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*Castus* BC 558394

Tran Id: 240517112525786576  
Date: 17 MAY 2024, 11:28 AM  
Purchaser By:  
MAHENDER  
S/o MALLESH  
R/o SEC-BAD  
For Whom  
MODI REALTY MALLAPUR LLP

K. SATISH KUMAR  
LICENSED STAMP VENDOR  
Lic. No. 16/05/059/2012  
Ren.No. 16-05-033/2024  
Plot No.227, Near C.C.Court,  
West Marredpally, Sec-Bad  
Ph 9849355156

### Tripartite Agreement

This agreement is executed on this the 12<sup>th</sup> day of August 2024 between Mr. Vemula Prasad Rao, son of Shri Vemula Veeramallu aged about 52 years, residing at H.no: 4-9-125/1, Flat no 201, Street no 1, HMT Nagar, Nacharam, Hyderabad hereinafter referred to as the 'Borrower (s)', which term shall unless repugnant to the context shall mean and include his / her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party at the 'First Part'.

AND

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

which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the 'Second Part'.

For MODI REALTY MALLAPUR LLP

कृते केनरा बँक For CANARA BANK

संस्कृत प्रसाद एवं दाता का नाम लिखें (पृष्ठ ००४५)  
Senshi: महाराजा श. श. राजेन्द्र दाता: प्रसाद

Anand White  
Partner

V. Venkateswara

AND

Canara Bank, a body corporate, having amongst others one of its Branch Office at Canara Bank, Sarojini Devi Road branch, Secunderabad, which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the 'Third Part'.

Whereas, the 'Builder' is the absolute owner and in peaceful possession of the residential property bearing no. E-406 in **Gulmohar Residency**, forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District and whereas GHMC has sanctioned building plan vide GHMC in file no. 1/C1/09930/2019 dated 27.06.2019 to construct a residential apartment on the said property.

Whereas 'Builder' has taken up construction of residential apartment known as **GULMOHAR RESIDENCY** on the said property.

Whereas, the Party at the Second Part shall complete the construction of the flats latest by September 2025 and is booking the sale of the unit / apartment. The proposed buyer has to make the payment of the sale consideration by September 2025 and on the payment of the entire sale consideration, the Party at the Second Part shall hand over the possession of the flat to the said proposed buyer.

Whereas, the Party at the First Part has booked a flat bearing No.E-406, measuring super area 1660 sq. ft., (hereinafter referred to as the said flat) in the building which the Party at the Second Part shall construct on the above said plot and the Party at the First Part has to pay the entire consideration amount by September 2025.

Whereas, the Party at the First Part has approached the Party at the Third Part for availing a loan of Rs. 74,50,000/- (Rupees Seventy Four Lakhs Fifty Thousand only) to finance the purchase of the said flat. Besides other securities, the Party at the First Part has agreed to create the charge over the said flat along with the proportionate undivided share in the land in favour of the Party at the Third Part. In the absence of proper Conveyance Deed / Sale Deed in its favour, the Party at the First Part is not in a position to create a valid mortgage over the said and proportionate share of land in favour of the Party at the Third Part.

Whereas, the Party at the First Part and the Party at the Second Part have requested the Canara Bank to disburse the said loan to the Borrower, notwithstanding the fact that the Conveyance Deed / Sale Deed is not executed in favour of the Party at the First Part at this stage, and in consideration of the Canara Bank sanctioning the loan to the Borrower(s), the Borrower(s) and the Builder have executed this Agreement on the following terms and conditions.

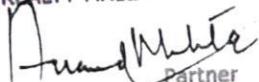
**Now therefore it is hereby agreed by and between the parties that:**

1. That the Canara Bank has and shall have the first and paramount lien over the money already paid by the Borrower(s) to the Builder and or whatever amount the Borrower(s) shall pay to the Builder in future for the due repayment of the loan which the Canara Bank shall grant to the Borrower. The charge in favour of Canara Bank shall be first and paramount over the charge which the Builder may have over the said flat.

For MODI REALTY MALLAPUR LLP

कर्णा कनारा बैंक For CANARA BANK

विशेष नियंत्र. एकान्ती प्राप्ति विभाग (040-25560)  
Senior Manager, L.L.B, Road, Secunderabad, Hyderabad-500003

  
Pramod Mehta  
Partner

  
V.P. Patel

2. That the Builder agrees that it has no objection to the Borrower(s) mortgaging the said flat with proportionate share in land to the Canara Bank as security for the said loan agreed to be advanced by the Canara Bank for the purpose of purchase / construction of the said flat. In the event of default in the repayment of loan and / or the Borrower(s) committing any other default which makes the Borrower(s) liable for the repayment of the entire amount outstanding in the said loan as per the terms of the Loan Agreement executed between the Borrower(s) and the Canara Bank, the Builder shall, at the call of Canara Bank, be under obligation to cancel the booking and pay all the amounts received by the Builder from the Borrower(s) or on behalf of the Borrower(s) to the Canara Bank.

3. That if for any reason there is any increase / escalation in the cost of the said flat, the increase shall be paid and borne by the Borrower(s) without any reference to the Canara Bank and until such payment is made, the Canara Bank shall have the right to suspend further disbursement of the said loan.

4. That in the event of the Builder cancelling the said booking for any default committed by the Borrower(s) or the project is shelved by the Builder or for any other reason whatsoever, the Builder shall pay the entire amount received from Borrower(s) to the Canara Bank.

5. That in the event of failure of the Builder to complete the project, the Builder shall pay the entire money so received by it from the Borrower(s) to the Canara Bank.

6. That the Builder shall note in its records the charge and lien of Canara Bank over the said flat. The Builder shall not transfer the said flat to any other person without the prior written consent of the Canara Bank.

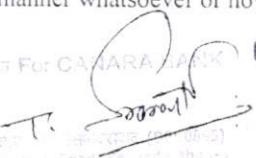
7. That on the receipt of the entire consideration amount, the Builder shall execute a proper Conveyance Deed / Sale Deed / Lease Deed in favour of the Borrower. The Builder undertakes to deliver the same along with original registration fee receipt directly to the Canara Bank and not to the Borrower(s). Before the execution of the Sale Deed / Conveyance Deed / Lease Deed, the builder shall inform the Canara Bank about the same on the completion of the project.

8. That the builder agrees that the loan amount may be credited to the loan account A/c. No. 7946171849, Kotak Mahindra Bank, from where the builder have availed financing facility for the project.

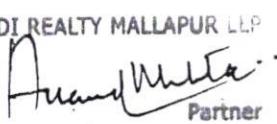
9. That the Borrower(s) shall also keep informed the Canara Bank about the developments in the project. The Borrower shall notify the Canara Bank the date of taking over the possession of the said flat. In case the Borrower(s) comes into possession of the Lease Deed / Conveyance Deed / Sale Deed, he / she shall immediately deliver the same to the Canara Bank.

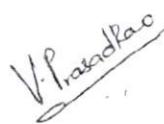
10. That the Borrower(s) assures that he / she will not avail finance from any other Bank or Financial Institution in respect of the property or further mortgage / charge the said flat to be allotted to him / her in any manner whatsoever.

11. That the Borrower(s) shall pay all charges, duties, taxes in respect of the said flat imposed or payable to the Builder and or to Corporation or any other Government Department / Authority in respect of the said flat and the Canara Bank shall not be liable or responsible in any manner whatsoever or howsoever for the same.

कृते कर्ता के लिए For CANARA BANK  
राजेश मालापुर, एस. एस. रोड, बैंगलोर-५६०००८  
Signature: 

For MODI REALTY MALLAPUR LLP

  
Arunand Wadhera  
Partner

  
V. Prasad Rao

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12. That the Borrower(s) agrees and acknowledges to keep the Canara Bank indemnified against any loss or damage incurred by it in the event of failure of the Borrower(s) to honour or to meet any of its obligations under this Agreement in connection with the sanctioning of the loan in respect of the said flat.

13. That during the currency of the loan, the Borrower(s) shall not transfer the said flat to any other person, without the prior written consent of the Canara Bank. The Builder shall not issue the duplicate allotment letter / possession letter to the Borrower(s) without the prior written consent of the Canara Bank.

14. It is understood that the term 'loan' mentioned herein shall include interest, penal interest and all other sums payable by the borrower(s) to the Canara Bank.

15. That in the event of any default by the Borrower(s), the Canara Bank may at its discretion enforce the security by the sale and the Builder shall accept the Purchaser of the said flat in place of the Borrower(s), after the Purchaser complies with the necessary requirements of the Builder in this respect.

16. That the Builder assures the Canara Bank that the construction shall be completed as per schedule and as per the sanctioned plans and on completion of construction, the title of the flat with proportionate undivided share in the land shall be conveyed in the name of the Borrower(s).

17. That it is further made clear and understood by all the parties that the non-completion of the project or the happening of any event shall not affect the obligations of the Borrower(s) to repay the loan availed from the Canara Bank.

18. That the said flat is free from all encumbrances, charges, liens, attachments, trusts, prior agreements, whatsoever or howsoever. The party at first part and second part will not do any act or deed which will affect the security of the flats / or charge created in favour of Canara Bank in any manner whatsoever.

19. That there is no order of attachment by the Income Tax Authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the said property.

20. That this Agreement shall not affect in any manner whatsoever the duties and obligations of the Borrower(s) and the terms and conditions agreed to by the Borrower(s) in the Loan Agreement and other documents executed in favour of Canara Bank shall remain binding upon the Borrower(s).

21. That in case of acquisition, forfeiture / resumption of the said property, the Canara Bank shall be entitled to get the compensation settled in respect of the said flat and to appear and act before the Collector / Revenue Officer / Estate Officer or any other concerned authorities, to sign any form, to give any statement, affidavit, application on Borrower's behalf, to receive the compensation in its own name and on the Borrower's behalf, to file appeal in any court for the enhancement of the compensation amount, to get the compensation amount enhanced and to receive the same.

For MODI REALTY MALLAPUR | P

इसे केवल मैंक Po CANARA BANK  
G. Sonawat  
गोप्य प्रबोध दिव्य विजय विजय  
Senior Manager, एच.एस.एस. एस. एस. एस.

REALTY MALLAPUR LLP  
  
Arunachalam Mallapur  
Partner

V. Rao

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

Signed and delivered by the:

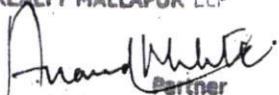
Named Borrower (s)

Mr. Vemula Prasad Rao, son of Mr. Vemula Veeramallu

Signature of Borrower (s)

Authorized signatory of Builder.

For MODI REALTY MALLAPUR LEP



Signature



कृष्ण कॉर्प मॉल्पुर For CANARA BANK

वारिक इम्पर्ट, एसडीएस, नो 1008, 1009, 1010  
Senior Manager, For CANARA BANK, Secunderabad-5

For Canara Bank, SD Road, Secunderabad.

Authorised Signatory

Signature

Witness:

Name & Address

1. Shri / Smt / Ms

Signature

2. Shri / Smt / Ms

Signature