

దస్తావేజు నెం...1567.....2020



తెలంగాణ తేలంగానా TELANGANA

*[Signature]* Z 678101

S.No. 1559 Date: 14-02-2020

Sold to: RAMESH

S/o. Late NARSING RAO

For Whom: MODI REALTY (MIRYALAGUDA) 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

### SALE DEED

This Sale Deed is made and executed on this the 17<sup>th</sup> day of February 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 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

*[Signature]*  
Partner

**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. 10500/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 17th day of FEB, 2020 by Sri K.Prabhakar 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   |  |  | K.RAMANA S/O. JANARDHAN<br>RO MIRYALGUDA, DISTRI NALAGONDA  | <i>K.Ram</i>                   |
| 2     | CL   |  |  | KOMMU JANARDHAN S/O. RAMULU<br>RO MIRYALGUDA, DISTRI NALAGONDA  | <i>K.D. Prasad</i>             |
| 3     | EX   |  |  | K.PRABHAKAR REDDY (S.P.A HOLDER) (R/M/S MODI REALTY (MIRYALGUDA) LLP REP BY SOHAM MODI - LATE SATISH MODI<br>H.NO-5-4-1873 & 4 SOHAM MANSON M.G ROAD, SECUNDRABAD | <i>Prabhakar</i>               |



Bk-1, CS No 1577/2020 & Doct No 1567/2020, Sheet 1 of 16, Sub Registrar Miryalaguda

**Identified by Witness:**

| Sl No | Thumb Impression  | Photo   | Name & Address              | Signature            |
|-------|---|---|-----------------------------|----------------------|
| 1     |   |   | M.MALYADRI<br>MIRYALGUDA    | <i>M.Malyadri</i>    |
| 2     |  |  | P.GURUMURTHY<br>DAMARCHERLA | <i>P. Gurumurthy</i> |

17th day of February, 2020

Signature of Sub Registrar  
Miryalaguda

**E-KYC Details as received from UIDAI:**

| Sl No | Aadhaar Details                                      | Address:   | Photo   |
|-------|--|--|---|
| 1     | Aadhaar No: XXXXXXXX7431<br>Name: Marne Malyadri     | S/O Nalliah,<br>Miryalaguda, Nalgonda, Telangana, 508207         |  |
| 2     | Aadhaar No: XXXXXXXX6041<br>Name: Pandirā Gurumurthy | S/O Pandirā Arithaiah,<br>Dilwarpur, Nalgonda, Telangana, 508355 |  |

Generated on: 17/02/2020 02:50:46 PM



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**

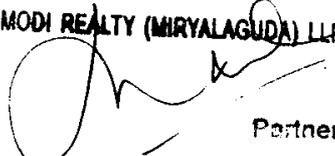
1. Dr. Kommu Janardhan, Son of Mr. Sri Ramulu Kommu, aged about 35 years and
2. Mrs. K. Ramana, Wife of Mr. K. Janardhan, aged about 33 years both are residing at C/o. Teja Dental Hospital, Opp. Bus Stand, Miryalaguda - 508 207, Nalgonda District, hereinafter referred to as the 'Purchaser'

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.
- 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.

For MODI REALTY (MIRYALAGUDA) LLP  
  
Partner

Bk - 1, CS No 1577/2020 & Doct No 1567/2020  
 Sub Registrar Miryalaguda  
 Sheet 2 of 16

E-KYC Details as received from UIDAI:

| Sl No | Aadhaar Details   | Address:                                       | Photo   |
|-------|---|--|---|
| 3     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amborpet, Hyderabad, Telangana, 500013         |  |
| 4     | Aadhaar No: XXXXXXXX6889<br>Name: Kommu Ramana          | Uppala Pahad, Nalgonda, Andhra Pradesh, 508376 |  |
| 5     | Aadhaar No: XXXXXXXX7398<br>Name: Kommu Janardhan       | Uppala Pahad, Nalgonda, Andhra Pradesh, 508376 |  |

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/B/C/ Pay Order |               |
| Stamp Duty              | 100            | 0                        | 83900         | 0        | 0                           | 0                 | 84000         |
| Transfer Duty           | NA             | 0                        | 31500         | 0        | 0                           | 0                 | 31500         |
| Reg. Fee                | NA             | 0                        | 10500         | 0        | 0                           | 0                 | 10500         |
| User Charges            | NA             | 0                        | 100           | 0        | 0                           | 0                 | 100           |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>126000</b> | <b>0</b> | <b>0</b>                    | <b>0</b>          | <b>126100</b> |

Rs. 115400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10500/- towards Registration Fees on the chargeable value of Rs. 2100000/- was paid by the party through E-Challan/B/C/Pay Order No. 719PSZ140220 dated 14-FEB-20 of YESB.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 126000/-, DATE: 14-FEB-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3278842948112, PAYMENT MODE: NB-1000200, ATRN: 3278842948112, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: DR. KOMMU JANARDHAN AND K. RAMANA).

Date:  
17th day of February, 2020

  
Signature of Registering Officer  
Miryalaguda

**CERTIFICATE OF REGISTRATION**

Registered as Document No 1567 of 20<sup>th</sup> Book-I and Assigned the Identification Number 1-2386 1567 20 for Scanning on 17/02/19

  
Sub Registrar  
Miryalaguda  
No. 59/10

Generated on: 17/02/2020 02:50:46 PM



| 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<br>Owner no. 1 | 2071      | 963442        | 963442         | 2-26                            | 4-09.5                             |
| Anireddy Sujay Reddy<br>Owner no. 2   | 2070      | 963441        | 963441         | 2-27                            | 4-09.5                             |
| Anireddy Ajay Reddy<br>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.

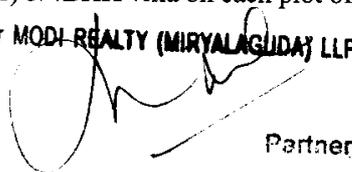
## 2. DETAILS OF PERMITS:

- 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.

## 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.

For MODI REALTY (MIRYALAGUDA) LLP



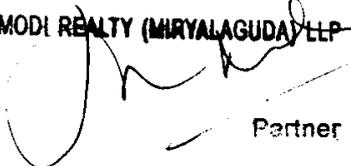
Partner

.....పుస్తకము 2020సం॥ 1567 ..... దఫ్తరులు  
మొత్తము కాగితముల సంఖ్య..... 16 .....  
ఈ కాగితముల వలన సంఖ్య..... 3 .....

  
నల్-రిజిస్ట్రార్

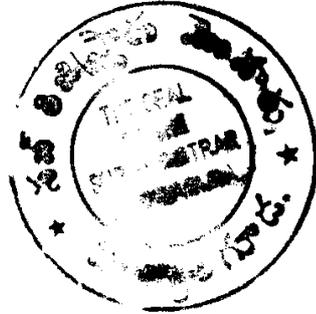


- 3.1.4. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 10,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, children park, lawns for banquet, generator for backup, compound wall, security 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.
- 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.

For MODI REALTY (MIRYALAGUDA) LLP  
  
Partner

I ప్రభుత్వము 2020 సం. 1567 దస్తావేజు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము వరకు సంఖ్య 4

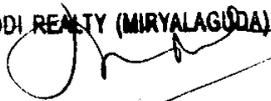
1094  
సచి-రెజిస్ట్రార్



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.
- 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.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

సంఖ్య 2020 సం. 1567 దస్తావేజు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము వరకు సంఖ్య 5

సబ్-రజిస్ట్రార్



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:

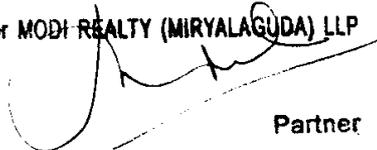
6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration 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.

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.

For MODI REALTY (MIRYALAGUDA) LLP



Partner

I పుస్తకము 2020 సం. 1567 దస్తావేజు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము వరకు సంఖ్య 6

సబ్-రెజిస్ట్రార్



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.

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.

For MODI REALTY (MIRYALAGUDA) LLP

Partner

2  
..... 2000 సం. 1567 దస్తావేజు  
మొత్తం కారీ తీసుకు వచ్చిన పంపిణీ ..... 16  
ఈ కారీ తీసుకు వచ్చిన పంపిణీ ..... 7

10000  
సం-001/2000



- 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.
  - 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:

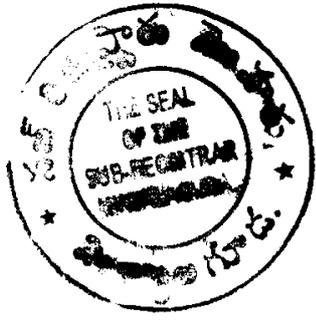
- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on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

For MODI REALTY (MIRYALAGUDA) LLP

  
Partner

I  
పుస్తకము 2020 సం. 1567 చట్టవేజు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము వరకు సంఖ్య 8

  
సబ్-రెజిస్ట్రార్



- 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.

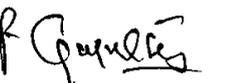
**DESCRIPTION OF THE SCHEDULED LAND**

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. 

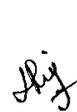
For MODI REALTY (MIRYALAGUDA) LLP

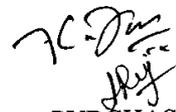


Partner

VENDOR

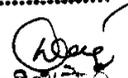
(M/s. Modi Realty (Miryalaguda) LLP, rep. by its Managing Partner Mr. Soham Modi)





PURCHASER

I శుభ్రము 2000 సం. 1567 దస్తావేజు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితము వరకు సంఖ్య..... 9

  
సబ్-రెజిస్ట్రార్



**ANNEXURE- A**

|    |  |  |
|----|--|--|
| 1. | Names of Purchaser:                              | 1. Dr. Kommu Janardhan<br>2. Mrs. K. Ramana  |
| 2. | Purchaser's permanent residential address:       | R/o. C/o. Teja Dental Hospital, Opp. Bus Stand, Miryalaguda - 508 207, Nalgonda District.  |
| 3. | Pan no. of Purchaser:                            | CGMPK0151J - EPJPK5424Q  |
| 4. | Aadhaar card no. of Purchaser:                   | 4509 8088 7398 - 5468 9956 6889  |
| 5. | Details of Scheduled Plot:                       |  |
|    | a. Plot no.:                                     | 56   |
|    | b. Plot area:                                    | 179 Sq. yds.   |
| 6. | Total sale consideration:                        | Rs.21,00,000/- (Rupees Twenty One Lakhs Only)  |
| 6. | Details of payments:                             |  |
|    |  | 1. Rs.16,50,000/-(Rupees Sixteen Lakhs Fifty Thousand Only) paid by way of electronic fund transfer towards housing loan disbursement from Housing Development Finance Corporation Ltd.,<br>2. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no.000982, dated 30.04.2019 drawn on ICICI Bank, Miryalaguda Branch, Nalgonda Dist.<br>3. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.000053, dated 25.06.2019 drawn on HDFC Bank, Sagar Road, Miryalaguda Branch, Nalgonda Dist.<br>4. Rs.50,000/-(Rupees Fifty Thousand Only) paid by way of cheque no.000074, dated 10.12.2019 drawn on HDFC Bank, Sagar Road, Miryalaguda Branch, Nalgonda Dist. |
| 7. | <b><u>Description of the Scheduled Plot:</u></b> |  |
|    |  | All that piece and parcel of land bearing plot no.56, 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:<br><br>North by: Plot No. 55<br>South by: Plot No. 57<br>East by: 30' wide road<br>West by: Plot No. 53   |

For MODI REALTY (MIRYALAGUDA) LLP

  
Partner  
VENDOR

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

  
PURCHASER

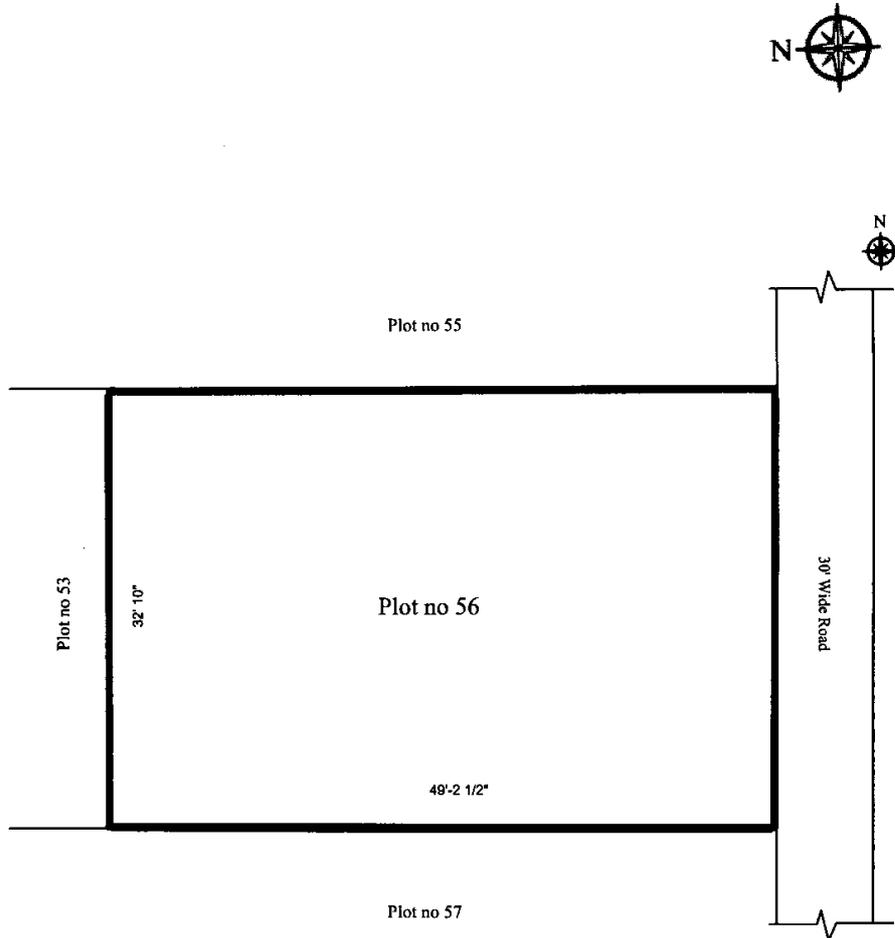
P కృష్ణానది 2000 సం. 1567 చట్టం  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము తరహా సంఖ్య 10

సచి-విద్యార్థి



**ANNEXURE- B**

Plan of the Scheduled Plot:



For MODI REALTY (MIRYALAGUDA) LLP

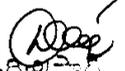
*[Handwritten Signature]*  
Partner

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

*[Handwritten Signature]*

PURCHASER

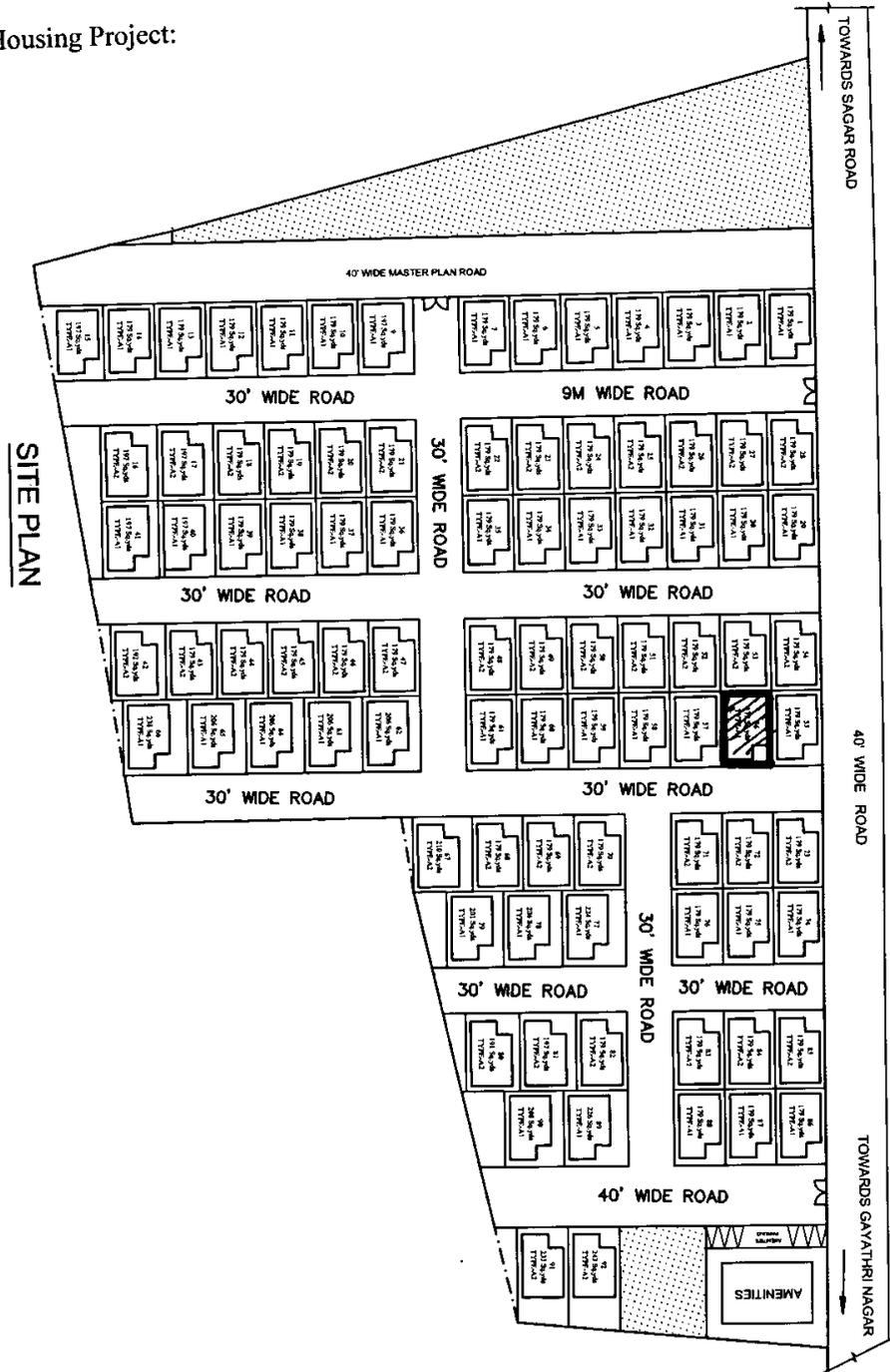
I  
పుస్తకము 2020 సం. 1567 చివరవేజు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము వరకు సంఖ్య 11

  
సబ్-రిజిస్ట్రార్



**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)

PURCHASER

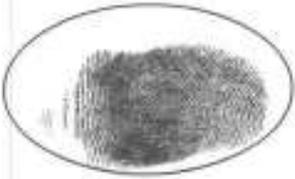
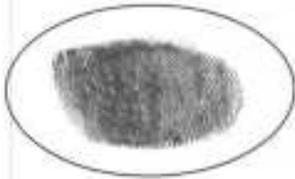
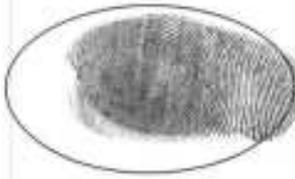


2 పుస్తకము సంఖ్య... 1567 దస్తావేజు  
మొదటి భాగము సంఖ్య... 16  
ఈ భాగము తరతు సంఖ్య... 12

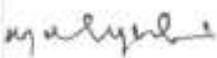
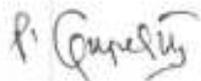
సబ్-రెజిస్ట్రార్



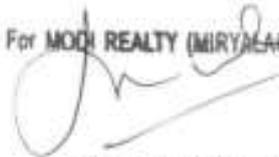
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|--------|---|---|--|
|        |    |    | <p><b><u>VENDOR:</u></b><br/>                     M/S. MODI REALTY (MIRYALAGUDA) LLP<br/>                     HAVING ITS OFFICE AT 5-4-187/3&amp;4<br/>                     SOHAM MANSION, II FLOOR<br/>                     M. G. ROAD, SECUNDERABAD - 500 003<br/>                     DULY REP. BY ITS MANAGING PARTNER:-<br/>                     MR. SOHAM MODI, S/O. LATE SATISH MODI<br/>                     R/O. PLOT NO. 280, ROAD NO. 25<br/>                     JUBILEE HILLS, HYDERABAD.</p> |
|        |    |    | <p><b><u>GPA / SPA FOR PRESEING DOCUMENTS VIDE<br/>DOC NO.53/BK-IV/2018, DATED 25.05.2018<br/>REGD. AT SRO, SECUNDERABAD:</u></b></p> <p>MR. K. PRABHAKAR REDDY<br/>                     S/O. MR. K. PADMA REDDY<br/>                     R/O. AT 5-4-187/3 &amp; 4<br/>                     SOHAM MANSION<br/>                     2<sup>ND</sup> FLOOR, M. G. ROAD<br/>                     SECUNDERABAD.</p>  |
|        |  |   | <p><b><u>PURCHASER:</u></b></p> <p>1. DR. KOMMU JANARDHAN<br/>                     S/O. MR. SRI RAMULU KOMMU<br/>                     R/O. C/O. TEJA DENTAL HOSPITAL<br/>                     OPP. BUS STAND, MIRYALAGUDA - 508 207<br/>                     NALGONDA DISTRICT</p>   |
|        |  |  | <p>2. MRS. K. RAMANA<br/>                     W/O. MR. K. JANARDHAN<br/>                     R/O., C/O. TEJA DENTAL HOSPITAL<br/>                     OPP. BUS STAND, MIRYALAGUDA - 508 207<br/>                     NALGONDA DISTRICT.</p>  |

**SIGNATURE OF WITNESSES:**

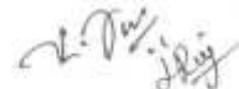
- 
- 

For MODI REALTY (MIRYALAGUDA) LLP



Partner

SIGNATURE OF THE VENDOR



SIGNATURE OF THE PURCHASER

I  
..... 2020 సం. 1567 దస్తావేజు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితము వరకు సంఖ్య..... 13

*Rope*  
సబ్-రెజిస్ట్రార్



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

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



WITNESS:

MR. M. Malyadri  
No. 16, Nagarjuna colony  
Miryalaguda,  
Nalgonda Dist



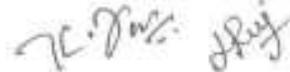
Mr. P. Gurumurthy  
No. 3-19  
ZPH School  
Damarcharla mandal  
Nalgonda Dist.

SIGNATURE OF WITNESSES:

1. Malyadri
2. P. Gurumurthy

For MODI REALTY (MIRYALAGUDA) LLP

  
Partner  
SIGNATURE OF THE VENDOR



SIGNATURE OF THE PURCHASER

I ..... పుస్తకము 2020 సం. 1567 చట్టపజ్జ

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితము వరితు సంఖ్య 14

*(Signature)*  
సబ్-రెజిస్ట్రార్

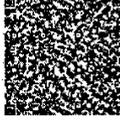




भारत सरकार  
GOVERNMENT OF INDIA



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 జబిల్ హిల్స్  
ఖైరతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్

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

ఆంధ్ర ప్రదేశ్, 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

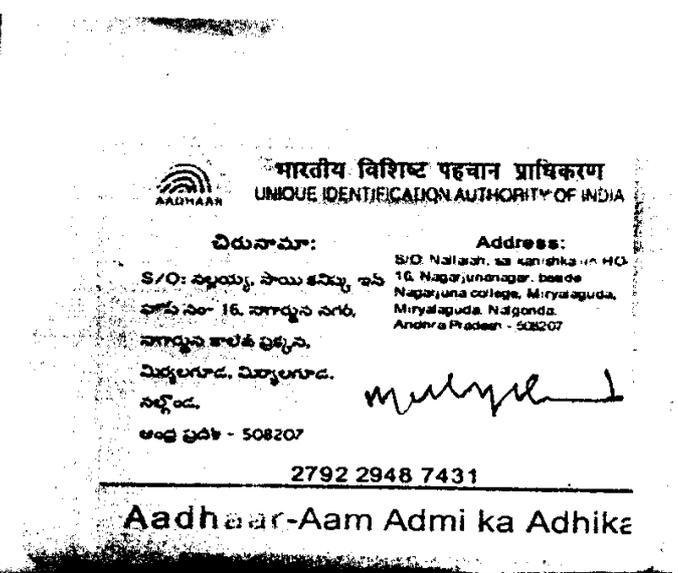
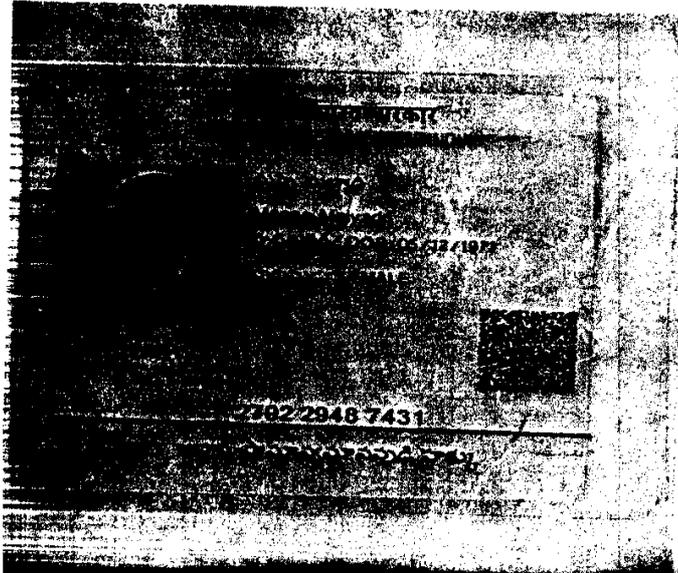
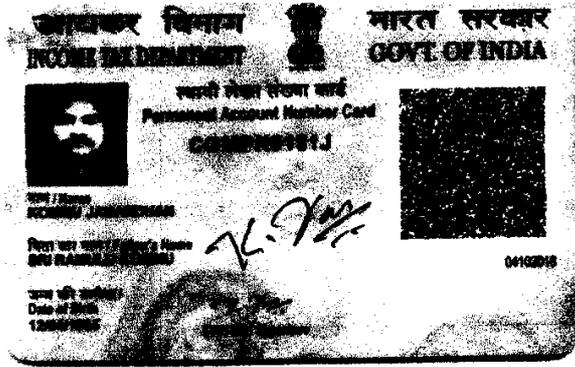
For MODI REALTY (MIRYALAGUDA) LLP

Partner

I. పుస్తకము 2020 సం. 1567 దస్తావేజు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితము వరకు సంఖ్య 15

సబ్-రెజిస్ట్రార్





500148 000225000 002806 16

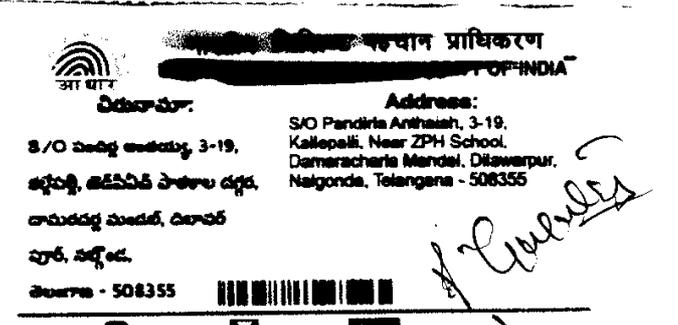
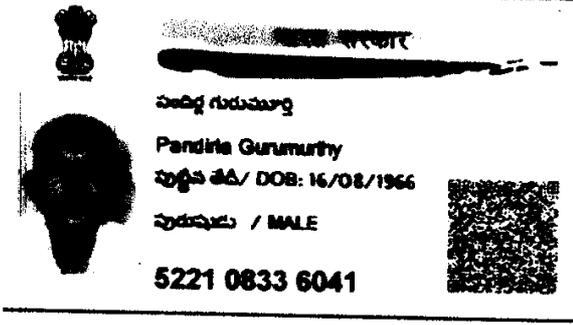
Authorized Signatory \_\_\_\_\_  
 Issuing Branch \_\_\_\_\_  
**ICICI BANK LIMITED**  
 2806DDCENPAY  
 Purchaser Name: JANARDHAN KOMMU  
 TT/1/4 Not Above 1,050.00  
 FOR VALUE RECEIVED

ON DEMAND PAY  
 ONE THOUSAND FIFTY ONLY  
 RUPEES  
 \*\*\*\*\*1,050.00

DD No. 500148  
 COMMISSIONER MIRYALAGUDA MUNICIPALITY  
 VALID FOR THREE MONTHS ONLY  
 DATE 11/07/2010

**ICICI Bank**  
 A/C PAYEE ONLY  
 (2806) MIRYALAGUDA

ICICI BANK LIMITED / CTS 2010



J. ... పుస్తకము 2020 సం. 1567 నవంబరు  
మొత్తము లాగితముల సంఖ్య 16  
ఈ లాగితము వరకు సంఖ్య 16

*[Signature]*  
సబ్-రిజిస్ట్రార్



దస్తావేజు నెం...1567.....2020

Online Challan Proforma [SRO copy]

**Registration & Stamps Department**  
Telangana

Challan No:  
719PSZ140220

Bank Code : YESB Payment : NB

| Remitter Details               |  |
|--------------------------------|--|
| Name                           | K. PRABHAKAR REDDY                       |
| PAN Card No                    | AWSP8104E                                |
| Aadhar Card No                 |  |
| Mobile Number                  | *****561                                 |
| Address                        | HYDERABAD                                |
| Executant Details              |  |
| Name                           | MODI REALTY MIRYALAGUDA LLP              |
| Address                        | SECUNDERABVAD                            |
| Claimant Details               |  |
| Name                           | DR. KOMMU JANARDHAN AND K. RAMANA        |
| Address                        | MIRYALAGUDA                              |
| Document Nature                |  |
| Nature of Document             | Sale Deed                                |
| Property Situated in(District) | NALGONDA                                 |
| Amount Details                 |  |
| Stamp Duty                     | 83900                                    |
| Transfer Duty                  | 31500                                    |
| Registration Fee               | 10500                                    |
| User Charges                   | 100                                      |
| TOTAL                          | 126000                                   |
| Total in Words                 | One Lakh Twenty Six Thousand Rupees Only |
| Date(DD-MM-YYYY)               | 14-02-2020                               |
| Transaction Id                 | 3278842948112                            |

Stamp & Signature

Online Challan Proforma(Citizen copy)

**Registration & Stamps Department**  
Telangana

Challan No:  
719PSZ140220

Bank Code : YESB Payment : NB

| Remitter Details               |  |
|--------------------------------|--|
| Name                           | K. PRABHAKAR REDDY                       |
| PAN Card No                    | AWSP8104E                                |
| Aadhar Card No                 |  |
| Mobile Number                  | *****561                                 |
| Address                        | HYDERABAD                                |
| Executant Details              |  |
| Name                           | MODI REALTY MIRYALAGUDA LLP              |
| Address                        | SECUNDERABVAD                            |
| Claimant Details               |  |
| Name                           | DR. KOMMU JANARDHAN AND K. RAMANA        |
| Address                        | MIRYALAGUDA                              |
| Document Nature                |  |
| Nature of Document             | Sale Deed                                |
| Property Situated in(District) | NALGONDA                                 |
| Amount Details                 |  |
| Stamp Duty                     | 83900                                    |
| Transfer Duty                  | 31500                                    |
| Registration Fee               | 10500                                    |
| User Charges                   | 100                                      |
| TOTAL                          | 126000                                   |
| Total in Words                 | One Lakh Twenty Six Thousand Rupees Only |
| Date(DD-MM-YYYY)               | 14-02-2020                               |
| Transaction Id                 | 3278842948112                            |

Stamp & Signature

|   |                    |
|---|--------------------|
| PassCode                                    | hSMY1              |
| Challan Number                              | 719PSZ140220       |
| Mobile Number                               | 9246165561         |
| Name  | K. PRABHAKAR REDDY |
| Remitter / SRO / District-Registrar Details |                    |

16/2/20  
512-7  
81

**Registration & Stamps Department**  
Telangana

e-STAMPS  
Document Registration eChallan Slip

