian Rupees Sixteen Lakh Seven Thousand Seven Hundred Fifty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
995411	13,62,500.00	9%	1,22,625.00	9%	1,22,625.00	2,45,250.00
Total	13,62,500.00		1,22,625.00		1,22,625.00	2,45,250.00

Tax Amount (in words) : **Indian Rupees Two Lakh Forty Five Thousand Two Hundred Fifty Only**

Company's PAN : **ABCFM6774G**

for Modi Realty Miryalguda LLP (21-22)

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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ	Credit Note No. CN/10002	Dated 30-Apr-21
		Mode/Terms of Payment
	Original Invoice No. & Date.	Other References
	Buyer's Order No.	Dated
Consignee (Ship to) Vasudha Ani Reddy Flat No.8, 402, Ahitya Hilltop Road No.82, Jubilee Hills Film Nagar, Hyderabad GSTIN/UIN : 36AEXPA2819J1Z7 State Name : Telangana, Code : 36	Dispatch Doc No.	
	Dispatched through	Destination
	Terms of Delivery	
Buyer (Bill to) Vasudha Ani Reddy Flat No.8, 402, Ahitya Hilltop Road No.82, Jubilee Hills Film Nagar, Hyderabad GSTIN/UIN : 36AEXPA2819J1Z7 State Name : Telangana, Code : 36		

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE-Extraspects					23,302.00
	Output CGST					2,097.18
	Output SGST					2,097.18

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Credit Note(Page 2)

Credit Note

Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ		Credit Note No. CN/10002	Dated 30-Apr-21
			Mode/Terms of Payment
		Original Invoice No. & Date.	Other References
Consignee (Ship to) Vasudha Ani Reddy Flat No.8, 402, Ahitya Hilltop Road No.82, Jubilee Hills Film Nagar, Hyderabad GSTIN/UIN : 36AEXPA2819J1Z7 State Name : Telangana, Code : 36		Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Dated Destination
Buyer (Bill to) Vasudha Ani Reddy Flat No.8, 402, Ahitya Hilltop Road No.82, Jubilee Hills Film Nagar, Hyderabad GSTIN/UIN : 36AEXPA2819J1Z7 State Name : Telangana, Code : 36			

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
	Less : OIE-Rounded Off					(-)0.36
	Total					₹ 27,496.00

Amount Chargeable (in words) E. & O.E

Indian Rupees Twenty Seven Thousand Four Hundred Ninety Six Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
	23,302.00	9%	2,097.18	9%	2,097.18	4,194.36
Total	23,302.00		2,097.18		2,097.18	4,194.36

Tax Amount (in words) : **Indian Rupees Four Thousand One Hundred Ninety Four and Thirty Six paise Only**

Company's PAN : **ABCFM6774G**

for Modi Realty Miryalguda LLP (21-22)

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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ		Credit Note No. CN/10003		Dated 31-May-21		
				Mode/Terms of Payment		
		Original Invoice No. & Date.		Other References		
		Buyer's Order No.		Dated		
Consignee (Ship to) CUST-Flat No-Name 6 Chilkuri Gopinath State Name : Telangana, Code : 36		Dispatch Doc No.				
		Dispatched through		Destination		
		Terms of Delivery				
Buyer (Bill to) CUST-Flat No-Name 6 Chilkuri Gopinath State Name : Telangana, Code : 36						

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE-Extraspects Output CGST Output SGST					1,22,711.00 11,043.99 11,043.99

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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ		Credit Note No. CN/10003		Dated 31-May-21	
				Mode/Terms of Payment	
		Original Invoice No. & Date.		Other References	
		Buyer's Order No.		Dated	
Consignee (Ship to) CUST-Flat No-Name 6 Chilukuri Gopinath State Name : Telangana, Code : 36		Dispatch Doc No.			
		Dispatched through		Destination	
		Terms of Delivery			
Buyer (Bill to) CUST-Flat No-Name 6 Chilukuri Gopinath State Name : Telangana, Code : 36					

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
	OIE-Rounded Off					0.02
	Total					₹ 1,44,799.00

Amount Chargeable (in words) E. & O.E
Indian Rupees One Lakh Forty Four Thousand Seven Hundred Ninety Nine Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
	1,22,711.00	9%	11,043.99	9%	11,043.99	22,087.98
Total	1,22,711.00		11,043.99		11,043.99	22,087.98

Tax Amount (in words) : **Indian Rupees Twenty Two Thousand Eighty Seven and Ninety Eight paise Only**

Company's PAN : **ABCFM6774G**

for Modi Realty Miryalguda LLP (21-22)

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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ	Credit Note No. CN/10005	Dated 14-Mar-22
		Mode/Terms of Payment
	Original Invoice No. & Date.	Other References
	Buyer's Order No.	Dated
Consignee (Ship to) CUST-Flat No- 35 Vasantha Kumari State Name : Telangana, Code : 36	Dispatch Doc No.	
	Dispatched through	Destination
	Terms of Delivery	
Buyer (Bill to) CUST-Flat No- 35 Vasantha Kumari State Name : Telangana, Code : 36		

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE-Extraspects Output CGST Output SGST					40,791.00 3,671.19 3,671.19

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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ		Credit Note No. CN/10005		Dated 14-Mar-22	
				Mode/Terms of Payment	
		Original Invoice No. & Date.		Other References	
		Buyer's Order No.		Dated	
Consignee (Ship to) CUST-Flat No- 35 Vasantha Kumari State Name : Telangana, Code : 36		Dispatch Doc No.			
		Dispatched through		Destination	
		Terms of Delivery			
Buyer (Bill to) CUST-Flat No- 35 Vasantha Kumari State Name : Telangana, Code : 36					

SI No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
	OIE-Rounded Off					0.62
	Total					₹ 48,134.00

Amount Chargeable (in words) E. & O.E
Indian Rupees Forty Eight Thousand One Hundred Thirty Four Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
	40,791.00	9%	3,671.19	9%	3,671.19	7,342.38
Total	40,791.00		3,671.19		3,671.19	7,342.38

Tax Amount (in words) : **Indian Rupees Seven Thousand Three Hundred Forty Two and Thirty Eight paise Only**

Company's PAN : **ABCFM6774G**

for Modi Realty Miryalguda LLP (21-22)

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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ		Credit Note No. CN/10006		Dated 15-Mar-22	
				Mode/Terms of Payment	
		Original Invoice No. & Date.		Other References	
		Buyer's Order No.		Dated	
Consignee (Ship to) CUST-Flat No.Name 60 .K Srinivas State Name : Telangana, Code : 36		Dispatch Doc No.			
		Dispatched through		Destination	
		Terms of Delivery			
Buyer (Bill to) CUST-Flat No.Name 60 .K Srinivas State Name : Telangana, Code : 36					

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE-Extraspects Output CGST Output SGST Less: OIE-Rounded Off					54,889.00 4,940.01 4,940.01 (-)0.02
	Total					₹ 64,769.00

Amount Chargeable (in words) E. & O.E
Indian Rupees Sixty Four Thousand Seven Hundred Sixty Nine Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
	54,889.00	9%	4,940.01	9%	4,940.01	9,880.02
Total	54,889.00		4,940.01		4,940.01	9,880.02

Tax Amount (in words) : **Indian Rupees Nine Thousand Eight Hundred Eighty and Two paise Only**

Company's PAN : ABCFM6774G	for Modi Realty Miryalguda LLP (21-22) Authorised Signatory
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Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ		Credit Note No. CN/10007		Dated 26-Mar-22	
				Mode/Terms of Payment	
		Original Invoice No. & Date.		Other References	
		Buyer's Order No.		Dated	
Consignee (Ship to) Cust No.52 Modi & Modi Hyd Pvt Ltd 5-4-187/3 & 4 , 2nd Floor, MG Road Sec - Bad State Name : Telangana, Code : 36		Dispatch Doc No.			
		Dispatched through		Destination	
		Terms of Delivery			
Buyer (Bill to) Cust No.52 Modi & Modi Hyd Pvt Ltd 5-4-187/3 & 4 , 2nd Floor, MG Road Sec - Bad State Name : Telangana, Code : 36					

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE-From Unit Sales Exempt	995411				5,50,000.00
Total						₹ 5,50,000.00

Amount Chargeable (in words) E. & O.E
Indian Rupees Five Lakh Fifty Thousand Only

HSN/SAC	Taxable Value
995411	5,50,000.00
Total	5,50,000.00

Tax Amount (in words) : **NIL**

Company's PAN : **ABCFM6774G**

for Modi Realty Miryalguda LLP (21-22)

 Authorised Signatory

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Credit Note

Modi Realty Miryalguda LLP (21-22) 5-4-187/3 & 4, IInd Floor, Soham Mansion M G Road, Secunderabad. GSTIN/UIN: 36ABCFM6774G2ZZ	Credit Note No. CN/10008	Dated 26-Mar-22
		Mode/Terms of Payment
	Original Invoice No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	
Consignee (Ship to) Cust No.52 Modi & Modi Hyd Pvt Ltd 5-4-187/3 & 4 , 2nd Floor, MG Road Sec - Bad State Name : Telangana, Code : 36	Dispatched through	Destination
	Terms of Delivery	
Buyer (Bill to) Cust No.52 Modi & Modi Hyd Pvt Ltd 5-4-187/3 & 4 , 2nd Floor, MG Road Sec - Bad State Name : Telangana, Code : 36		

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	REVENUE-From Unit Sales GST Output CGST Output SGST	995411				5,50,000.00 49,500.00 49,500.00
	Total					₹ 6,49,000.00

Amount Chargeable (in words) E. & O.E
Indian Rupees Six Lakh Forty Nine Thousand Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
995411	5,50,000.00	9%	49,500.00	9%	49,500.00	99,000.00
Total	5,50,000.00		49,500.00		49,500.00	99,000.00

Tax Amount (in words) : **Indian Rupees Ninety Nine Thousand Only**

Company's PAN : ABCFM6774G	for Modi Realty Miryalguda LLP (21-22) Authorised Signatory
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Modi Realty Miryalguda LLP (21-22)

5-4-187/3 & 4, IInd Floor, Soham Mansion

M G Road, Secunderabad.

Credit Note Register

1-Apr-21 to 31-Mar-22

Page 1

Date	Particulars	Vch Type	Vch No.	Debit Amount	Credit Amount
30-Apr-21	JDA- Ajay Reddy Ani Reddy REVENUE- Constructions Services to Land Lord Output CGST Output SGST <i>Being earlier sale invoice sal/10030 dt.31-08 -20 excess raised against villa no.79 difference amount recersed</i>	Credit Note	CN/10001	13,62,500.00 1,22,625.00 1,22,625.00	16,07,750.00
30-Apr-21	JDA- Vasudha Ani Reddy REVENUE-Extraspects Output CGST Output SGST OIE-Rounded Off <i>Being extra specs refund against villa No.9</i>	Credit Note	CN/10002	23,302.00 2,097.18 2,097.18 (-)0.36	27,496.00
31-May-21	CUST-Flat No-Name & Chilkuri Gopinath REVENUE-Extraspects Output CGST Output SGST OIE-Rounded Off <i>Towards Extra specs refund</i>	Credit Note	CN/10003	1,22,711.00 11,043.99 11,043.99 0.02	1,44,799.00
28-Feb-22	SUP- Summit Sales LLP Sundry Purchases GST 18% Input CGST Input SGST OIE-Rounded Off <i>Being credit note vide bill no 21401</i>	Credit Note	CN/10004	(-)474.72 (-)402.00 (-)36.18 (-)36.18 (-)0.36	
14-Mar-22	CUST-Flat No- 35 Vasantha Kumari REVENUE-Extraspects Output CGST Output SGST OIE-Rounded Off <i>Towards Extra specs refund</i>	Credit Note	CN/10005	40,791.00 3,671.19 3,671.19 0.62	48,134.00
15-Mar-22	CUST-Flat No-Name 60 K Srinivas REVENUE-Extraspects Output CGST Output SGST OIE-Rounded Off <i>Towards extra specs amount changed</i>	Credit Note	CN/10006	54,889.00 4,940.01 4,940.01 (-)0.02	64,769.00
26-Mar-22	CUST-Flat No- 52 Modi & Modi Realty Hyd Pvt Ltd REVENUE-From Unit Sales Exempt <i>Being Exempt sales to Villa no 52</i>	Credit Note	CN/10007	5,50,000.00	5,50,000.00
26-Mar-22	CUST-Flat No- 52 Modi & Modi Realty Hyd Pvt Ltd REVENUE-From Unit Sales GST Output CGST Output SGST <i>Being credit note to Villa no 52</i>	Credit Note	CN/10008	5,50,000.00 49,500.00 49,500.00	6,49,000.00
Total:				(-)474.72	30,91,948.00

Form GSTR-9

[See rule 80]

Annual Return

1. Financial Year	2021-22
2. GSTIN	36ABCFM6774G2ZZ
3(a). Legal name of the registered person	MODI REALTY (MIRYALAGUDA) LLP
3(b). Trade name, if any	MODI REALTY (MIRYALAGUDA) LLP
3(c). ARN	AA3603228944631
3(d). Date of Filing	29-12-2022

Details of Outward and inward supplies made during the financial year						
Pt. II Sr.No	Nature of Supplies	Taxable Value(₹)	(Amount in ₹ in all tables)			
			Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
1		2	3	4	5	6
4	Details of advances, inward and outward supplies made during the financial year on which tax is payable					
A	Supplies made to un-registered persons (B2C)	3,22,36,435.00	29,01,279.15	29,01,279.15	0.00	0.00
B	Supplies made to registered persons (B2B)	3,79,88,556.00	34,18,970.04	34,18,970.04	0.00	0.00
C	Zero rated supply (Export) on payment of tax (Except supplies to SEZs)	0.00			0.00	0.00
D	Supplies to SEZs on payment of tax	0.00			0.00	0.00
E	Deemed Exports	0.00	0.00	0.00	0.00	0.00
F	Advances on which tax has been paid but invoice has not been issued (not covered under (A) to (E) above)	0.00	0.00	0.00	0.00	0.00
G	Inward supplies on which tax is to be paid on the reverse	1,91,048.00	17,193.00	17,193.00	0.00	0.00

	charge basis							
H	Sub-total (A to G above)		7,04,16,039.00	63,37,442.19	63,37,442.19		0.00	0.00
I	Credit notes issued in respect of transactions specified in (B) to (E) above (-)		13,85,802.00	1,24,722.18	1,24,722.18		0.00	0.00
J	Debit notes issued in respect of transactions specified in (B) to (E) above (+)		0.00	0.00	0.00		0.00	0.00
K	Supplies / tax declared through Amendments (+)		0.00	0.00	0.00		0.00	0.00
L	Supplies / tax reduced through Amendments (-)		0.00	0.00	0.00		0.00	0.00
M	Sub total (I to L above)		-13,85,802.00	-1,24,722.18	-1,24,722.18		0.00	0.00
N	Supplies and advances on which tax is to be paid (H + M) above		6,90,30,237.00	62,12,720.01	62,12,720.01		0.00	0.00

Pt. II	Details of Outward and inward supplies made during the financial year					
Sr.No	Nature of Supplies	Taxable Value(₹)	(Amount in ₹ in all tables)			Cess(₹)
			Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	
	1	2	3	4	5	6
5	Details of Outward supplies made during the financial year on which tax is not payable					
A	Zero rated supply (Export) without payment of tax	0.00				
B	Supply to SEZs without payment of tax	0.00				
C	Supplies on which tax is to be paid by the recipient on reverse charge	0.00				
D	Exempted	0.00				
E	Nil Rated	0.00				
F	Non-GST supply (includes 'no supply')	3,15,69,561.00				
G	Sub total (A to F above)	3,15,69,561.00				
H	Credit Notes issued in respect of transactions	0.00				

	specified in A to F above (-)					
I	Debit Notes issued in respect of transactions specified in A to F above (+)	0.00				
J	Supplies declared through Amendments (+)	0.00				
K	Supplies reduced through Amendments (-)	0.00				
L	Sub-Total (H to K above)	0.00				
M	Turnover on which tax is not to be paid (G + L above)	3,15,69,561.00				
N	Total Turnover (including advances) (4N + 5M - 4G above)	10,04,08,750.00	61,95,527.01	61,95,527.01	0.00	0.00

Pt. III	Details of ITC for the financial year					
Sr.No	Description	Type	Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
	1	2	3	4	5	6
6	Details of ITC availed during the financial year					
A	Total amount of input tax credit availed through FORM GSTR-3B (sum total of Table 4A of FORM GSTR-3B)		50,98,441.32	50,98,441.32	0.00	0.00
B	Inward supplies (other than imports and inward supplies liable to reverse charge but includes services received from SEZs)	Inputs	50,78,147.00	50,78,147.00	0	0
		Capital Goods	0	0	0	0
		Input Services	0	0	0	0

C	Inward supplies received from unregistered persons liable to reverse charge (other than B above) on which tax is paid & ITC availed	Inputs	0	0	0	0	0
		Capital Goods	0		0	0	0
		Input Services	20,294.00	20,294.00	0	0	0
D	Inward supplies received from registered persons liable to reverse charge (other than B above) on which tax is paid and ITC availed	Inputs	0	0	0	0	0
		Capital Goods	0		0	0	0
		Input Services	0		0	0	0
E	Import of goods (including supplies from SEZs)	Inputs					
		Capital Goods					
F	Import of services (excluding inward supplies from SEZs)					0.00	0.00
G	Input Tax credit received from ISD		0.00		0.00	0.00	0.00
H	Amount of ITC reclaimed (other than B above) under the provisions of the Act		0.00		0.00	0.00	0.00
I	Sub-total (B to H above)		50,98,441.00	50,98,441.00	0.00	0.00	0.00
J	Difference (I - A above)		-0.32	-0.32	0.00	0.00	0.00
K	Transition Credit through TRAN-1 (including revisions if any)		0.00	0.00			
L	Transition Credit through TRAN-2		0.00	0.00			
M	Any other ITC availed but not specified above		0.00	0.00	0.00	0.00	0.00
N	Sub-total (K to M above)		0.00	0.00	0.00	0.00	0.00
O	Total ITC availed (I + N above)		50,98,441.00	50,98,441.00	0.00	0.00	0.00

Pt. III	Details of ITC for the financial year				
Sr.No	Description	Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
1		2	3	4	5
7	Details of ITC Reversed and Ineligible ITC for the financial year				
A	As per Rule 37	0.00	0.00	0.00	0.00
B	As per Rule 39	0.00	0.00	0.00	0.00
C	As per Rule 42	0.00	0.00	0.00	0.00
D	As per Rule 43	0.00	0.00	0.00	0.00
E	As per section 17(5)	14,949.00	14,949.00	0.00	0.00
F	Reversal of TRAN-1 credit	0.00	0.00		
G	Reversal of TRAN-2 credit	0.00	0.00		
H1	other reversals	18,45,679.00	18,45,679.00	0.00	0.00
I	Total ITC Reversed (Sum of A to H above)	18,60,628.00	18,60,628.00	0.00	0.00
J	Net ITC Available for Utilization (60 - 7I)	32,37,813.00	32,37,813.00	0.00	0.00

Pt. III	Details of ITC for the financial year				
Sr.No	Details	Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
1		2	3	4	5
8	Other ITC related information				
A	ITC as per GSTR-2A (Table 3 & 5 thereof)	32,67,431.28	32,67,431.28	0.00	0.00
B	ITC as per sum total of 6(B) and 6(H) above	50,78,147.00	50,78,147.00	0.00	0.00
C	ITC on inward supplies (other than imports and inward supplies liable to reverse charge but includes services received from SEZs) received during the financial year but availed in the next financial year upto specified period	0.00	0.00	0.00	0.00
D	Difference [A-(B+C)]	-18,10,715.72	-18,10,715.72	0.00	0.00

E	ITC available but not availed		0.00	0.00	0.00	0.00
F	ITC available but ineligible		0.00	0.00	0.00	0.00
G	IGST paid on import of goods (including supplies from SEZ)		0.00	0.00	0.00	0.00
H	IGST credit availed on import of goods (as per 6(E) above)		0.00	0.00	0.00	0.00
I	Difference (G-H)		0.00	0.00	0.00	0.00
J	ITC available but not availed on import of goods (Equal to I)		0.00	0.00	0.00	0.00
K	Total ITC to be lapsed in current financial year (E + F + J)		0.00	0.00	0.00	0.00

Pt. IV	Details of tax paid as declared in returns filed during the financial year					
9	Description	Tax Payable (₹)	Paid Through Cash (₹)	Paid Through ITC (₹)		
	1	2	3	Central Tax	State Tax / UT Tax	Integrated Tax
				4	5	6
						7
A	Integrated Tax	0.00	0.00	0.00	0.00	0.00
B	Central Tax	62,12,720.00	17,193.00	61,95,527.00		0.00
C	State/UT Tax	62,12,720.00	17,193.00		61,95,527.00	0.00
D	Cess	0.00	0.00			0.00
E	Interest	0.00	0.00			
F	Late Fees	16,350.00	16,350.00			
G	Penalty	0.00	0.00			
H	Other	0.00	0.00			

Pt. V	Particulars of the transactions for the financial year declared in returns of the next financial year till the specified period					
Sr.No.	Description	Taxable Value(₹)	Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
	1	2	3	4	5	6
10	Supplies / tax declared through Amendments (+) (net	0.00	0.00	0.00	0.00	0.00

	of debit notes)				
11	Supplies / tax reduced through Amendments (-) (net of credit notes)	0.00	0.00	0.00	0.00
12	Reversal of ITC availed during previous financial year		18,45,679.00	18,45,679.00	0.00
13	ITC availed for the previous financial year		0.00	0.00	0.00
	Total turnover(5N + 10 - 11)	10,04,08,750.00	61,95,527.01	61,95,527.01	0.00

Pt. V	Particulars of the transactions for the financial year declared in returns of the next financial year till the specified period				
14	Differential tax paid on account of declaration in 10 & 11 above				
Sr.No.	Description	Payable (₹)	Paid (₹)		
	1	2	3		
A	Integrated Tax	0.00			0.00
B	Central Tax	0.00			0.00
C	State/UT Tax	0.00			0.00
D	Cess	0.00			0.00
E	Interest	0.00			0.00

Pt. VI	Other Information							
15	Particulars of Demands and Refunds							
Sr.No.	Details	Central Tax (₹)	State Tax / UT Tax (₹)	Integrated Tax(₹)	Cess(₹)	Interest(₹)	Penalty (₹)	Late Fee / Others(₹)
	1	2	3	4	5	6	7	8
A	Total Refund claimed	0.00	0.00	0.00	0.00			
B	Total Refund sanctioned	0.00	0.00	0.00	0.00			
C	Total Refund Rejected	0.00	0.00	0.00	0.00			
D	Total Refund Pending	0.00	0.00	0.00	0.00			

E	Total demand of taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F	Total taxes paid in respect of E above	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G	Total demands pending out of E above	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

16	Information on supplies received from composition taxpayers, deemed supply under section 143 and goods sent on approval basis					
Sr.No.	Details	Taxable Value (₹)	Central Tax (₹)	State Tax / UT Tax (₹)	Integrated Tax(₹)	Cess(₹)
	1	2	3	4	5	6
A	Supplies received from Composition taxpayers	0.00				
B	Deemed supply under section 143	0.00	0.00	0.00	0.00	0.00
C	Goods sent on approval basis but not returned	0.00	0.00	0.00	0.00	0.00

17. HSN Wise Summary of outward supplies.

18. HSN Wise Summary of inward supplies.

To view the details uploaded for Table 17 & 18, download GSTR 9 in Excel/Json format.

19	Late fee payable and paid		
Sr.No.	Description	Payable (₹)	Paid (₹)
1		2	3
A	Central tax	0.00	0.00
B	State Tax	0.00	0.00

Verification:

I hereby solemnly affirm and declare that the information given herein above is true and correct to the best of my knowledge and belief and nothing has been concealed there from and in case of any reduction in output tax liability the benefit thereof has been/will be passed on to the recipient of supply.

Date: 29-12-2022

Name of Authorized Signatory

SOHAM MODI

Designation / Status

Designated Partner

1) FY - 22-23

↓
GSTR-3B

→ NO ITC → NO Reversal

2) Number of Villas? JOA Agreement

3) GST on landloard share

4) No. of Villas Sold

5) 17th May 2024 → Submitted fee docs

6) Party wise ledger → Sale of land & Villa

↓
Payment Voucher + ledger

7) Agreement of Sale in 21-22 year

Also the 1st sale agreement
all the payment is done in 2019

8) Sample → Voucher wise
Villa wise

↓
Total land portion & Total construction value

↓
Agreement of sale & Sale deed
Number

9) Sale & Purchase registered

10) Credit Note number with corresponding
Inv number in excel (ledger also)