Form GST DRC-06

[See rule 142(4)]

Reply to the Show Cause Notice

ARN: ZD360825024085E **Date: 20/08/2025**

1. GSTIN	36AADCM5906D2ZO	
2. Name	Modi Housing Private Limited	
3. Details of Show Cause Notice	Reference No. ZD3611240132810	Date of issue 13/11/2024
4. Financial Year	2021-2022	
5. Reply		
Reply in Form GST DRC-06, additional submission along with Annexures i s provided hereunder.		
6. Documents uploaded		
DRC_06_FY21-22_Post_PH_V2.pdf Additional Submissions for ITC of PY claimed in CY.pdf 1 001-273.pdf 2 274-821.pdf		
7. Option for personal hearing	☐ Yes	☑ No

8.Verification-

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

Signature of Authorized Signatory
Name : SOHAMMODI
Designation / Status: Director
Date: 20/08/2025

To, Date:

The Assistant Commissioner (ST)

M.G. Road, S.D. Road Circle

Begumpet Division

From

Modi Housing Private Limited

GSTN: 36AADCM5906D2ZO

Sub: Addendum to reply to SCN issued for F.Y. 21-22 dated 13-11-2024

Reference: SCN issued Reference No.: ZD3611240132810 dated 13-11-2024, earlier reply dated 17-05-2025

Respected Sir,

With reference to the above-mentioned Show Cause Notice and in continuation of our earlier reply dated 17-05-2025, we hereby submit the following additional information/clarifications for your kind consideration:

Para 1: - Wrong Claim of Input Tax

1. In this para whole of the ITC Claimed in the financial year 2020-21 has been disallowed on the ground of non-submission of books of accounts.

Tax Head / Description	CGST	SGST	Total Input Tax
ITC 6A (as per GSTR9)	7,89,928	7,89,928	15,79,856

2. Firstly, an extract of Table 6A of GSTR-09 Annual Return for the F.Y.2021-22 is provided hereunder for ready reference.

Extract of Table 6A of GSTR -09 Annual Return for F.Y.2021-22

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)		7,89,928.00	7,89,928.00	0.00	0.00
B	Inward supplies (other than imports and inward supplies liable to reverse charge but includes services received from SEZs)	Inputs	7,89,928.00	7,89,928.00	0	0
		Capital Goods	0	0	0	0
		Input Services	0	0	0	0

3. Noticee submits that it had reversed ITC to the tune of tune of Rs. 6,94,382/- (CGST- Rs. 3,47,191/- & SGST- Rs. 3,47,191/-) vide GSTR 3B monthly returns and in support of such submission the details of ITC reversed in GSTR 3B returns is provided in the table below and all such GSTR 3B returns are attached as **Annexure 1.1** and GSTR 9 for the Financial Year 2021-22 is attached as **Annexure 1.2**.

Beak Up of ITC reversed respective GSTR 3B returns.

Month	IGST	CGST	SGST	Total
April, 2021	0	2,05,519	2,05,519	4,11,038
May,2021	0	0	0	0
June,2021	0	40,872	40,872	81,744
July,2021	0	0	0	0
August,2021	0	0	0	0
September,2021	0	0	0	0
October,2021	0	0	0	0
November,2021	0	0	0	0
December,2021	0	0	0	0
January, 2022	0	0	0	0
February,2022	0	0	0	0
March, 2022	0	1,00,800	1,00,800	2,01,600
Total Reversals		**3,47,191**	**3,47,191**	**6,94,382**

4. On examination of GSTR 3B returns and table provided above it is clear that noticee had made reversal of credit to the tune of Rs. 6,94,382/- (CGST- Rs. 3,47,191/- & SGST- Rs. 3,47,191/-) and the actual ITC claimed by the noticee during financial year 2021-22 is Rs. 8,85,474/- (CGST - Rs. 4,42,737/- & SGST - Rs. 4,42,737/-). Computation of actual credit availed is provided in the table given below.

Computation of actual credit availed

Particulars	CGST	SGST	Total Input Tax
ITC Claimed	7,89,928	7,89,928	15,79,856
ITC Reversed	3,47,191	3,47,191	6,94,382
Actual ITC Availed	4,42,737	4,42,737	8,85,474

5. Noticee submits that such reversals had been rightly reported in the Table 7 of GSTR 9 annual return, an extract of such Table 7 of GSTR-9 is provided here under: -.

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)	0.00	0.00	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	Others	3,47,191.00	3,47,191.00	0.00	0.00
I	Total ITC Reversed (Sum of A to H above)	3,47,191.00	3,47,191.00	0.00	0.00
J	Net ITC Available for Utilization (6O - 7I)	4,42,737.00	4,42,737.00	0.00	0.00

6. On examination of tables provided above, it is clearly established that noticee has claimed net ITC amounting to Rs. 8,85,474/- A detailed breakup of such credit availed is given hereunder.

ITC availed for Purchase of Steel.

GSTIN of the Vendor	Inv. No.	Party Name	GST Rate	Invoice Value	Taxable Value	IGST	CGST	SGST	Total ITC
36AAIFV6997M1Z1	853	M/S Vasant Enterprises	18	24,40,555	20,68,267	-	1,86,144	1,86,144	3,72,288
36AHUPG2360G2Z8	05	G.E Traders	18	15,57,571	13,19,975	-	1,18,798	1,18,798	2,37,596
36AHUPG2360G2Z8	06	G.E Traders	18	15,48,302	13,12,120	-	1,18,091	1,18,091	2,36,182
Total				**55,46,427**	**47,00,362**	**-**	**4,23,033**	**4,23,033**	**8,46,065**

ITC availed for other purchase (Consultancy etc.)

GSTIN of the Vendor	Inv. No.	Date of Invoice	Party Name	GST Rate	Invoice Value	Taxable Value	IGST	CGST	SGST	Total ITC
36ASDPM 5467A1ZV	SA2122013	12-06-2021	Shruti Agarwal	18	44,199	37,457	-	3,371	3,371	6,742
36ACQFS 2044C1Z7	SSCOM/21-22/10023	31-05-2021	Summit Sales LLP	18	2,605	2,208	-	199	199	397

36AASFK 7372D1ZY	2021-2022/66	15-07-2021	KGM & Co	18	24,780	21,000	-	1,890	1,890	3,780
36AASFK 7372D1ZY	2021-2022/123	15-07-2021	KGM & Co	18	3,540	3,000	-	270	270	540
36ACQFS 2044C1Z7	sscom21-22/10094	14-08-2021	Summit Sales LLP	18	210	178	-	16	16	32
	2146	24-08-2021	Vivid World	18	655	555	-	50	50	100
36ASDPM 5467A1ZV	SA2122030	09-09-2021	Shruti Agarwal	18	6,785	5,750	-	518	518	1,035
36ASDPM 5467A1ZV	SA2122039	09-09-2021	Shruti Agarwal	18	6,018	5,100	-	459	459	918
36ASDPM 5467A1ZV	SA2122068	07-10-2021	Shruti Agarwal	18	5,900	5,000	-	450	450	900
36AASFK 7372D1ZY	2021-2022/374	06-01-2022	KGM & Co	18	6,325	5,360	-	482	482	965
Total					**1,01,018**	**85,608**	**-**	**7,705**	**7,705**	**15,409**

Submissions for ITC availed on purchase of steel.

7. Noticee submits that during the F.Y.2021-22 it had affected supply of Land, letting out hoardings for rent, trade of steel and received other miscellaneous incomes. A break up of such supplies is provided hereunder.

Total			7,81,33,775	-	4,63,497	4,63,497
S.No.	Nature of Supply	Supply	Taxable Value	IGST	CGST	SGST
A	B2B	Hoarding Rent	4,14,000	-	37,260	37,260
B	B2B	Sale of steel	46,99,962	-	4,22,997	4,22,997
C	B2C	Hoarding Rent	36,000	-	3,240	3,240
D	Exempt	Interest on FD	23,25,061	-	-	-
E	Exempt	Interest on unsecured Loans	4,30,831	-	-	-
F	NON-GST	Sale of Villa	1,36,88,750	-	-	-
G	NON-GST	Revenue Recognized-on Sale of Land	5,38,45,800	-	-	-
H	NON-GST	Share of Profit from Partnership Firms/LLPs	26,93,371	-	-	-

8. Noticee submits that it had sold steel vide invoice no. SAL/SOVIII10010 dated 23-06-2021. outward supply having taxable value of Rs. 46,99,962/- (CGST- Rs. 4,22,997/- & SGST- Rs. 4,22,997/-) was duly reported in the GSTR 1 return for the month of June,2021 and tax liability against such supply was discharged utilizing the credit claimed against the invoices for purchase of steel as listed above. An extract of GSTR 1 return for the month of June,2021 is provided hereunder for ready reference.

An extract of GSTR 1 return for the month of June,2021

GSTIN - 36AADCM5906D2ZO
FY - 2021-22

Legal Name - Modi Housing Private Limited
Return Period - June

Trade Name - Modi Housing Private Limited
Status - Filed

4A, 4B, 6B, 6C - B2B, SEZ, DE Invoices

HELP

Recipient wise count | Document wise details

Processed Records

36ADBFS3288A2Z7 SILVER OAK VILLAS LLP

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Invoice no.	Invoice date	Total invoice value (₹)	Total taxable value (₹)	Integrated tax (₹)	Central tax (₹)	State/UT tax (₹)	Cess (₹)	Source	Actions
SAL/SOVIII10010	23/06/2021	55,45,955.16	46,99,962.00	0.00	4,22,996.58	4,22,996.58	0.00		

9. In consideration of submissions made it is established that such purchase of steel is in the course of furtherance of business. Attached here with are:
   - Purchase ledgers – Annexure 1.3
   - Purchase Invoices – Annexure 1.4
   - Extract of GSTR 2B report reflecting such purchase of steel invoices – Annexure -1.5
   - Sale invoice of Steel – Annexure 1.6
   - GSTR 2A for period F.Y. 2020-21 – Annexure 1.7

10. Further, in consideration of reversals made and actual ITC claimed against the eligible purchases, the computation of actual excess ITC claimed is provided hereunder.

	Particular	CGST	SGST	Total
A	ITC Claimed for the F.Y.2021-22	7,89,928	7,89,928	15,79,856
B	ITC reversed vide GSTR 3B returns	3,47,191	3,47,191	6,94,382
C=A-B	Net ITC claimed	4,42,737	4,42,737	8,85,474
D	ITC claimed against the above-mentioned supplies. (i.e. On steel and Consultancy Services)	4,30,737	4,30,737	8,61,475
E=C-D	Excess availed ITC	12,000	12,000	24,000

11. On examination of computation table provided above, it is evident that the noticee had inadvertently claimed Excess ITC only to the tune of Rs. 24,000/-(CGST-Rs.12,000/- & SGST-Rs.12,000/-) and such excess ITC has been reversed through Form GST DRC-03 dated:10/05/2025 vide ARN: AD360525007759R and is attached as Annexure 1.8. Snapshot of reversal in DRC-03 is provided below:

ARN :AD360525007759R Date :10/05/2025

1.	GSTIN						36AADCM5906D2ZO					
2.	Name						Modi Housing Private Limited					
3.	Cause of Payment						After issuance of SCN/Statement but before issuance of the order					
4.	Section under which voluntary payment is made						73					
5.	Details of After issuance of SCN/Statement but before issuance of the order						Reference No:ZD3611240132810			Date Of issue:13/11/2024		
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.	APR 2021-MAR 2022	CGST	Telangana	12,000.00	6,699.00	0.00	12,550.00	0.00	31,249.00	Cash	DC3605250020706	10/05/2025
2.	APR 2021-MAR 2022	SGST	Telangana	12,000.00	6,699.00	0.00	12,550.00	0.00	31,249.00	Cash	DC3605250020706	10/05/2025

12. In lieu of submissions proposed tax demand of Rs 15,79,856/- towards excess claimed ITC be dropped.

Para 2: Output Tax on Outward Supplies

13. In the said paragraph, the notice summarizes the turnover and output tax as per the GSTR-3B returns filed by the noticee for the financial year 2021–22, as follows:

Particulars	Turnover	CGST	SGST
Exempted supplies	68,82,269	-	-
Non-GST Supplies	8,49,51,847	-	-
Output Turnover Taxable @ 18%	55,09,964	4,60,257	4,60,257
Total	**9,73,44,080**	**4,60,257**	**4,60,257**

14. Each of the above turnover figures has been verified, and tax has been proposed on various grounds. Without prejudice to the same, the noticee respectfully submits that an inadvertent reporting error occurred in the return filed for August 2021, wherein an amount of ₹49,45,000, being Non-GST turnover, was mistakenly reported under Exempt Supplies instead of under Non-GST Supplies.

15. It is respectfully submitted that the taxable output turnover liable to GST @18% is Rs. 51,13,962/- and not Rs. 55,09,964/- as alleged. In the GSTR-3B return for September 2021, due to a clerical error, the noticee inadvertently declared its taxable turnover as Rs. 4,40,000/- instead of Rs. 44,000/- , thereby resulting in an excess declaration of Rs. 3,96,000/-. Since Form GSTR-3B does not permit negative turnover, the noticee could not rectify the said error in subsequent GSTR-3B returns. The error, however, has been duly corrected in the GSTR-9 annual return, wherein the correct taxable turnover has been reported as Rs. 51,13,962/-, comprising Rs. 46,99,962/- from sale of steel and Rs. 4,14,000/- from hoarding rent.

16. The noticee has duly discharged the entire tax liability on the taxable turnover of Rs. 51,13,962/- @18%, by paying CGST of Rs. 4,60,257/- and SGST of Rs. 4,60,257/- in its GSTR-3B returns.

17. Accordingly, it is requested that the turnover be rectified and verified as per the revised figures below:

Particulars	Turnover	Correction	T.O. after correction
Exempted supplies	68,82,269	-49,45,000	19,37,269
Non-GST Supplies	8,49,51,847	49,45,000	8,98,96,847
Output Turnover Taxable @ 18%	55,09,964	-3,96,000	51,13,962
Total	**9,73,44,080**		**9,69,48,078**

The above correction does not impact the total turnover or tax liability but ensures proper classification of the supplies. You are requested to consider the corrected details while examining the response.

Para 2A: - Turnover Reported as Exempted Supply Proposed to Tax in absence of documentary evidences.

18. This para proposes tax on exempted supplies reported in GSTR-3B, citing non-submission of supporting documentary evidence. The details as per the notice are as follows:

Particulars	Turnover	CGST Proposed @9%	SGST Proposed @ 9%
Turnover Reported as Exempted Supply Proposed to Tax in absence of documentary evidences	68,82,269	6,19,404	6,19,404

19. Upon considering the revised exempt turnover as per GSTR-3B amounting to ₹19,37,269, the noticee respectfully submits the following:

20. The exempt turnover pertains exclusively to interest income—comprising:
    - Interest earned on Fixed Deposits with banks, and
    - Interest on unsecured loans provided by the noticee.

21. The adjudicating authority appears to have solely relied on the exempt turnover reported in GSTR-3B for FY 2021–22. However, the exempt turnover reported in GSTR-9 for the same year amounts to ₹27,55,892. The variation between GSTR-3B and GSTR-9 arises primarily due to accrual-based accounting entries for interest income made at the time of finalisation of accounts.

22. Therefore, it is requested that the exempt income of ₹27,55,892, as reported in GSTR-9, be considered as correct and final.

23. It is pertinent to note that, under Section 44 of the CGST Act, 2017, GSTR-9 is a reconciliatory annual return capturing the accurate and consolidated figures for the financial year, after reconciliation with books of accounts and periodic returns.

24. In support of this, the Hon'ble High Court of Madras, in the case of *Sri Shanmuga Hardwares Electricals v. State Tax Officer* [W.P. No. 2938 of 2023, dated 07.02.2023], held that figures disclosed in GSTR-9 must be duly considered by the adjudicating authority, particularly where there are discrepancies or the need for clarification.

25. Accordingly, the correct figures for Exempt turnover as per GSTR-9 filed for the F.Y. 2021-22 are provided below. as an extract from table 5 of GSTR-9 of F.Y. 21-22 is provided.

S.No	Particulars	Turnover
1	Interest on FD	23,25,061
2	Interest on unsecured Loans	4,30,831
	Total	**27,55,892**

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)			
			Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
	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	27,55,892.00				
E	Nil Rated	0.00				
F	Non-GST supply (includes 'no supply')	7,02,27,971.00				
G	Sub total (A to F above)	7,29,83,863.00				
H	Credit Notes issued in respect of transactions specified	0.00				

26. That an amount of Rs. 27,55,892 pertains to income from Fixed deposits of Rs. 23,25,061 and interest on unsecured loans of Rs. 4,30,831 received by the noticee during the financial year. In support of such submission an extract of Profit & Loss account of the noticee for the financial year 2021-22 is provided hereunder for your ready reference. Ledgers of interest income from fixed deposit and interest income on unsecured loans is attached as **Annexure 2.1**

(Amount in Lakhs)

19	Other Income	As at 31st March, 2022	As at 31st March, 2021
	a) Interest Income		
	On FDRs	23	7
	On IT Refund	-	0
	Interest Received on Unsecured Loans	4	-
	b) Others		
	Share of Profit from Partnership Firms/LLPs	27	219
	Share of Income tax refund	-	3
	Sundry Balances written off	1	0
	Miscellaneous	0	0
	c) Cancellation/Forfeit Amount	-	4
	Total	56	233

27. Further, it is submitted that such interest income is exempted by the Government by exercising its power under **Section 11 vide Notification No. 12/2017- Central Tax (Rate), dated 28th June, 2017**. A relevant extract of such Section and Notification is provided hereunder for your readily reference.

Section 11. Power to grant Exemption.

(1)Where the Government is satisfied that it is necessary in the public interest so to do, it may, on the recommendations of the Council, by notification, exempt generally, either absolutely or subject to such conditions as may be specified therein, goods or services or both of any specified description from the whole or any part of the tax leviable thereon with effect from such date as may be specified in such notification.

Notification No. 12/2017- Central Tax (Rate), dated 28th June, 2017.

Sl. No	***Chapter, Section, Heading, Group or Service Code (Tariff)***	***Description of Services***	***Rate (%)***	***Condition***
27	*Heading 9971*	*Services by way of—* *(a) extending deposits, loans or advances in so far as the consideration is represented by way of interest or discount (other than interest involved in credit card services);* *(b) inter se sale or purchase of foreign currency amongst banks or authorised dealers of foreign exchange or amongst banks and such dealers.*	*Nil*	*Nil*

28. Upon the submissions made above it can be clearly established that the such supplies of Rs. 27,55,892 are exempted supplies and therefore it is requested that any further proceeding this regard be dropped.

Para 2B: - Turnover Reported as Non-GST Supplies Proposed to Tax in absence of documentary evidences.

29. This para proposes to tax on Non-GST supplies reported in GSTR-3B on the grounds of non-submission of documentary evidence. Details provided as under

Particulars	Turnover	CGST Proposed @9%	SGST Proposed @ 9%
Turnover Reported as Non-GST supplies Supply Proposed to Tax in absence of documentary evidences	8,49,51,847	76,45,666	76,45,666

30. Upon considering the revised Non-GST turnover as per GSTR-3B amounting to ₹8,98,96,947, the noticee respectfully submits the following:

31. Non-GST supplies as per GSTR 3B pertains to revenue from sale of land. In lieu of which noticee submits the below documents

- Sales Register for income from sale of land – Annexure 2.2
- Sample copies sale invoices – Annexure 2.3
- Sample Customer ledgers – Annexure 2.4
- Eight sample copies of agreements with the customer i.e. sale deed and agreement for construction – Annexure 2.5 for plot – 104, 106, 108, 110, 112, 113, 114, 115
- Agreement of Sale between the Noticee and the vendor to establish purchase of land – Annexure 2.6

32. Further, it is submitted that such turnover is outside the preview of GST under **Section 7(2) read with Schedule III of the CGST Act, 2017**.

Section 7(2) Notwithstanding anything contained in sub-section (1),—

(a) *activities or transactions specified in* ***Schedule III****; or*
(b) *such activities or transactions undertaken by the* ***Central Government, a State Government or any local authority*** *in which they are engaged as* ***public authorities****, as may be notified by the Government,*
shall be treated neither as a supply of goods nor a supply of services.

Schedule III – Activities or Transactions Which Shall Be Treated Neither as a Supply of Goods Nor a Supply of Services

As per Section 7(2)(a)

1. *Services by an employee to the employer in the course of or in relation to his employment.*
2. *Services by any court or Tribunal established under any law for the time being in force.*

3. *(a) Functions performed by Members of Parliament, State Legislature, Panchayats, Municipalities, or other local authorities;*
   (b) Duties performed by any person who holds any post in pursuance of the provisions of the Constitution in that capacity;
   (c) Duties performed by any person as a Chairperson or a Member or a Director in a body established by the Central/State Government or local authority, who is not deemed as an employee.
4. *Services of funeral, burial, crematorium or mortuary including transportation of the deceased.*
5. ***Sale of land and, subject to clause (b) of paragraph 5 of Schedule II, sale of building.***
6. *Actionable claims, other than lottery, betting and gambling.*
7. *Supply of goods from a place in non-taxable territory to another place in the non-taxable territory without such goods entering India.*
8. *(Inserted w.e.f. 01.02.2019) Supply of warehoused goods to any person before clearance for home consumption.*
9. *(Inserted w.e.f. 01.02.2019) Supply of goods by the consignee to any other person by endorsement of documents of title to the goods, after the goods have been dispatched from the port of origin but before clearance for home consumption.*

33. Accordingly, Turnover of Rs 8,98,96,947/- arising from the sale of land is to be treated as neither a supply of goods nor a supply of services, and hence falls outside the scope of GST, qualifying as a Non-GST supply.

34. It is submitted that while adjudicating the matter, the authority has relied upon the Non-GST turnover reported in GSTR-3B returns. However, it is pertinent to highlight that as per **Section 44 of the CGST Act, 2017**, GSTR-9 (annual return) is a reconciliatory statement filed annually, which captures the consolidated and accurate figures for the entire financial year, after reconciling with books of accounts and periodic returns.

35. It is also submitted that the Hon'ble High Court of Madras, in the case of Sri Shanmuga Hardwares Electricals v. State Tax Officer [W.P. No. 2938 of 2023, dated 07.02.2023], held that the figures disclosed in GSTR-9 must be duly considered by the adjudicating authority, especially in cases of mismatch or clarification.

36. Accordingly, the correct figures for Non-GST turnover as per GSTR-9 filed for the F.Y. 2021-22 is provided below as an extract and such GSTR-9 is attached as Annexure 6.

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)			
			Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
	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	27,55,892.00				
E	Nil Rated	0.00				
F	Non-GST supply (includes 'no supply')	7,02,27,971.00				
G	Sub total (A to F above)	7,29,83,863.00				
H	Credit Notes issued in respect of transactions specified	0.00				

37. Therefore, it is submitted that the figures mentioned in GSTR-9, being final and reconciled with the audited financials, it may kindly be taken into consideration for adjudication of the case.

38. break up of non-GST turnover as per GSTR-9 is provided in the table below.

S.No	Particulars	Turnover
1	Revenue Recognized - Sale of Flat	1,36,88,750
2	Revenue Recognized-SOV - Sale of Land)	5,38,45,800
3	Share of Profit from Partnership Firms/LLPs	26,93,371
	Total	**7,02,27,921**

<u>Revenue Recognized-Sale of flat – Rs 1,36,88,750</u>

39. The noticee submits that an amount of ₹1,36,88,750 pertains to revenue received from the sale of completed flats in the project Vista Homes.

40. The details of the units sold during the year are as follows:

Flat Number	Customer Name	Amount
E-101	Rahul Voruganti	59,00,000
E-112	Vijaya Lakshmi	77,88,750
Total		**1,36,88,750**

In support of the above transactions, the following documents are submitted:

- Customer ledgers for flats E-101 and E-112 - Annexure 2.7
- Sale deeds for flats E-101 and E-112 – Annexure 2.8
- Occupancy Certificate (OC) for Block E – Vista Homes – Annexure 2.9
- Ledgers of purchases from Vista Homes for Villas E-101 and E-112 – Annexure 2.10

- Purchase related documents from Vista homes – Annexure 2.11

41. It is relevant to highlight that the Occupancy Certificate for Block E of Vista Homes was issued on 05-11-2020, and the sales of the said flats occurred after the issuance of the OC.
As per Section 7(2)(a) of the CGST Act, 2017 read with Entry 5 of Schedule III, the sale of a building after issuance of the Occupancy Certificate or first occupation, whichever is earlier, is treated as neither a supply of goods nor a supply of services, and is therefore not liable to GST. Furthermore, Paragraph 5(b) of Schedule II clarifies that construction services are taxable under GST only when consideration is received before the issuance of the Occupancy Certificate. Once the OC is issued, the property becomes immovable property, and any subsequent sale is outside the scope of GST. This interpretation has been upheld in the landmark judgment of Larsen & Toubro Ltd. v. Union of India, and reaffirmed in CBIC Circular No. 151/07/2021-GST dated 17th June 2021.

42. Accordingly, the revenue of ₹1,36,88,750 from the sale of these villas constitutes a non-GST supply, and no GST is leviable on such transactions.

Revenue Recognized -SOV

43. The noticee submits that an amount of ₹5,38,45,800 pertains to revenue from the sale of land, which has been recognized in the financial statements in accordance with the Percentage of Completion Method (POCM) as prescribed under Accounting Standard 7, for the purpose of reporting under the Income Tax Act, 1961. In contrast, the turnover reported in the GST returns is based on the installments/demands raised on customers for progressive work, in accordance with the provisions of the GST Act. This fundamental difference in the basis of revenue recognition has resulted in a mismatch between the turnover reported under the Income Tax Act and the GST Act.
44. Table below enumerates this difference:

Turnover	Amount
As per Financial Statements (Income Tax Act)	5,38,45,800
As per GSTR 3B Return (GST Act)	8,98,94,880
Difference	**3,60,49,080**

In support of above, the noticee submits the following documents:

- Revenue recognition workings based on the Percentage of Completion Method (POCM). – Annexue 2.12
- Installment receivable ledger – a control account reconciling installments raised under GST with revenue recognized under the Income Tax Act – Annexure 2.13

45. It is humbly submitted that the monthly GSTR-3B returns reflect turnover based on installments raised, classified under Non-GST supplies, while the GSTR-9 annual return discloses revenue as per financial statements (i.e., as per the Income Tax Act), also under Non-GST supplies. The mismatch arises purely due to differences in recognition principles under respective statutes and is duly supported by documentary evidence.

46. Further, it is submitted that such turnover is outside the preview of GST under **Section 7(2) read with Schedule III of the CGST Act, 2017** and turnover arising from the sale of land is to be treated as neither a supply of goods nor a supply of services, and hence falls outside the scope of GST, qualifying as a Non-GST supply.

Share of Profit from Partnership Firms/LLPs

47. Income amounting to Rs 26,93,371/- represents the share of profit received by the noticee from its investments in partnership firms. Details of such income from different partnership firms is provided as Annexure 2.14
48. It is submitted that share of profit is not a "Supply" under section 7 of the CGST Act. As per Section 7(1) of the Central Goods and Services Tax (CGST) Act, 2017, GST is applicable only when there is a "supply of goods or services or both for a consideration in the course or furtherance of business." In the present case
    - The noticee has invested capital in a partnership firm.
    - The share of profit of Rs 26,93,371 represents the noticee's entitlement to the profits earned by the firm in proportion to its profit sharing ratio.
    - There is no supply of goods or services by the noticee to the firms in lieu of this amount.

    Hence, the transaction does not qualify as a supply, and GST is not leviable.

49. Further, share of profit is a return on investment and not a taxable consideration. The amount received as share of profit is akin to dividends in a company or interest income from investments, both of which are outside the scope of GST. This is a return on capital investment, and not a consideration for any service rendered.

50. The noticee has not rendered any independent services (like consultancy, technical, or management services) to the partnership firm. In the absence of specific consideration for such services, the share of profit cannot be construed as taxable consideration under GST

51. In consideration of submissions made above, it is requested that all such further proceedings in this regard be dropped.

Para 3: - Late Fee to be paid on account of belated filing of GSTR-1 for F.Y. 2021-22

52. This para points out that the noticee is liable to pay Rs. 50,200/- (CGST 25,100, SGST 25,100) as late fee for late filing of GSTR-1 for the F.Y. 2021-22.

Nature of return	Period	Due Date of filing	Date of Filing Return	No. of Days Delayed	Late Fee a Rs.100 per day	
					CGST	SGST
GSTR 1	April, 2021	11-05-2021	21-07-2021	71	3550	3550
GSTR 1	May, 2021	11-06-2021	21-07-2021	40	2000	2000
GSTR 1	June, 2021	11-07-2021	03-08-2021	23	1150	1150
GSTR 1	July, 2021	11-08-2021	01-09-2021	21	1050	1050
GSTR 1	Aug, 2021	11-09-2021	30-09-2021	19	950	950
GSTR 1	Sept, 2021	11-10-2021	20-10-2021	9	450	450
GSTR 1	Oct, 2021	11-11-2021	04-12-2021	23	1150	1150
GSTR 1	Nov, 2021	11-12-2021	07-01-2022	27	1350	1350
GSTR 1	Dec. 2021	11-01-2022	29-03-2022	77	3850	3850
GSTR 1	Jan, 2022	11-02-2022	07-04-2022	55	2750	2750
GSTR 1	Feb, 2022	11-03-2022	14-05-2022	64	3200	3200
GSTR 1	Mar, 2022	11-04-2022	23-06-2022	73	3650	3650
Total				**502**	**25,100**	**25,100**

53. It is submitted **Notification No. 4/2018-Central Tax, Dated 23-1-2018** waives the amount of late fee payable by any registered person for failure to furnish FORM GSTR-1 by the due date under section 47 of the said Act, which is in excess of an amount of **twenty-five rupees** for every day during which such failure continues. Therefore, the late fee liability is recalculated accordingly in the table below. And such Notification is attached as **Annexure 3.1**.

Nature of return	Period	Due Date of filing	Date of Filing Return	No. of Days Delayed	Late Fee a Rs. 50 per day	
					CGST	SGST
GSTR 1	April, 2021	11-05-2021	21-07-2021	71	1,775	1,775
GSTR 1	May, 2021	11-06-2021	21-07-2021	40	1,000	1,000
GSTR 1	June, 2021	11-07-2021	03-08-2021	23	575	575
GSTR 1	July, 2021	11-08-2021	01-09-2021	21	525	525
GSTR 1	Aug, 2021	11-09-2021	30-09-2021	19	475	475
GSTR 1	Sept, 2021	11-10-2021	20-10-2021	9	225	225
GSTR 1	Oct, 2021	11-11-2021	04-12-2021	23	575	575
GSTR 1	Nov, 2021	11-12-2021	07-01-2022	27	675	675

GSTR 1	Dec. 2021	11-01-2022	29-03-2022	77	1,925	1,925
GSTR 1	Jan, 2022	11-02-2022	07-04-2022	55	1,375	1,375
GSTR 1	Feb, 2022	11-03-2022	14-05-2022	64	1,600	1,600
GSTR 1	Mar, 2022	11-04-2022	23-06-2022	73	1,825	1,825
Total				**502**	**12,550**	**12,550**

54. Accordingly, the said liability has been discharged through GST Form DRC-03 vide ARN dated:10/05/2025 vide ARN: AD360525007759R attached as Annexure 3.2

ARN :AD360525007759R **Date :10/05/2025**

1.	GSTIN						36AADCM5906D2ZO					
2.	Name						Modi Housing Private Limited					
3.	Cause of Payment						After issuance of SCN/Statement but before issuance of the order					
4.	Section under which voluntary payment is made						73					
5.	Details of After issuance of SCN/Statement but before issuance of the order						Reference No:ZD3611240132810			Date Of issue:13/11/2024		
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.	APR 2021-MAR 2022	CGST	Telangana	12,000.00	6,699.00	0.00	12,550.00	0.00	31,249.00	Cash	DC3605250020706	10/05/2025
2.	APR 2021-MAR 2022	SGST	Telangana	12,000.00	6,699.00	0.00	12,550.00	0.00	31,249.00	Cash	DC3605250020706	10/05/2025

55. There is no further additional tax liability payable by the noticee as demand under the current notice. Hence, it is requested to drop all further proceedings in this regard.

56. The noticee reserves the right to add, to withdraw, to correct, to change, to delete, to modify any submissions at the time of Personal Hearing in the Principal of Natural Justice.

For Modi Housing Private Limited

Submission for ITC pertaining to F.Y.2020-21 claimed in F.Y.2021-22.

Noticee submits it had claimed Credit to the tune of Rs.4,73,778/- (CGST-Rs. 2,36,889/- & SGST-Rs. 2,36,889/-) pertaining to F.Y.2020-21 in the F.Y.2021-22. Details of purchase invoices against with credit is availed are provided in the table hereunder.

GSTIN of the Vendor	Inv. No.	Date of Invoice	Party Name	GST Rate	Invoice Value	Taxable Value	CGST	SGST	Total ITC
36AHUPG 2360G2Z8	005	26-03-2021	G.E Traders	18	15,57,571	13,19,975	1,18,798	1,18,798	2,37,596
36AHUPG 2360G2Z8	06	26-03-2021	G.E Traders	18	15,48,302	13,12,120	1,18,091	1,18,091	2,36,182
Total					**55,46,427**	**47,00,362**	**2,36,889**	**2,36,889**	**4,73,778**

Firstly, it is submitted that such credit is rightly reflecting in the GSTR 2B report for the March,2021. Screen shorts of such invoices reflecting in GSTR 2B report are provided hereunder for ready reference.

Extract of GSTR 2B for the month of March,2021

GSTIN - 36AADCM5906D2ZO
FY - 2020-21
Legal Name - Modi Housing Private Limited
Return Period - March
Trade Name - Modi Housing Private Limited

B2B Invoices - Supplier Details

Display/Hide Columns: +1 Search: Search...

Instantly download records up-to 500 using Download Documents (CSV) option.

GSTIN of Supplier	Supplier Name	GSTR-1/IFF/GSTR-1A/GSTR-5 Filing Status	GSTR-1/IFF/GSTR-5 Filing Date	GSTR-1/IFF/GSTR-5 Filing Period	GSTR-3B filing status
36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	Y	23-Jun-21	Mar-21	Y
36ABPFA0002Q1ZD	Aedis Developers LLP	Y	11-May-21	Mar-21	Y
36AKBPG5049G1ZD	SAI LAKSHIMI ENTERPRISES	Y	20-Apr-21	Mar-21	Y
36AHUPG2360G2Z8	G.E TRADERS	Y	06-Apr-21	Mar-21	Y

B2B Invoice Summary

Uploaded by Supplier

Display/Hide Columns: +5 Search: Search...

Invoice No.	Invoice Date	Invoice Type	Place Of Supply	Supply attract Reverse Charge	Total Invoice Value (₹)	Total Taxable Value (₹)	Integrated Tax (₹)	Central Tax (₹)	State/UT Tax (₹)	CESS (₹)	Source
05	26-03-2021	R	Telangana	N	15,57,570.50	13,19,975.00	0.00	1,18,797.75	1,18,797.75	0.00	
06	26-03-2021	R	Telangana	N	15,48,301.60	13,12,120.00	0.00	1,18,090.80	1,18,090.80	0.00	

BACK

Further, noticee submits that ITC in lieu of such invoices was never claimed during the F.Y.2020-21. Such submission is substantiated with reference to Table 8 of GSTR 9 annual return, clearly showing surplus unavailed credit to the tune of CGST-Rs.2,47,954/- & SGST-Rs.2,47,954/- in GSTR 2A in comparison with credit claimed in GSTR 3B. An extract of Table 8 of GSTR 9 annual return for the F.Y.2020-21 is provided hereunder for your ready reference.

GSTIN - 36AADCM5906D2ZO Legal Name - Modi Housing Private Limited Trade Name - Modi Housing Private Limited

Status - Filed FY - 2020-21

8. Other ITC related information Help

Description	Integrated tax (₹)	Central tax (₹)	State/UT tax (₹)	Cess (₹)
(A) ITC as per GSTR-2A (Table 3 & 5 thereof)	₹0.00	₹3,99,040.17	₹3,99,040.17	₹0.00
(B) ITC as per sum total of 6(B) and 6(H) above	₹0.00	₹1,51,085.95	₹1,51,085.95	₹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)]	₹0.00	₹2,47,954.22	₹2,47,954.22	₹0.00

Noticee further submits that reporting details of ITC pertaining to previous year availed in current year in Table 13 of the GSTR 9 annual return for the F.Y.2020-21 was made optional vide Notification No. 56/2019 – Central Tax, dated 14-11-2019 as amended by Notification No. 30/2021 - Central Tax, Dated 30-07-2021. Relevant extracts of such notifications are provided hereunder.

In Point 2(iii)(d)(C)(III) of Notification No. 56/2019 – Central Tax, dated 14-11-2019.

(III) against serial number 13, –

(1.) before the words, "Details of ITC for", the word, letters and figures, "For FY 2017-18," shall be inserted;

(2.) after the entry ending with the words, letters and figures "annual return for FY 2018-19.", the following entry shall be inserted, namely: -

*"For FY 2018-19, Details of ITC for goods or services received in the previous financial year but ITC for the same was availed in returns filed for the months of April 2019 to September 2019 shall be declared here. Table 4(A) of FORM GSTR-3B may be used for filling up these details. However, any ITC which was reversed in the FY 2018-19 as per second proviso to subsection (2) of section 16 but was reclaimed in FY 2019-20, the details of such ITC reclaimed shall be furnished in the annual return for FY 2019-20. For FY 2017-18 and 2018-19**, the registered person shall have an option to not fill this table**.";*

In point 3(c)(III)(2) of Notification No. 30/2021- Central Tax, Dated 30-7-2021

(2) for the figures and word "2018-19 and 2019-20", the figures and word "2018-19,2019-20 and 2020-21" shall be substituted;

Therefore, it is submitted that ITC against invoices 05 & 06 of G.E.Traders dated 26-03-2-2021 was never claimed in F.Y.2020-21 and was subsequently claimed F.Y.2021-22.

Form GSTR-3B

[See rule 61(5)]

Year	2021-22
Period	April

GSTIN of the supplier	36AAZCM3909G2ZO
3(a). Legal name of the registered person	Modi Housing Private Limited
3(b). Trade name, if any	Modi Housing Private Limited
3(c). ARN	AA3603210464331K
3(d). Date of ARN	30/06/2021

(Amount in ₹ for all tables)

3.1 Details of Outward supplies and inward supplies liable to reverse charge

Nature of Supplies	Total taxable value	Integrated tax	Central tax	State/UT tax	Cess
(a) Outward taxable supplies (other than zero rated, nil rated and exempted)	0.00	0.00	0.00	0.00	0.00
(b) Outward taxable supplies (zero rated)	0.00	0.00	-	-	0.00
(c) Other outward supplies (nil rated, exempted)	6779.00	-	-	-	-
(d) Inward supplies (liable to reverse charge)	0.00	0.00	0.00	0.00	0.00
(e) Non-GST outward supplies	831500.00	-	-	-	-

3.2 Out of supplies made in 3.1 (a) above, details of inter-state supplies made

Nature of Supplies	Total taxable value	Integrated tax
Supplies made to Unregistered Persons	0.00	0.00
Supplies made to Composition Taxable Persons	0.00	0.00
Supplies made to UIN holders	0.00	0.00

4. Eligible ITC

Details	Integrated tax	Central tax	State/UT tax	Cess
A. ITC Available (whether in full or part)				
(1) Import of goods	0.00	0.00	0.00	0.00
(2) Import of services	0.00	0.00	0.00	0.00
(3) Inward supplies liable to reverse charge (other than 1 & 2 above)	0.00	0.00	0.00	0.00
(4) Inward supplies from ISD	0.00	0.00	0.00	0.00
(5) All other ITC	0.00	205519.00	205519.00	0.00
B. ITC Reversed				
(1) As per rules 42 & 43 of CGST Rules	0.00	0.00	0.00	0.00
(2) Others	0.00	205519.00	205519.00	0.00
C. Net ITC available (A-B)	0.00	0.00	0.00	0.00
D. Ineligible ITC	0.00	205519.00	205519.00	0.00
(1) As per section 17(5)	0.00	0.00	0.00	0.00
(2) Others	0.00	205519.00	205519.00	0.00

5. Values of exempt, nil-rated and non-GST inward supplies

Nature of Supplies	Inter- State supplies	Intra- State supplies
From a supplier under composition scheme, Exempt, Nil rated supply	0.00	0.00
Non GST supply	0.00	0.00

5.1 Interest and Late fee for previous tax period

Details	Integrated tax	Central tax	State/UT tax	Cess
System computed Interest	-	-	-	-
Interest Paid	0.00	0.00	0.00	0.00
Late fee	-	375.00	375.00	-

6.1 Payment of tax

Description	Total tax payable	Tax paid through ITC				Tax paid in cash	Interest paid in cash	Late fee paid in cash
		Integrated tax	Central tax	State/UT tax	Cess			
(A) Other than reverse charge								
Integrated tax	0.00	0.00	0.00	0.00	-	0.00	0.00	-
Central tax	0.00	0.00	0.00	-	-	0.00	0.00	375.00
State/UT tax	0.00	0.00	-	0.00	-	0.00	0.00	375.00
Cess	0.00	-	-	-	0.00	0.00	0.00	-
(B) Reverse charge								
Integrated tax	0.00	-	-	-	-	0.00	-	-
Central tax	0.00	-	-	-	-	0.00	-	-
State/UT tax	0.00	-	-	-	-	0.00	-	-
Cess	0.00	-	-	-	-	0.00	-	-

Breakup of tax liability declared (for interest computation)

Period	Integrated tax	Central tax	State/UT tax	Cess
April 2021	0.00	0.00	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.

Date: 20/06/2021

Name of Authorized Signatory

SOHAM MODI

Designation /Status

Director

Form GSTR-3B

[See rule 61(5)]

Year	2021-22
Period	June

GSTIN of the supplier	36AAZCM5909Q2ZO
(b) Legal name of the registered person	Modi Housing Private Limited
(c) Trade name, if any	Modi Housing Private Limited
(d) ARN	AA3603210322162
(e) Date of ARN	03/08/2022

(Amount in ₹ for all tables)

3.1 Details of Outward supplies and inward supplies liable to reverse charge

Nature of Supplies	Total taxable value	Integrated tax	Central tax	State/UT tax	Cess
(a) Outward taxable supplies (other than zero rated, nil rated and exempted)	4749962.00	0.00	427497.00	427497.00	0.00
(b) Outward taxable supplies (zero rated)	0.00	0.00	-	-	0.00
(c) Other outward supplies (nil rated, exempted)	3703272.00	-	-	-	-
(d) Inward supplies (liable to reverse charge)	0.00	0.00	0.00	0.00	0.00
(e) Non-GST outward supplies	5530000.00	-	-	-	-

3.2 Out of supplies made in 3.1 (a) above, details of inter-state supplies made

Nature of Supplies	Total taxable value	Integrated tax
Supplies made to Unregistered Persons	0.00	0.00
Supplies made to Composition Taxable Persons	0.00	0.00
Supplies made to UIN holders	0.00	0.00

4. Eligible ITC

Details	Integrated tax	Central tax	State/UT tax	Cess
A. ITC Available (whether in full or part)				
(1) Import of goods	0.00	0.00	0.00	0.00
(2) Import of services	0.00	0.00	0.00	0.00
(3) Inward supplies liable to reverse charge (other than 1 & 2 above)	0.00	0.00	0.00	0.00
(4) Inward supplies from ISD	0.00	0.00	0.00	0.00
(5) All other ITC	0.00	487050.00	487050.00	0.00
B. ITC Reversed				
(1) As per rules 42 & 43 of CGST Rules	0.00	0.00	0.00	0.00
(2) Others	0.00	40872.00	40872.00	0.00
C. Net ITC available (A-B)	0.00	446178.00	446178.00	0.00
D. Ineligible ITC	169615.00	60684.00	60684.00	0.00
(1) As per section 17(5)	0.00	0.00	0.00	0.00
(2) Others	169615.00	60684.00	60684.00	0.00

5. Values of exempt, nil-rated and non-GST inward supplies

Nature of Supplies	Inter- State supplies	Intra- State supplies
From a supplier under composition scheme, Exempt, Nil rated supply	0.00	0.00
Non GST supply	0.00	0.00

5.1 Interest and Late fee for previous tax period

Details	Integrated tax	Central tax	State/UT tax	Cess
System computed Interest	-	-	-	-
Interest Paid	0.00	0.00	0.00	0.00
Late fee	-	25.00	25.00	-

6.1 Payment of tax

Description	Total tax payable	Tax paid through ITC				Tax paid in cash	Interest paid in cash	Late fee paid in cash
		Integrated tax	Central tax	State/UT tax	Cess			
(A) Other than reverse charge								
Integrated tax	0.00	0.00	0.00	0.00	-	0.00	0.00	-
Central tax	427497.00	0.00	427497.00	-	-	0.00	0.00	25.00
State/UT tax	427497.00	0.00	-	427497.00	-	0.00	0.00	25.00
Cess	0.00	-	-	-	0.00	0.00	0.00	-
(B) Reverse charge								
Integrated tax	0.00	-	-	-	-	0.00	-	-
Central tax	0.00	-	-	-	-	0.00	-	-
State/UT tax	0.00	-	-	-	-	0.00	-	-
Cess	0.00	-	-	-	-	0.00	-	-

Breakup of tax liability declared (for interest computation)

Period	Integrated tax	Central tax	State/UT tax	Cess
June 2021	0.00	427497.00	427497.00	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.

Date: 03/08/2021

Name of Authorized Signatory

SOHAM MODI

Designation /Status

Director

Form GSTR-3B

[See rule 61(5)]

Year	2021-22
Period	March

GSTIN of the supplier	36AAZCM5909Q2ZO
3(a). Legal name of the registered person	Modi Housing Private Limited
3(b). Trade name, if any	Modi Housing Private Limited
3(c). ARN	AA3612220354460
3(d). Date of ARN	28/06/2022

(Amount in ₹ for all tables)

3.1 Details of Outward supplies and inward supplies liable to reverse charge

Nature of Supplies	Total taxable value	Integrated tax	Central tax	State/UT tax	Cess
(a) Outward taxable supplies (other than zero rated, nil rated and exempted)	0.00	0.00	0.00	0.00	0.00
(b) Outward taxable supplies (zero rated)	0.00	0.00	-	-	0.00
(c) Other outward supplies (nil rated, exempted)	0.00	-	-	-	-
(d) Inward supplies (liable to reverse charge)	0.00	0.00	0.00	0.00	0.00
(e) Non-GST outward supplies	1621500.00	-	-	-	-

3.2 Out of supplies made in 3.1 (a) above, details of inter-state supplies made

Nature of Supplies	Total taxable value	Integrated tax
Supplies made to Unregistered Persons	0.00	0.00
Supplies made to Composition Taxable Persons	0.00	0.00
Supplies made to UIN holders	0.00	0.00

4. Eligible ITC

Details	Integrated tax	Central tax	State/UT tax	Cess
A. ITC Available (whether in full or part)				
(1) Import of goods	0.00	0.00	0.00	0.00
(2) Import of services	0.00	0.00	0.00	0.00
(3) Inward supplies liable to reverse charge (other than 1 & 2 above)	0.00	0.00	0.00	0.00
(4) Inward supplies from ISD	0.00	0.00	0.00	0.00
(5) All other ITC	0.00	0.00	0.00	0.00
B. ITC Reversed				
(1) As per rules 42 & 43 of CGST Rules	0.00	0.00	0.00	0.00
(2) Others	0.00	0.00	0.00	0.00
C. Net ITC available (A-B)	0.00	0.00	0.00	0.00
D. Ineligible ITC	0.00	334598.00	334598.00	0.00
(1) As per section 17(5)	0.00	0.00	0.00	0.00
(2) Others	0.00	334598.00	334598.00	0.00

5. Values of exempt, nil-rated and non-GST inward supplies

Nature of Supplies	Inter- State supplies	Intra- State supplies
From a supplier under composition scheme, Exempt, Nil rated supply	0.00	0.00
Non GST supply	0.00	0.00

5.1 Interest and Late fee for previous tax period

Details	Integrated tax	Central tax	State/UT tax	Cess
System computed Interest	-	79.52	79.52	-
Interest Paid	0.00	79.52	79.52	0.00
Late fee	-	1375.00	1375.00	-

6.1 Payment of tax

Description	Total tax payable	Tax paid through ITC				Tax paid in cash	Interest paid in cash	Late fee paid in cash
		Integrated tax	Central tax	State/UT tax	Cess			
(A) Other than reverse charge								
Integrated tax	0.00	0.00	0.00	0.00	-	0.00	0.00	-
Central tax	0.00	0.00	0.00	-	-	0.00	79.00	1375.00
State/UT tax	0.00	0.00	-	0.00	-	0.00	79.00	1375.00
Cess	0.00	-	-	-	0.00	0.00	0.00	-
(B) Reverse charge								
Integrated tax	0.00	-	-	-	-	0.00	-	-
Central tax	0.00	-	-	-	-	0.00	-	-
State/UT tax	0.00	-	-	-	-	0.00	-	-
Cess	0.00	-	-	-	-	0.00	-	-

Breakup of tax liability declared (for interest computation)

Period	Integrated tax	Central tax	State/UT tax	Cess
March 2022	0.00	0.00	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.

Date: 23/06/2022

Name of Authorized Signatory

SOHAM MODI

Designation /Status

Director

Form GSTR-9

[See rule 80]

Annual Return

1. Financial Year	2021-22
2. GSTIN	36AADCM5906D2ZD
3(a). Legal name of the registered person	Modi Housing Private Limited
3(b). Trade name, if any	Modi Housing Private Limited
3(c). ARN	AA360322890968L
3(d). Date of Filing	29-12-2022

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)			
			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)	36,000.00	3,240.00	3,240.00	0.00	0.00
B	Supplies made to registered persons (B2B)	51,93,962.00	4,67,456.58	4,67,456.58	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	30,000.00	2,700.00	2,700.00	0.00	0.00

	charge basis					
H	Sub-total (A to G above)	52,59,962.00	4,73,396.58	4,73,396.58	0.00	0.00
I	Credit notes issued in respect of transactions specified in (B) to (E) above (-)	80,000.00	7,200.00	7,200.00	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)	-80,000.00	-7,200.00	-7,200.00	0.00	0.00
N	Supplies and advances on which tax is to be paid (H + M) above	51,79,962.00	4,66,196.58	4,66,196.58	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)			
			Central Tax(₹)	State Tax / UT Tax(₹)	Integrated Tax(₹)	Cess(₹)
	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	27,55,892.00				
E	Nil Rated	0.00				
F	Non-GST supply (includes 'no supply')	7,02,27,971.00				
G	Sub total (A to F above)	7,29,83,863.00				
H	Credit Notes issued in respect of transactions specified	0.00				

	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)	7,29,83,863.00				
N	Total Turnover (including advances) (4N + 5M - 4G above)	7,81,33,825.00	4,63,496.58	4,63,496.58	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)		7,89,928.00	7,89,928.00	0.00	0.00
B	Inward supplies (other than imports and inward supplies liable to reverse charge but includes services received from SEZs)	Inputs	7,89,928.00	7,89,928.00	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
		Capital Goods	0	0	0	0
		Input Services	0	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
		Capital Goods	0	0	0	0
		Input Services	0	0	0	0
E	Import of goods (including supplies from SEZs)	Inputs			0	0
		Capital Goods			0	0
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)		7,89,928.00	7,89,928.00	0.00	0.00
J	Difference (I - A above)		0.00	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
N	Sub-total (K to M above)		0.00	0.00	0.00	0.00
O	Total ITC availed (I + N above)		7,89,928.00	7,89,928.00	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)	0.00	0.00	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	Others	3,47,191.00	3,47,191.00	0.00	0.00
I	Total ITC Reversed (Sum of A to H above)	3,47,191.00	3,47,191.00	0.00	0.00
J	Net ITC Available for Utilization (6O - 7I)	4,42,737.00	4,42,737.00	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)	12,35,297.69	12,35,297.68	1,75,037.42	2,05,160.69
B	ITC as per sum total of 6(B) and 6(H) above	7,89,928.00	7,89,928.00	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)]	4,45,369.69	4,45,369.68	1,75,037.42	2,05,160.69

E	ITC available but not availed	0.00	0.00	0.00	0.00
F	ITC available but ineligible	4,45,369.69	4,45,369.68	1,75,037.42	2,05,160.69
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)	4,45,369.69	4,45,369.68	1,75,037.42	2,05,160.69

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 (₹)			
				Central Tax	State Tax / UT Tax	Integrated Tax	Cess
	1	2	3	4	5	6	7
A	Integrated Tax	0.00	0.00	0.00	0.00	0.00	
B	Central Tax	4,66,197.00	3,593.00	5,57,680.00		0.00	
C	State/UT Tax	4,66,197.00	5,595.00		5,57,680.00	0.00	
D	Cess	0.00	0.00				0.00
E	Interest	156.00	156.00				
F	Late Fees	7,530.00	7,530.00				
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	0.00
12	Reversal of ITC availed during previous financial year		0.00	0.00	0.00	0.00
13	ITC availed for the previous financial year		0.00	0.00	0.00	0.00
	Total turnover(5N + 10 - 11)	7,81,33,825.00	4,63,496.58	4,63,496.58	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		
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
F	Total taxes paid in respect of E above	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

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

Director

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

SUP-GE Traders

Ledger Account

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Apr-21	By **Opening Balance**				31,05,873.00
5-Jul-21	To [redacted]	Payment	PAY/1227/21-22	15,57,571.00	
	RTGS Online 5-7-2021 15,57,571.00 Cr				
	New Ref 06 15,57,571.00 Dr				
	Being online paid to GE Traders against inv No 05 dated 26.03.2021				
	To [redacted]	Payment	PAY/1228/21-22	15,48,302.00	
	RTGS Online 5-7-2021 15,48,302.00 Cr				
	Agst Ref 06 15,48,302.00 Dr				
	Being online paid to GE Traders against inv No 06 dated 26.03.2021 PO No 75640 dt 23.03.2021				
				31,05,873.00	31,05,873.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

SUP-GE Traders

Ledger Account
3-2-74 Gaganal Bazar
Secunderabad-500003

1-Apr-20 to 31-Mar-21

Date	Particulars	Vch Type	Vch No	Debit	Credit
31-Mar-21	By **Steel GST 18%**	**Purchase**	PUR/MAR/1/021/20-21		15,57,571.00
	By **Steel GST 18%**	**Purchase**	PUR/MAR/1/022/20-21		15,48,302.00
					31,05,873.00
	To **Closing Balance**			31,05,873.00	
				31,05,873.00	**31,05,873.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

SUP-Vasant Enterprises

Ledger Account

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
2-Apr-21	By	Steel GST 18%	Purchase	PUR/1001/21-22		24,40,555.00
5-Jun-21	To	[illegible]	Journal	JOU/1017/21-22	24,40,555.00	
					24,40,555.00	24,40,555.00

TAX INVOICE

Sec 23 of Rule 1(1)

G.E TRADERS 1-8-74, General Bazar, Secunderabad - 500 003 GSTIN: 36AHUPG2360G2Z8 MOBILE No: 9246540208 E-Mail: [illegible]	Invoice No.(I):	Dated:26-03-2021
	P.O. No: 7[illegible]/158014 Dt:23-03-2021	Mode/Terms of Payment 30 days
	Supplier's Ref:	Other Reference(s):
Modi Housing (P) Ltd, 5-4-187/3,IIIrd floor,M.G.Road,Secunderabad.	Buyer's Order No:	Dated:
	Despatch Document No:	Delivery Note Date:
	Despatched through TS07UF1642	Destination
GST No: 36AADCM5606D2ZC	Delivery Silver Oak Villas Part 3, Sy.No.11,12,14,15,16,17,18 Kowkur, Hyderabad.	
Reverse Charges: Y / N		

Sl no	Particulars Description of Services	HSN/SAC	Quantity	Rate	per	Amount
1	Steel 8 mm	7214	7020.00	49+50	kg	347490.00
2	Steel 10 mm	7214	7820.00	49+50	kg	387090.00
3	Steel 16 mm	7214	3035.00	48+50	kg	145555.00
4	Steel 20 mm	7214	9040.00	48+50	kg	433440.00
						1319575.00
				CGST	9%	118797.75
				SGST	9%	118797.75
				IGST		
				Total		1557570.50

E & O.E

INR Fifteen lakhs fifty seven thousand five hundred seventy and ps fifty only.

HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Integrated Tax Rate	Integrated Tax Amount
7214	1319575	9%	118750	9%	118750		
Total	1319575.00		118797.75		118797.75		

Company's Bank Details

Bank Name: Canara Bank

Account No.: 3118201004003

Branch & IFS Code: R.P. Road CNRB0003017

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature

For G. E. TRADERS

PROPRIETOR

TAX INVOICE

Sec 23 of Rule 1(1)

G.E.TRADERS 3-2-74, General Bazar Secunderabad - 500 003 GSTIN: 36AHUPG2360G2Z8 MOBILE No: 9246642009 E-Mail: [illegible]	Invoice No.36	Dated 26-03-2021
	PO No.79849/168514 Dt.23-03-2021	Mode/Terms of Payment 30 days
	Supplier's Ref.	Other Reference(s)
Modi Housing (P)Ltd, 5-4-187/3,IInd floor,M.G.Road,Secunderabad.	Buyer's Order No.	Dated
	Despatch Document No.	Delivery Note Date
	Despatched through: TS12UA7206	Destination
GST No. 36AADCM6806D3Z0	Delivery Silver Oak Villas Part 3, Sy.No.11,12,14,15,16,17,18 Kowkur, Hydrabad.	
Reverse Charges Y / N		

Sl No.	Particulars Description of Service	HSN/SAC	Quantity	Rate	per	Amount
1	Steel 10 mm	7214	8440.00	49=50	kg	417788.00
2	Steel 16 mm	7214	5970.00	48=00	kg	286545.00
3	Steel 25 mm	7214	12475.00	48=50	kg	604788.00
						1312120.00
				CGST	9%	118090.00
				SGST	9%	118090.00
				IGST		
				Total		1548301.00

E. & O.E

INR Fifteen lakhs forty eight thousand three hundred one and ps sixty only.

HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Integrated Tax Rate	Integrated Tax Amount
7214	1312120	9%	118091	9%	118091		
Total	1312120.00		118090.00		118090.00		

Company's Bank Details

Bank Name : Canara Bank

Account No. : 3115201301600

Branch & IFS Code : R.P. Road CNRB0003017

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature

For G. E. TRADERS

PROPRIETOR

VASANT ENTERPRISES

Dealers in : Iron & Steel, M. S. & S. S. Plates, Pipes, Angles, Channels, Beams, Rounds, etc.,
Stockist of : All Kinds of Bolts & Nuts, Hardware & General Order Suppliers
5-5-100, Ranigunj, Secunderabad - 500 003. (T.S.)
Ph. : 040-66554351, 66534351 M : 98480 30075 E-mail : mehul.mehta91@yahoo.in

No. 853/21-22 **TAX INVOICE** Date 02.04.21

M/s. MODI HOUSING PVT. LTD.
5-4-187/3 & 4 IInd Floor, MG Road
SEC-BAD - 500003.

GST No. 36AADCM5906D1ZP.

Y. Order No. : 76015 Dt. 30.03.21
D.C. No. : 453. Dt.
Despt. Per : —
Truck No. : AP28TA5155.
Payment Due on : IMMEDIATELY.

S. No.	PARTICULARS	HSN Code	Qty M.T.	Rate	Per	AMOUNT Rs.	P.
1	MS TMT BARS 8MM	7214	14840 Kgs	49.10	EACH KG	728644	00
2	MS TMT BARS 10MM	7214	5450 Kgs	49.10	EACH KG	265631	00
3	MS TMT BARS 16MM	7214	10250 Kgs	48.10	EACH KG	493025	00
4	MS TMT BARS 20MM	7214	12070 Kgs	48.10	EACH KG	580567	00
		Total	42570 Kgs			2067867	00

Rupees TWENTY FOUR LAKHS FOURTY THOUSAND FIVE HUNDRED FIFTY FIVE ONLY.

Karta / Hamali / Others	400/-	
Freight Charges	—	
Total	2068267	00
CGST @ 9 %	186144	03
SGST @ 9 %	186144	03
IGST @ %		
G. Total	2440555	00

Bank : CITY UNION BANK
Branch : M.G. Road, Secunderabad.
A/C No. : 076120000148587
IFSC : CIUB0000076

GST No. 36AAIFV6997M1Z1

Note : Goods once sold will not be taken back. If the amount of the bill is not paid within 15 days interest @ 20% p. a. will be charged. Received the goods in good condition. Subject to Secunderabad Jurisdiction.

E. & O. E.

For VASANT ENTERPRISES

Extracts of GSTR 2A Report.

March,2021

GSTIN : [illegible]

FY : [illegible]

Legal Name : Modi Housing Private Limited

Return Period : March

Trade Name : Modi Housing Private Limited

B2B Invoices / Supplier Details

Display Hide Columns

Search

GSTIN of Supplier	Supplier Name	GSTR-1/IFF/GSTR-1A/GSTR-5 Filing Status	GSTR-1/IFF/GSTR-5 Filing Date	GSTR-1/IFF/GSTR-5 Filing Period	GSTR-3B Filing Status
[illegible]	MODI PROPERTIES PRIVATE LIMITED	Y	[illegible]	[illegible]	Y
[illegible]	Radio Developers LLP	Y	[illegible]	[illegible]	Y
[illegible]	SAI LAKSHMI ENTERPRISES	Y	[illegible]	[illegible]	Y
[illegible]	G.K. TRADERS	Y	[illegible]	[illegible]	Y

B2B Invoice Summary

Invoices in Digest

Display Hide Columns

Search

Invoice No.	Invoice Date	Invoice Type	Place Of Supply	Supply attract Reverse Charge	Total Invoice Value (₹)	Total Taxable Value (₹)	Integrated Tax (₹)	Central Tax (₹)	State/UT Tax (₹)	CESS (₹)	Source
[illegible]	[illegible]	R	Telangana	N	[illegible]	[illegible]	0.00	[illegible]	[illegible]	0.00	
[illegible]	[illegible]	R	Telangana	N	[illegible]	[illegible]	0.00	[illegible]	[illegible]	0.00	

BACK

April,2021

GSTIN - [illegible]

FY - 2021-22

Legal Name - Modi Housing Private Limited

Return Period - April

Trade Name - Modi Housing Private Limited

GSTIN of Supplier	Supplier Name	GSTR-1/IFF/GSTR-1A/GSTR-5 Filing Status	GSTR-1/IFF/GSTR-5 Filing Date	GSTR-1/IFF/GSTR-5 Filing Period	GSTR-3B Filing Status
[illegible]	[illegible]	1	13-May-21	Apr-21	1

Invoice No.	Invoice Date	Invoice Type	Place Of Supply	Supply attract Reverse Charge	Total Invoice Value (₹)	Total Creditable Value (₹)	Integrated Tax (₹)	Central Tax (₹)	State/UT Tax (₹)	Cess (₹)	Remarks
1	02-01-2021	R	Telangana	N	21,[illegible]	20,[illegible]	0.00	1,86,[illegible]	1,86,[illegible]	0.00	

Tax Invoice

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN\UIN: 36AADCM5966D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/II10010**	Dated **23-Jun-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **Silver Oak Villas LLP-Phase III** GSTIN\UIN : 36ADBFS3283A2Z7 State Name : Telangana, Code : 36	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	
Buyer (Bill to) **Silver Oak Villas LLP-Phase III** GSTIN/UIN : 36ADBFS3283A2Z7 State Name : Telangana, Code : 36		

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**RMS-Steel**	721410				**46,99,962.00**
	Output CGST 9%			9	%	**4,22,996.58**
	Output SGST 9%			9	%	**4,22,996.58**
	Less : **Rounding Off**					**(-)0.16**
	Total					**₹ 55,45,955.00**

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

Indian Rupees Fifty Five Lakh Forty Five Thousand Nine Hundred Fifty Five Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
721410	46,99,962.00	9%	4,22,996.58	9%	4,22,996.58	8,45,993.16
Total	**46,99,962.00**		**4,22,996.58**		**4,22,996.58**	**8,45,993.16**

Tax Amount (in words) : **Indian Rupees Eight Lakh Forty Five Thousand Nine Hundred Ninety Three and Sixteen paise Only**

Remark:
Being steel sold to Silver oak villas Phase III of 98300
kgs against PO No 77427 dt 05.06.2021

for Modi Housing PVT Ltd - SOV

Authorised Signatory

This is a Computer Generated Invoice

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 or intimation of tax ascertained through Form GST DRC-01A

ARN :AD360525007759R **Date :10/05/2025**

1	GSTIN	36AADCM5906D2ZO	
2	Name	Modi Housing Private Limited	
3	Cause of Payment	After issuance of SCN/Statement but before issuance of the order	
4	Section under which voluntary payment is made	73	
5	Details of After issuance of SCN/Statement but before issuance of the order	Reference No:ZD3611240132810	Date Of issue:13/11/2024
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	APR 2021-MAR 2022	CGST	Telangana	12,000.00	6,699.00	0.00	12,550.00	0.00	31,249.00	Cash	DC3605250020706	10/05/2025
2	APR 2021-MAR 2022	SGST	Telangana	12,000.00	6,699.00	0.00	12,550.00	0.00	31,249.00	Cash	DC3605250020706	10/05/2025

8. Reasons, If any -

Reversal of ITC to the tune of Rs.24,000/-+ applicable interest of Rs.13,398/- under para 1 and Payment of Late fee amounting to Rs.25,100/- for late filing of GSTR 1 returns under para 4 of the DRC-01 ZD3611240132810 dated 13-11-2024

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: Director
Date: 10/05/2025

						1,76,88,972				1,47,38,921	1,75,017	15,33,296	15,33,296	5,61,181
GSTR-1A period (MMM-YY)	GSTIN of supplier	Trade/Legal name of supplier	Invoice number	Invoice type	Invoice date	Invoice value (₹)	Place of supply	Supply attract Rev Chg	Rate (%)	Taxable value (₹)	Integrated tax (₹)	Central tax (₹)	State/UT tax (₹)	Cess (₹)
APR-21	36AADCC4331E1ZO	M/S CARS GOLD PRIVATE LIMITED	TE/2122/NG/33	R	30/04/2021	49,500	Telangana	N	3	47,787	0	717	717	0
APR-21	36AADCV9173R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGMA-2122-89	R	27/04/2021	9,900	Telangana	N	5	9,429	0	236	236	0
APR-21	36AAEFV9997J1Z3	SRI VASANT ENTERPRISES	3	R	01/04/2021	24,48,333	Telangana	N	18	20,98,287	0	1,99,144	1,99,144	0
APR-21	36AAEFC7710C1ZV	KGW & CO	2021-2022-04	R	03/04/2021	24,781	Telangana	N	18	21,000	0	1,890	1,890	0
APR-21	36AAEFC7710C1ZV	KGW & CO	2021-2022-123	R	04/04/2021	3,540	Telangana	N	18	3,000	0	270	270	0
APR-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10504	R	10/04/2021	38,500	Telangana	N	18	32,636	0	8,781	8,781	0
APR-21	36AEQPR6170G1ZZ	SRI BHAVANI ADS	13	R	24/04/2021	5,900	Telangana	N	18	5,000	0	450	450	0
APR-21	36AEQPR6170G1ZZ	SRI BHAVANI ADS	17	R	22/04/2021	46,000	Telangana	N	18	39,000	0	3,510	3,510	0
MAY-21	36AADCV9173R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGMA-2122-84	R	27/05/2021	4,557	Telangana	N	5	4,421	0	117	117	0
MAY-21	36AAEFV9997J1Z3	SRI VASANT ENTERPRISES	3	R	11/05/2021	1,85,040	Telangana	N	18	1,12,746	0	33,147	33,147	0
MAY-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10007	R	01/05/2021	44,098	Telangana	N	18	37,621	0	3,386	3,386	0
MAY-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10015	R	01/05/2021	7,116	Telangana	N	18	6,033	0	543	543	0
MAY-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10131	R	01/05/2021	5,400	Telangana	N	18	4,500	0	405	405	0
MAY-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10174	R	01/05/2021	29,638	Telangana	N	18	24,913	0	2,166	2,166	0
MAY-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10184	R	01/05/2021	73,179	Telangana	N	18	62,016	0	5,581	5,581	0
MAY-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10208	R	01/05/2021	18,348	Telangana	N	18	15,567	0	1,401	1,401	0
MAY-21	36AEQPR6170G1ZZ	M/S SRI BHAVANI DIGITALS	56	R	17/04/2021	14,751	Telangana	N	12	13,171	0	790	790	0
JUN-21	33AAKCG9751C1ZU	GYMPAC VENTURES PRIVATE LIMITED	GVSLF/T/2021-22/2	R	01/06/2021	11,80,364	Telangana	N	18	9,36,730	1,68,613	0	0	0
JUN-21	36AADCR2559F1ZD	RELIABLE ENGG PRODUCTS INDIA PVT LTD	RE/CR/548	R	02/06/2021	14,279	Telangana	N	18	12,200	0	1,189	1,189	0
JUN-21	36AADCV9173R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGMA-2122-93	R	27/06/2021	9,900	Telangana	N	5	9,429	0	236	236	0
JUN-21	36AAYCS1125D1ZB	SRI PARAMESWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SP-MYD-21-22-334	R	16/06/2021	7,377	Telangana	N	18	6,250	0	563	563	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	17922	R	21/06/2021	227	Telangana	N	18	192	0	17	17	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	17899	R	21/06/2021	8,732	Telangana	N	18	7,400	0	666	666	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	17864	R	18/06/2021	6,145	Telangana	N	18	5,208	0	468	468	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	17863	R	14/06/2021	2,787	Telangana	N	18	2,362	0	211	211	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	17861	R	14/06/2021	14,160	Telangana	N	18	12,000	0	1,080	1,080	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	17827	R	02/06/2021	5,160	Telangana	N	18	4,449	0	400	400	0
JUN-21	36AQGFS2844C1ZT	SUMMIT SALES LLP	SSLO2021-22/10338	R	30/06/2021	73,179	Telangana	N	18	62,016	0	5,581	5,581	0

JUN-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10338	R	30/06/2021	115	Telangana	N	18	100	0	9	9	0
JUN-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10287	R	30/06/2021	16,839	Telangana	N	18	14,000	0	1,260	1,260	0
JUN-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10922	R	30/06/2021	18,234	Telangana	N	18	15,350	0	1,403	1,403	0
JUN-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10178	R	30/06/2021	28,949	Telangana	N	18	24,524	0	2,207	2,207	0
JUN-21	36ADVPS3801Q1ZR	MARUTHI INDUSTRIES	19/2021	R	07/06/2021	53,649	Telangana	N	18	45,796	0	4,473	4,473	0
JUN-21	36ADVPT3801Q1ZR	MARUTHI INDUSTRIES	80/2021	R	09/06/2021	24,544	Telangana	N	18	20,800	0	1,872	1,872	0
JUN-21	36AEPPS4618F1ZT	M/S PURNIMA MOSAIC TILES	1697	R	10/06/2021	37,760	Telangana	N	18	32,000	0	2,880	2,880	0
JUN-21	36AFQPR4754J1ZD	SRI BHAVANI ADS	61	R	30/06/2021	46,050	Telangana	N	18	39,000	0	3,510	3,510	0
JUN-21	36AFQPR4754J1ZD	SRI BHAVANI ADS	97	R	22/06/2021	29,148	Telangana	N	18	24,700	0	2,223	2,223	0
JUN-21	36AFRPG4118E1ZT	ELEMANT ENTERPRISES	EEE/22/2109	R	17/06/2021	708	Telangana	N	18	600	0	54	54	0
JUN-21	36AEBPG5089C1ZD	SAI LAKSHMI ENTERPRISES	INV-2021-22-39	R	03/06/2021	16,122	Telangana	N	5	15,337	0	384	384	0
JUN-21	36AEBPG5089C1ZD	SAI LAKSHMI ENTERPRISES	INV-2021-22-41	R	17/06/2021	16,122	Telangana	N	5	15,337	0	384	384	0
JUN-21	36ACPPK8831P1ZN	M S VARMA MEDIA	2048	R	28/06/2021	10,208	Telangana	N	5	9,720	0	243	243	0
JUN-21	36DDCPG9172D1ZM	LEONITO CREATIVES	LSAC-2021-22-019	R	29/06/2021	48,220	Telangana	N	18	40,800	0	2,160	2,160	0
JUL-21	27AADCN9802F1ZG	NATIONAL SECURITIES DEPOSITORY LIMITED	IN-21-11/07/380	R	31/07/2021	11,638	Telangana	N	18	10,333	1,340	0	0	0
JUL-21	36AABFD4178J1ZE	360 DEGREE WHEELS	49	R	02/07/2021	5,200	Telangana	N	28	4,063	0	568	568	0
JUL-21	36AADCO8181E1ZD	M/S CAPS GOLD PRIVATE LIMITED	TE/1122 SIG 56	R	06/07/2021	48,320	Telangana	N	3	47,375	0	711	711	0
JUL-21	36AADCV8173F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-121	R	17/07/2021	4,887	Telangana	N	5	4,653	0	117	117	0
JUL-21	36AADCV8173F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-114	R	17/07/2021	4,887	Telangana	N	5	4,653	0	117	117	0
JUL-21	36AAFFU1108E1ZM	RAJASMANI TILES COMPANY	192	R	03/07/2021	11,200	Telangana	N	5	10,667	0	533	533	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	13424	R	21/07/2021	2,193	Telangana	N	18	1,859	0	162	162	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	18399	R	19/07/2021	1,60,210	Telangana	N	28	1,25,164	0	17,523	17,523	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10999	R	31/07/2021	1,260	Telangana	N	18	1,068	0	96	96	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10448	R	31/07/2021	76,178	Telangana	N	18	62,018	0	7,081	7,081	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10407	R	31/07/2021	19,498	Telangana	N	18	16,531	0	941	941	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10669	R	31/07/2021	36,838	Telangana	N	18	31,000	0	2,790	2,790	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10412	R	31/07/2021	1,18,334	Telangana	N	18	1,00,300	0	9,017	9,017	0
JUL-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSLO0501-22/10478	R	31/07/2021	20,947	Telangana	N	18	18,140	0	1,759	1,759	0
JUL-21	36ADVPT3801Q1ZR	MARUTHI INDUSTRIES	102/2021	R	12/07/2021	42,126	Telangana	N	18	35,700	0	3,213	3,213	0
JUL-21	36ADVPT3801Q1ZR	MARUTHI INDUSTRIES	85/2021	R	21/07/2021	47,248	Telangana	N	18	40,000	0	4,248	4,248	0
JUL-21	36ADVPS3801Q1ZR	MARUTHI INDUSTRIES	20/2021	R	09/07/2021	13,009	Telangana	N	5	12,378	0	1,181	1,181	0
JUL-21	36AFQPR4754J1ZD	SRI BHAVANI ADS	94	R	22/07/2021	46,050	Telangana	N	18	39,000	0	3,510	3,510	0

AUG-21	39AACCO5904M1ZI	OPEN FINANCIAL TECHNOLOGIES PRIVATE LIMITED	SUB-21-22-00017	R	26/08/2021	8,850	Telangana	N	18	7,527	1,373	0	0	0
AUG-21	39AACCO5904M1ZI	OPEN FINANCIAL TECHNOLOGIES PRIVATE LIMITED	TEXT/22-1026544	R	31/08/2021	0	Telangana	N	18	0	0	0	0	0
AUG-21	36AABCD5242R1Z3	DILPREET TUBES PVT LTD	DT/18	R	25/08/2021	38,025	Telangana	N	18	34,225	0	2,287	2,287	0
AUG-21	36AABCD5242R1Z3	DILPREET TUBES PVT LTD	DT/17	R	27/08/2021	34,225	Telangana	N	18	32,325	0	2,951	2,951	0
AUG-21	36AABCD5242R1Z3	DILPREET TUBES PVT LTD	117	R	28/08/2021	33,834	Telangana	N	18	30,472	0	2,742	2,742	0
AUG-21	36AABCD5242R1Z3	DILPREET TUBES PVT LTD	116	R	27/08/2021	56,904	Telangana	N	18	48,190	0	4,347	4,347	0
AUG-21	36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL/0987	R	07/08/2021	3,30,386	Telangana	N	18	2,79,872	0	33,118	33,118	0
AUG-21	36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL/0986	R	07/08/2021	1,00,788	Telangana	N	18	85,054	0	8,372	8,372	0
AUG-21	36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL/0987	R	10/08/2021	1,00,788	Telangana	N	18	85,054	0	8,372	8,372	0
AUG-21	36AAGFP0487A1ZL	PREMIER ENGINEERING CORPORATION	142/21-22/0668	R	07/08/2021	45,679	Telangana	N	18	38,800	0	3,439	3,439	0
AUG-21	36AABCC0331E1ZO	M/S CAPS GOLD PRIVATE LIMITED	TE/2122/NG/72	R	07/08/2021	48,000	Telangana	N	5	47,787	0	717	717	0
AUG-21	36AACCV9973F1ZG	V GREEN MEDIA PRIVATE LIMITED	VGM/2122/247	R	14/08/2021	4,600	Telangana	N	5	4,605	0	117	117	0
AUG-21	36AAOFG9773A1ZS	GLOBAL SAFETY SOLUTIONS	1843	R	31/08/2021	1,180	Telangana	N	5	973	0	14	14	0
AUG-21	36AAOFG9773A1ZS	GLOBAL SAFETY SOLUTIONS	1842	R	31/08/2021	1,180	Telangana	N	18	973	0	82	82	0
AUG-21	36AAYCS3133D1ZB	SRI PARAMESHWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SP-MTD 21-22/217	R	11/08/2021	7,750	Telangana	N	18	6,350	0	592	592	0
AUG-21	36ADQFS3844C1ZT	SUMMIT SALES LLP	19000	R	26/08/2021	51,000	Telangana	N	18	42,800	0	3,877	3,877	0
AUG-21	36ADQFS3844C1ZT	SUMMIT SALES LLP	18000	R	26/08/2021	11,200	Telangana	N	18	9,514	0	836	836	0
AUG-21	36ADQFS3844C1ZT	SUMMIT SALES LLP	18795	R	11/08/2021	9,111	Telangana	N	18	7,843	0	638	638	0
AUG-21	36ADVPV3001Q1ZB	MAKE THE DIGITALIES	111/2021	R	05/08/2021	33,140	Telangana	N	18	27,195	0	2,596	2,596	0
AUG-21	36ADCPG1608E1ZK	SRI ARIHANT STEELS	1174/21-22	R	18/08/2021	2,19,894	Telangana	N	18	1,71,029	0	24,933	24,933	0
AUG-21	36AEHPG0207J1ZV	VEERABHADRA ENTERPRISES	379	R	25/08/2021	1,000	Telangana	N	18	900	0	81	81	0
AUG-21	36AEQPR4734H1ZD	SRI BHAVANI ADS	121	R	24/08/2021	23,010	Telangana	N	18	19,506	0	1,752	1,752	0
AUG-21	36AEBPK0412E1ZV	ELEGANT ENTERPRISES	EE/122-2212	R	11/08/2021	4,800	Telangana	N	18	4,073	0	367	367	0
AUG-21	36ALPPR8811F1ZW	M/S VARNA MEDIA	2100	R	14/08/2021	19,200	Telangana	N	5	9,720	0	240	240	0
AUG-21	36AGPPG0711K1ZT	SRI BHAVANI ENTERPRISES	SE/21-22/143	R	13/08/2021	13,830	Telangana	N	18	11,796	0	1,003	1,003	0
SEP-21	39AACCO5904M1ZI	OPEN FINANCIAL TECHNOLOGIES PRIVATE LIMITED	TEXT/22-1118333	R	30/09/2021	9	Telangana	N	18	8	1	0	0	0
SEP-21	36AAATK3944A1ZV	KOTAK MAHINDRA PRIME LTD	KOMP0000003882134	R	30/09/2021	1,100	Telangana	N	18	932	0	84	84	0
SEP-21	36AAATK3944A1ZV	KOTAK MAHINDRA PRIME LTD	KOMP0000003882135	R	30/09/2021	1,500	Telangana	N	18	1,271	0	114	114	0
SEP-21	36AAATK3944A1ZV	KOTAK MAHINDRA PRIME LTD	KOMP0000003882418	R	30/09/2021	2,395	Telangana	N	18	2,029	0	183	183	0
SEP-21	36AABCM4761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL/1103	R	29/09/2021	1,00,788	Telangana	N	18	85,054	0	8,372	8,372	0

SEP-21	36AACCV9173F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/4121-17	R	06/09/2021	9,923	Telangana	N	6	9,450	0	236	236	0
SEP-21	36AAEFA3574L1ZO	AKASH STEELS	AS/2021-22/0212	R	27/09/2021	3,882	Telangana	N	18	3,289	0	293	293	0
SEP-21	36AAEFA3574L1ZO	AKASH STEELS	AS/2021-22/0211	R	27/09/2021	2,06,403	Telangana	N	18	1,75,024	0	15,896	15,896	0
SEP-21	36AABCM1424F1ZM	MODY AUTO INDIA PRIVATE LIMITED	274	R	30/09/2021	17,49,000	Telangana	N	28	13,96,824	0	1,49,938	1,49,938	1,07,341
SEP-21	36AAYCS5123D1ZB	SRI PARAMESHWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SPWTD/21-22/1001	R	21/09/2021	4,457	Telangana	N	18	3,755	0	351	351	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19859	R	29/09/2021	11,424	Telangana	N	12	10,200	0	612	612	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19599	R	01/09/2021	33,188	Telangana	N	18	29,825	0	2,684	2,684	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19448	R	20/09/2021	46,434	Telangana	N	18	41,016	0	2,709	2,709	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19448	R	20/09/2021	33,413	Telangana	N	18	29,229	0	2,146	2,146	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19513	R	21/09/2021	4,551	Telangana	N	12	3,845	0	353	353	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19139	R	03/09/2021	33,333	Telangana	N	18	27,749	0	2,817	2,817	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19333	R	15/09/2021	27,334	Telangana	N	18	23,376	0	2,104	2,104	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19599	R	01/09/2021	19,739	Telangana	N	18	16,705	0	1,517	1,517	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19599	R	01/09/2021	19,739	Telangana	N	18	16,755	0	1,492	1,492	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19571	R	27/09/2021	9,142	Telangana	N	18	8,305	0	837	837	0
SEP-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	SSCD/2021-22/10/48	R	30/09/2021	5,221	Telangana	N	18	4,429	0	421	421	0
SEP-21	36ADVPP2301Q1ZR	MARUTHI INDUSTRIES	125/2021	R	03/09/2021	87,654	Telangana	N	18	74,217	0	6,689	6,689	0
SEP-21	36ADVPP2301Q1ZR	MARUTHI INDUSTRIES	138/2021	R	13/09/2021	55,748	Telangana	N	18	47,386	0	3,947	3,947	0
SEP-21	36ADVPP2301Q1ZR	MARUTHI INDUSTRIES	148/2021	R	23/09/2021	88,171	Telangana	N	18	74,847	0	6,662	6,662	0
SEP-21	36AEDPC7831H1ZB	ANDHRA PUMPS & MOTORS	82009	R	13/09/2021	14,988	Telangana	N	18	12,706	0	1,141	1,141	0
SEP-21	36AESPR8750H1ZP	SRI BHAVANI ADS	131	R	21/09/2021	23,010	Telangana	N	18	19,506	0	1,752	1,752	0
SEP-21	36ALPPK6811F1ZW	M/S VARMA MEDIA	2120	R	25/09/2021	10,204	Telangana	N	5	9,719	0	243	243	0
SEP-21	36DDCPG8511D1ZM	LEONIDO CREATIVES	LSIC/2021-22/024	R	21/09/2021	20,188	Telangana	N	12	18,666	0	1,060	1,060	0
OCT-21	36AABCM7916E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL/2021	R	30/10/2021	1,00,748	Telangana	N	18	85,404	0	8,172	8,172	0
OCT-21	36AABCM1424F1ZM	MODY AUTO INDIA PRIVATE LIMITED	21/2954-21/2/00157	R	12/10/2021	48,998	Telangana	N	18	41,372	0	3,813	3,813	0
OCT-21	36AALFW6114K1ZT	HI-TECH INFRA PROJECTS	834	R	30/10/2021	33,130	Telangana	N	18	28,746	0	2,677	2,677	0
OCT-21	36AALFW6114K1ZT	HI-TECH INFRA PROJECTS	795	R	05/10/2021	45,905	Telangana	N	18	38,958	0	3,473	3,473	0
OCT-21	36AALFW6114K1ZT	HI-TECH INFRA PROJECTS	814	R	09/10/2021	11,730	Telangana	N	18	9,915	0	907	907	0
OCT-21	36AALFW6114K1ZT	HI-TECH INFRA PROJECTS	835	R	07/10/2021	23,405	Telangana	N	18	19,830	0	1,787	1,787	0
OCT-21	36AABFK4733J1ZG	K P R INFRA	34	R	04/10/2021	1,28,700	Telangana	N	18	1,09,068	0	9,816	9,816	0
OCT-21	36ACQFS2044C1ZT	SUMMIT SALES LLP	19617A	R	01/10/2021	11,424	Telangana	N	12	10,200	0	612	612	0
OCT-21	36ACTPG4864A1ZG	PRAFUL SANITARY	PS/21-22/028	R	07/10/2021	1,541	Telangana	N	18	1,306	0	118	118	0
OCT-21	36ACTPG4864A1ZG	PRAFUL SANITARY	PS/21-22/027	R	27/10/2021	20,448	Telangana	N	18	17,496	0	1,476	1,476	0
OCT-21	36ACTPG4864A1ZG	PRAFUL SANITARY	PS/21-22/013	R	01/09/2021	1,21,485	Telangana	N	18	1,06,338	0	9,573	9,573	0
OCT-21	36ADDPG1609B1ZK	SRI ARIHANT STEELS	1344/21-22	R	27/10/2021	4,89,434	Telangana	N	18	4,14,924	0	37,244	37,244	0

OCT-21	36AEQPR8778M2Z8	SRI BHAVANI ADS	178	R	20/10/2021	22,656	Telangana	N	18	19,200	0	1,728	1,728	0
NOV-21	36AABCM4781E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL11136	R	30/11/2021	1,09,768	Telangana	N	18	93,024	0	8,372	8,372	0
NOV-21	36AADCV8573R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-260	R	18/11/2021	9,923	Telangana	N	5	9,450	0	236	236	0
NOV-21	36AADCV8573R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-261	R	18/11/2021	2,481	Telangana	N	5	2,363	0	59	59	0
NOV-21	36AADCV8573R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-262	R	18/11/2021	9,923	Telangana	N	5	9,450	0	236	236	0
NOV-21	36AALFH8114R1Z7	HI-TECH INFRA PROJECTS	738	R	12/11/2021	19,500	Telangana	N	18	16,525	0	1,487	1,487	0
NOV-21	36ADQFS2044C1Z7	SUMMIT SALES LLP	20287	R	05/11/2021	1,76,048	Telangana	N	28	1,37,538	0	19,255	19,255	0
NOV-21	36ADQFS2044C1Z7	SUMMIT SALES LLP	20321	R	10/11/2021	5,670	Telangana	N	5	5,400	0	135	135	0
NOV-21	36ADQFS2044C1Z7	SUMMIT SALES LLP	20962	R	27/11/2021	7,286	Telangana	N	18	6,174	0	556	556	0
NOV-21	36ADQFS2044C1Z7	SUMMIT SALES LLP	SSCO/2021-22/10081	R	30/11/2021	63,724	Telangana	N	18	54,003	0	4,860	4,860	0
NOV-21	36ADZPG1600B1ZK	SRI ARIHANT STEELS	1275/21-22	R	22/11/2021	4,136	Telangana	N	18	3,505	0	315	315	0
NOV-21	36ADZPG1600B1ZK	SRI ARIHANT STEELS	1280/21-22	R	26/11/2021	16,827	Telangana	N	18	14,260	0	1,283	1,283	0
NOV-21	36AEQPR8778M2Z8	SRI BHAVANI ADS	204	R	24/11/2021	22,656	Telangana	N	18	19,200	0	1,728	1,728	0
NOV-21	36AIBPB2411E1Z7	ELEGANT ENTERPRISES	EE/122-2173	R	15/11/2021	8,850	Telangana	N	18	7,500	0	675	675	0
NOV-21	36AEBPG1040Q1ZD	SAI LAKSHMI ENTERPRISES	INV/2021-22/183	R	22/11/2021	14,375	Telangana	N	5	13,690	0	342	342	0
NOV-21	36ATFPA1307R1ZC	SANTHOSH TARPAULIN	104	R	27/11/2021	10,856	Telangana	N	18	9,200	0	828	828	0
NOV-21	36BNCPR1093B1ZI	SREE SAI SHARANYA ENTERPRISES	101	R	22/11/2021	21,750	Telangana	N	5	20,714	0	518	518	0
NOV-21	36BNCPR1093B1ZI	SREE SAI SHARANYA ENTERPRISES	61	R	02/11/2021	12,500	Telangana	N	5	11,905	0	298	298	0
NOV-21	36BNCPR1093B1ZI	SREE SAI SHARANYA ENTERPRISES	90	R	18/11/2021	21,750	Telangana	N	5	20,714	0	518	518	0
NOV-21	36BNCPR1093B1ZI	SREE SAI SHARANYA ENTERPRISES	87	R	12/11/2021	19,275	Telangana	N	5	18,357	0	459	459	0
DEC-21	36AABCM4781E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL11148	R	31/12/2021	1,09,768	Telangana	N	18	93,024	0	8,372	8,372	0
DEC-21	36AACCF8979P1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	DEC-SB-B-21-15	R	23/12/2021	11,800	Telangana	N	18	10,000	0	900	900	0
DEC-21	36AACFP8837A1ZL	PREMIER ENGINEERING CORPORATION	SAL/21-22/1312	R	03/12/2021	1,03,812	Telangana	N	18	87,977	0	7,918	7,918	0
DEC-21	36AACFP8837A1ZL	PREMIER ENGINEERING CORPORATION	SAL/21-22/1334	R	13/12/2021	31,329	Telangana	N	18	26,550	0	2,390	2,390	0
DEC-21	36AACFP8837A1ZL	PREMIER ENGINEERING CORPORATION	SAL/21-22/1348	R	16/12/2021	26,640	Telangana	N	18	22,576	0	2,032	2,032	0
DEC-21	36AADCV8573R1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM-2122-332	R	31/12/2021	9,923	Telangana	N	5	9,450	0	236	236	0
DEC-21	36AAGCM1356L1ZD	M.K. MOBILES PRIVATE LIMITED	237	R	08/12/2021	18,000	Telangana	N	18	15,254	0	1,373	1,373	0
DEC-21	36AAIFV8997M1Z1	M/S VASANT ENTERPRISES	902	R	03/12/2021	6,24,580	Telangana	N	18	5,29,305	0	47,637	47,637	0
DEC-21	36AALFH8114R1Z7	HI-TECH INFRA PROJECTS	815	R	31/12/2021	1,29,500	Telangana	N	18	1,09,746	0	9,877	9,877	0
DEC-21	36AASFK7373D1ZY	KGM & CO	2021-2022/374	R	01/12/2021	6,320	Telangana	N	18	5,356	0	482	482	0
DEC-21	36AASFK7373D1ZY	KGM & CO	2021-2022/441	R	02/12/2021	28,910	Telangana	N	18	24,500	0	2,205	2,205	0

DEC-21	36AAYCS3123D1ZB	SRI PARAMESHWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SPMYD-21-22/1334	R	05/12/2021	8,400	Telangana	N	18	5,300	0	492	492	0
DEC-21	36AAYCS3123D1ZB	SRI PARAMESHWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SPMYD-21-22/1331	R	05/12/2021	7,784	Telangana	N	18	5,500	0	392	392	0
DEC-21	36AAYCS3123D1ZB	SRI PARAMESHWARA ENGINEERING SOLUTIONS PRIVATE LIMITED	SPMYD-21-22/1351	R	10/12/2021	10,248	Telangana	N	18	8,000	0	774	774	0
DEC-21	36ABCFB6109M1ZA	KONIKA TRADING CO	778	R	04/12/2021	3,250	Telangana	N	18	2,750	0	231	231	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20848	R	09/12/2021	3,000	Telangana	N	18	2,543	0	229	229	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20906	R	10/12/2021	841	Telangana	N	18	960	0	50	50	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	21100	R	17/12/2021	3,929	Telangana	N	18	3,330	0	300	300	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20624	R	01/12/2021	1,534	Telangana	N	18	1,300	0	117	117	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	21037	R	21/12/2021	3,000	Telangana	N	5	270	0	8	8	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	21037	R	21/12/2021	6,000	Telangana	N	18	6,440	0	330	330	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	21083	R	21/12/2021	3,733	Telangana	N	18	3,204	0	288	288	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	21133	R	23/12/2021	83,341	Telangana	N	18	83,888	0	7,473	7,473	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20704	R	04/12/2021	11,839	Telangana	N	18	10,073	0	907	907	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20838	R	11/12/2021	1,303	Telangana	N	18	1,330	0	122	122	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20973	R	16/12/2021	4,521	Telangana	N	18	3,845	0	346	346	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	20836	R	11/12/2021	9,564	Telangana	N	18	7,934	0	714	714	0
DEC-21	36ACQFS3044C1ZT	SUMMIT SALES LLP	SSCCCH21-22/10204	R	31/12/2021	44,308	Telangana	N	18	37,528	0	3,377	3,377	0
DEC-21	36ACTFG4864A1ZG	TRAFCO SANITARY	35121-22345	R	15/12/2021	1,27,600	Telangana	N	18	1,22,364	0	11,013	11,013	0
DEC-21	36ADTPY5801Q2ZR	MARUTHI INDUSTRIES	2142001	R	06/12/2021	1,16,130	Telangana	N	18	98,300	0	8,847	8,847	0
DEC-21	36AEBPC7033H1ZB	ANDHRA PUMPS & MOTORS	83147	R	11/12/2021	92,587	Telangana	N	12	12,732	0	1,304	1,304	0
DEC-21	36AEBPC7033H1ZB	ANDHRA PUMPS & MOTORS	83147	R	11/12/2021	92,587	Telangana	N	18	78,414	0	7,121	7,121	0
DEC-21	36AELFS6374N1ZC	SHUBHAM ENTERPRISES	SE/21-22/1401	R	06/12/2021	2,180	Telangana	N	18	1,850	0	167	167	0
DEC-21	36AELFS6374N1ZC	SHUBHAM ENTERPRISES	SE/21-22/1357	R	09/12/2021	1,888	Telangana	N	18	1,600	0	144	144	0
DEC-21	36AELFS6374N1ZC	SHUBHAM ENTERPRISES	SE/21-22/1449	R	16/12/2021	366	Telangana	N	18	310	0	28	28	0
DEC-21	36AEPPP9619F1ZD	M/S PURNIMA MOSAIC TILES	2733	R	14/12/2021	44,634	Telangana	N	18	37,886	0	3,409	3,409	0
DEC-21	36AEQPR8379M1ZA	M/S SRI BHAVANI DIGITALS	76	R	15/12/2021	1,886	Telangana	N	18	1,600	0	96	96	0
DEC-21	36AEQPR8379M1ZB	SRI BHAVANI ADS	231	R	24/12/2021	19,010	Telangana	N	18	16,100	0	1,722	1,722	0
DEC-21	36ALTPK0413E1ZS	ELEGANT ENTERPRISES	EE/21-0421	R	16/12/2021	4,011	Telangana	N	18	3,400	0	306	306	0
DEC-21	36ALPPK6811P1ZN	M/S VARNA MEDIA	2149	R	15/12/2021	10,504	Telangana	N	5	9,720	0	243	243	0
DEC-21	36ANTPS1874C1ZF	M/S SURYA ELECTRONICS	462-21-22	R	02/12/2021	33,473	Telangana	N	18	30,456	0	2,736	2,736	0
DEC-21	36ATTPA4207R1ZC	SANTHOSH TARPAULIN	104	R	01/12/2021	10,854	Telangana	N	18	9,200	0	828	828	0
DEC-21	36BNCPR1068H1ZI	SHREE SAI SHARANYA ENTERPRISES	130	R	21/12/2021	15,400	Telangana	N	5	14,714	0	368	368	0
DEC-21	36BNCPR1068H1ZI	SHREE SAI SHARANYA ENTERPRISES	112	R	14/12/2021	10,800	Telangana	N	5	10,286	0	257	257	0
DEC-21	36BNCPR1068H1ZI	SHREE SAI SHARANYA ENTERPRISES	134	R	30/12/2021	29,664	Telangana	N	5	28,221	0	706	706	0
DEC-21	36BNCPR1068H1ZI	SHREE SAI SHARANYA ENTERPRISES	129	R	23/12/2021	15,400	Telangana	N	5	14,714	0	368	368	0

JAN-22	36AAACU0158Q2Z6	M/S BDC CONCRETE INDIA PRIVATE LTD	4MYV21AR38122	R	04/01/2022	14,800	Telangana	N	18	12,545	0	1,129	1,129	0
JAN-22	36AAACU0158Q2Z6	M/S BDC CONCRETE INDIA PRIVATE LTD	4MYV21AR38113	R	04/01/2022	22,200	Telangana	N	18	18,814	0	1,692	1,692	0
JAN-22	36AAACU0158Q2Z6	M/S BDC CONCRETE INDIA PRIVATE LTD	4MYV21AR38118	R	04/01/2022	22,200	Telangana	N	18	18,814	0	1,692	1,692	0
JAN-22	36AAACU0158Q2Z6	M/S BDC CONCRETE INDIA PRIVATE LTD	4MYV21AR38108	R	04/01/2022	22,200	Telangana	N	18	18,814	0	1,692	1,692	0
JAN-22	36AAACU0158Q2Z6	M/S BDC CONCRETE INDIA PRIVATE LTD	4MYV21AR38109	R	04/01/2022	15,900	Telangana	N	18	13,479	0	1,211	1,211	0
JAN-22	36AABCM9791E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPP21047	R	31/01/2022	1,80,700	Telangana	N	18	99,004	0	8,372	8,372	0
JAN-22	36AAFFP6317A1ZL	PREMIER ENGINEERING CORPORATION	SAL/21-22/1494	R	13/01/2022	1,11,300	Telangana	N	18	94,338	0	8,490	8,490	0
JAN-22	36AADCC0131E1ZO	M/S CAPS GOLD PRIVATE LIMITED	TE/21-22/0210	R	18/01/2022	48,800	Telangana	N	3	48,550	0	723	723	0
JAN-22	36AAFCV6173F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/21-22/347	R	07/01/2022	4,887	Telangana	N	5	4,661	0	117	117	0
JAN-22	36AALFG0114Q1ZT	HI-TECH INFRA PROJECTS	926	R	04/01/2022	83,380	Telangana	N	18	70,390	0	7,055	7,055	0
JAN-22	36AAJFU1158E1ZM	RAJADHANI TILES COMPANY	119	R	20/01/2022	3,300	Telangana	N	5	3,105	0	93	93	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	21504	R	04/01/2022	3,469	Telangana	N	5	370	0	9	9	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	21504	R	04/01/2022	3,469	Telangana	N	18	2,922	0	234	234	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	21539	R	07/01/2022	3,599	Telangana	N	18	2,940	0	238	238	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	21488	R	20/01/2022	2,266	Telangana	N	18	1,920	0	173	173	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	21488	R	20/01/2022	1,652	Telangana	N	18	1,398	0	83	83	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	21711	R	31/01/2022	3,116	Telangana	N	18	4,508	0	402	402	0
JAN-22	36ACQFS0044C1Z7	SUMMIT SALES LLP	22000021-22/10016	R	31/01/2022	39,224	Telangana	N	18	33,249	0	2,992	2,992	0
JAN-22	36ACTPG4664A1ZG	PRAFUL SANITARY	PS/21-22/962	R	04/01/2022	16,190	Telangana	N	18	13,725	0	1,236	1,236	0
JAN-22	36ACTPG4664A1ZG	PRAFUL SANITARY	PS/21-22/966	R	04/01/2022	13,458	Telangana	N	18	11,399	0	1,026	1,026	0
JAN-22	36ACTPG4664A1ZG	PRAFUL SANITARY	PS/21-22/967	R	06/01/2022	23,990	Telangana	N	18	20,340	0	1,824	1,824	0
JAN-22	36ACTPG4664A1ZG	PRAFUL SANITARY	PS/21-22/1008	R	21/01/2022	11,420	Telangana	N	18	9,682	0	887	887	0
JAN-22	36ADVPV0001Q1ZS	MARUTHI INDUSTRIES	1152/2021	R	07/01/2022	10,250	Telangana	N	18	9,200	0	828	828	0
JAN-22	36AEGPC7663M1ZB	ANDHRA PUMPS & MOTORS	B3452	R	04/01/2022	5,000	Telangana	N	18	4,000	0	450	450	0
JAN-22	36AEQFB4270G1ZD	SATRAVI ADE	335	R	27/01/2022	19,200	Telangana	N	18	19,200	0	1,728	1,728	0
JAN-22	36AERPG3104R1ZD	BALLABHAI ENTERPRISES	SKV/2021-22/106	R	06/01/2022	18,780	Telangana	N	6	18,780	0	0	0	0
JAN-22	36BDKPA3443H1ZV	SRI VEERA BHADRA SIVANI ENTERPRISES	60	R	13/01/2022	15,400	Telangana	N	5	14,714	0	368	368	0
JAN-22	36BDKPA3443H1ZV	SRI VEERA BHADRA SIVANI ENTERPRISES	62	R	20/01/2022	21,720	Telangana	N	5	20,734	0	518	518	0
JAN-22	36BNCPR1563B1ZJ	SHRI SAI SHARANYA ENTERPRISES	139	R	06/01/2022	15,400	Telangana	N	5	14,714	0	368	368	0
FEB-22	36AABCD6140R1ZS	DILSHEET TUBES PVT LTD	1011	R	02/02/2022	15,400	Telangana	N	18	12,882	0	1,410	1,410	0

FEB-22	36AABCM7618E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPL/19/22	R	23-02-2022	1,89,750	Telangana	N	18	60,024	0	5,372	5,372	0
FEB-22	36AACF9886C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	79/2021-22	R	01-02-2022	16,373	Telangana	N	5	16,871	0	402	402	0
FEB-22	36AACF9886C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	78/2021-22	R	02-02-2022	14,320	Telangana	N	5	14,142	0	334	334	0
FEB-22	36AACF9886C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	79/2021-22	R	03-02-2022	16,832	Telangana	N	5	16,046	0	401	401	0
FEB-22	36AACF9886C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	80/2021-22	R	07-02-2022	17,400	Telangana	N	5	16,762	0	419	419	0
FEB-22	36AACPP0377A1ZL	PREMIER ENGINEERING CORPORATION	SAL/21-22/1828	R	07-02-2022	2,94,313	Telangana	N	18	1,73,314	0	15,599	15,599	0
FEB-22	36AADCV8739F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/21-22/374	R	01-02-2022	9,603	Telangana	N	5	9,439	0	236	236	0
FEB-22	36AADCV8739F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/21-22/396	R	23-02-2022	4,683	Telangana	N	5	4,602	0	117	117	0
FEB-22	36AADCV8739F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/21-22/378	R	01-02-2022	9,603	Telangana	N	5	9,439	0	236	236	0
FEB-22	36AADCV8739F1ZC	V GREEN MEDIA PRIVATE LIMITED	VGM/21-22/400	R	24-02-2022	9,603	Telangana	N	5	9,439	0	236	236	0
FEB-22	36AAEFA0974L1ZO	ARCASH STEELS	AS/2021-22/0506	R	12-02-2022	4,65,346	Telangana	N	18	3,32,969	0	33,378	33,378	0
FEB-22	36AAEFA0974L1ZO	ARCASH STEELS	AS/2021-22/0513	R	17-02-2022	14,433	Telangana	N	18	12,230	0	1,101	1,101	0
FEB-22	36AAHFC3197B1ZD	CEMEX INFRA	113	R	16-02-2022	44,400	Telangana	N	18	37,627	0	3,386	3,386	0
FEB-22	36AAHFC3197B1ZD	CEMEX INFRA	114	R	16-02-2022	20,800	Telangana	N	18	17,712	0	1,594	1,594	0
FEB-22	36AAHFC3197B1ZD	CEMEX INFRA	106	R	07-02-2022	1,18,200	Telangana	N	18	1,12,881	0	10,159	10,159	0
FEB-22	36AAHFC3197B1ZD	CEMEX INFRA	107	R	07-02-2022	74,000	Telangana	N	18	62,712	0	5,644	5,644	0
FEB-22	36AAHFL1108E1ZM	LAKSHMAN TIRES COMPANY	155	R	16-02-2022	3,255	Telangana	N	5	3,100	0	93	93	0
FEB-22	36AAHFM7720H1ZY	HOM & CO	2021-2022/177	R	12-02-2022	20,450	Telangana	N	18	17,306	0	1,557	1,557	0
FEB-22	36AATFM0413C1ZO	ADAT MEHTA	GST/2021-22/238	R	13-02-2022	53,114	Telangana	N	18	48,346	0	4,402	4,402	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22931	R	04-02-2022	14,240	Telangana	N	18	12,780	0	1,240	1,240	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22984	R	24-02-2022	3,100	Telangana	N	18	2,772	0	166	166	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22939	R	26-02-2022	3,177	Telangana	N	18	2,692	0	242	242	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22938	R	26-02-2022	8,873	Telangana	N	18	8,387	0	723	723	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	21944	R	01-02-2022	19,320	Telangana	N	18	17,250	0	1,550	1,550	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22120	R	14-02-2022	1,334	Telangana	N	18	1,193	0	117	117	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	21949	R	02-02-2022	20,220	Telangana	N	18	17,250	0	1,550	1,550	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22040	R	11-02-2022	2,016	Telangana	N	5	2,569	0	62	62	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22040	R	11-02-2022	2,016	Telangana	N	18	1,963	0	177	177	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22241	R	21-02-2022	20,307	Telangana	N	18	17,397	0	1,563	1,563	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22183	R	17-02-2022	1,251	Telangana	N	18	1,060	0	95	95	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22156	R	16-02-2022	8,166	Telangana	N	18	6,922	0	622	622	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22310	R	26-02-2022	14,022	Telangana	N	5	13,342	0	334	334	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22088	R	14-02-2022	14,022	Telangana	N	5	13,342	0	334	334	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	22242	R	21-02-2022	1,833	Telangana	N	18	1,553	0	139	139	0
FEB-22	36ACQFS3044C1ZT	SUMMIT SALES LLP	21992	R	09-02-2022	1,360	Telangana	N	18	1,152	0	98	98	0

FEB-22	36ACQF8304CCT	SUMMIT SALES LLP	31198	R	03/02/2022	14,812	Telangana	N	18	2,330	0	188	188	0
FEB-22	36ACQF8304CCT	SUMMIT SALES LLP	31198	R	03/02/2022	14,812	Telangana	N	18	18,117	0	200	200	0
FEB-22	36ACQF8304CCT	SUMMIT SALES LLP	31198	R	16/02/2022	4,231	Telangana	N	18	2,845	0	146	146	0
FEB-22	36ACQF8304CCT	SUMMIT SALES LLP	88CCSEO-22/10229	R	28/02/2022	82,388	Telangana	N	18	68,854	0	6,283	6,283	0
FEB-22	36ACT9G4884A1ZS	PRAFUL SANITARY	PS/21-22/1077	R	23/02/2022	2,708	Telangana	N	18	2,330	0	209	209	0
FEB-22	36ACT9G4884A1ZS	PRAFUL SANITARY	PS/21-22/1078	R	23/02/2022	2,059	Telangana	N	18	1,728	0	156	156	0
FEB-22	36ADVFY1001Q1ZR	MARUTHI INDUSTRIES	389/2021	R	01/02/2022	24,738	Telangana	N	18	21,000	0	1,890	1,890	0
FEB-22	36ADEPG4609B1ZK	SRI ARIHANT STEELS	1374/21-22	R	03/02/2022	11,019	Telangana	N	18	9,338	0	840	840	0
FEB-22	36ADEPG4609B1ZK	SRI ARIHANT STEELS	1396/21-22	R	10/02/2022	4,24,760	Telangana	N	18	3,59,512	0	32,392	32,392	0
FEB-22	36AEBPC7993M1ZB	ANDHRA PUMPS & MOTORS	83799	R	07/02/2022	15,348	Telangana	N	18	14,831	0	942	942	0
FEB-22	36AEBPC7993M1ZB	ANDHRA PUMPS & MOTORS	83799	R	07/02/2022	13,348	Telangana	N	18	14,386	0	1,294	1,294	0
FEB-22	36AELF5037401ZC	SHUBHAM ENTERPRISES	SE/21-22/2278	R	07/02/2022	30,921	Telangana	N	18	27,690	0	2,490	2,490	0
FEB-22	36AELF5037401ZC	SHUBHAM ENTERPRISES	SE/21-22/2271	R	07/02/2022	3,019	Telangana	N	5	2,875	0	72	72	0
FEB-22	36AEP9990618ZD	M/S PURNIMA MOSAIC TILES	1774	R	01/02/2022	29,738	Telangana	N	18	25,200	0	2,268	2,268	0
FEB-22	36AEP9990618ZD	M/S PURNIMA MOSAIC TILES	1776	R	02/02/2022	14,368	Telangana	N	18	12,600	0	1,134	1,134	0
FEB-22	36AEP9990618ZD	M/S PURNIMA MOSAIC TILES	1785	R	12/02/2022	44,024	Telangana	N	18	37,800	0	3,402	3,402	0
FEB-22	36AEP9964C0ZDF	SRI RAJA RAJESWARA TRADERS	8612	R	17/02/2022	7,724	Telangana	N	18	6,548	0	589	589	0
FEB-22	36AEQFR817016ZS	M/S SRI BHAVANI DIGITALS	69	R	15/02/2022	10,794	Telangana	N	12	9,610	0	577	577	0
FEB-22	36AEQFR817016ZS	SRI BHAVANI ADS	278	R	15/02/2022	20,812	Telangana	N	18	17,650	0	1,586	1,586	0
FEB-22	36AERPG1049D1ZD	RAJ LAKSHMI ENTERPRISES	SV/2021-22/140	R	24/02/2022	41,338	Telangana	N	5	39,332	0	997	997	0
FEB-22	36ALPPK2311P1ZW	M/S VARNA MEDIA	3107	R	18/02/2022	10,206	Telangana	N	5	9,720	0	243	243	0
FEB-22	36BDKRA1443M1ZW	SRI VEERA BHADRA SWAMI ENTERPRISES	91	R	10/02/2022	15,438	Telangana	N	5	14,714	0	368	368	0
FEB-22	36BDKRA1443M1ZW	SRI VEERA BHADRA SWAMI ENTERPRISES	92	R	10/02/2022	15,438	Telangana	N	5	14,714	0	368	368	0
FEB-22	36BDKRA1443M1ZW	SRI VEERA BHADRA SWAMI ENTERPRISES	110	R	11/02/2022	30,900	Telangana	N	5	29,428	0	736	736	0
FEB-22	36BHSPG8135L1ZE	SPS HARDWARE	438	R	13/02/2022	708	Telangana	N	18	600	0	54	54	0
FEB-22	36BKCRA1443D1ZG	SREE SAI SHARANYA ENTERPRISES	140	R	24/02/2022	15,438	Telangana	N	5	14,714	0	368	368	0
MAR-22	36AAACM1869Q1ZE	MARUTI SUZUKI INDIA LIMITED	EW 3300007	R	14/03/2022	11,438	Telangana	N	18	9,719	1,748	0	0	0
MAR-22	36AAACR3276G1ZI	R.K.S MOTOR PVT LIMITED	15 CS21/2612	R	14/03/2022	26,378	Telangana	N	12	1,229	0	74	74	0
MAR-22	36AAACR3276G1ZI	R.K.S MOTOR PVT LIMITED	15 CS21/1013	R	14/03/2022	28,279	Telangana	N	18	1,608	0	142	142	0
MAR-22	36AAACR3276G1ZI	R.K.S MOTOR PVT LIMITED	15 CS21/1012	R	14/03/2022	28,279	Telangana	N	28	18,487	0	2,251	2,251	0
MAR-22	36AABCM8761E1ZM	MODI PROPERTIES PRIVATE LIMITED	MPPL11/22	R	11/03/2022	1,39,762	Telangana	N	18	90,004	0	8,372	8,372	0
MAR-22	36AACCF9579F1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	FES-SE-B-22-48	R	28/03/2022	6,473	Telangana	N	18	2,400	0	434	434	0
MAR-22	36AACCF9579F1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	FES-SE-B-22-32	R	01/03/2022	2,166	Telangana	N	18	2,700	0	243	243	0

MAR-22	36AACCF9079F1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	MAR-SB-B-22-37	R	31/01/2022	7,452	Telangana	N	18	6,200	0	558	558	0
MAR-22	36AACCF9079F1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	MAR-SB-B-22-33	R	31/03/2022	3,118	Telangana	N	18	2,700	0	243	243	0
MAR-22	36AACCF9079F1ZD	FESO SOCIAL MEDIA PRIVATE LIMITED	MAR-SB-B-22-34	R	31/03/2022	6,471	Telangana	N	18	5,480	0	494	494	0
MAR-22	36AACFM4398C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	963-2021-22	R	22/03/2022	22,220	Telangana	N	5	21,181	0	529	529	0
MAR-22	36AACFM4398C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	961-2021-22	R	22/03/2022	19,375	Telangana	N	5	18,452	0	461	461	0
MAR-22	36AACFM4398C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	963-2021-22	R	22/03/2022	18,750	Telangana	N	5	17,857	0	375	375	0
MAR-22	36AACFM4398C1ZR	SRI VINAYAKA STONE CRUSHING INDUSTRY	963-2021-22	R	22/03/2022	18,375	Telangana	N	5	17,500	0	438	438	0
MAR-22	36AAFCK7019C1ZV	KOTAK MAHINDRA GENERAL INSURANCE COMPANY LIMITED	31100061999	R	22/03/2022	21,337	Telangana	N	18	18,086	0	1,734	1,734	0
MAR-22	36AAJFD3958L1ZR	MOHD ISHAQ CENTERING CONTRACTOR	ISQ/SOV/PH2-40	R	15/03/2022	3,82,522	Telangana	N	18	3,07,222	0	37,650	37,650	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	142	R	11/03/2022	1,14,700	Telangana	N	18	97,203	0	8,748	8,748	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	141	R	11/03/2022	1,14,700	Telangana	N	18	97,203	0	8,748	8,748	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	148	R	22/03/2022	55,509	Telangana	N	18	47,034	0	4,233	4,233	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	149	R	22/03/2022	22,199	Telangana	N	18	18,820	0	1,693	1,693	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	140	R	11/03/2022	55,880	Telangana	N	18	73,154	0	6,773	6,773	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	97	R	26/01/2022	57,608	Telangana	N	18	48,814	0	4,393	4,393	0
MAR-22	36AANFC1978L1ZI	CEMEX INFRA	96	R	26/01/2022	22,208	Telangana	N	18	18,814	0	1,693	1,693	0
MAR-22	36AABFK7710L1ZV	KOVV & CO	2021-2022-174	R	22/03/2022	17,700	Telangana	N	18	15,000	0	1,350	1,350	0
MAR-22	36AATFN0413C1ZO	AYAY INFRA	0017-2021-22-363	R	01/03/2022	61,629	Telangana	N	18	51,890	0	4,733	4,733	0
MAR-22	36AQQFS3044C1ZT	SUMMIT SALES LLP	22482	R	07/03/2022	11,214	Telangana	N	18	10,005	0	934	934	0
MAR-22	36AQQFS3044C1ZT	SUMMIT SALES LLP	22487	R	18/03/2022	22,420	Telangana	N	18	19,000	0	1,710	1,710	0
MAR-22	36AQQFS3044C1ZT	SUMMIT SALES LLP	22418	R	03/03/2022	92,417	Telangana	N	18	72,201	0	10,108	10,108	0
MAR-22	36AQQFS3044C1ZT	SUMMIT SALES LLP	21734	R	22/03/2022	8,496	Telangana	N	18	7,200	0	648	648	0
MAR-22	36AQQFS3044C1ZT	SUMMIT SALES LLP	22020421-22/0042	R	31/03/2022	1,12,714	Telangana	N	18	92,221	0	8,247	8,247	0
MAR-22	36AQUPC6241A1ZO	VAISHNAVI AGENCIES	3230	R	26/03/2022	46,116	Telangana	N	18	39,100	0	3,518	3,518	0
MAR-22	36ACTFN4664A1ZG	PRAFUL SANITARY	95/21-22/1198	R	26/03/2022	59,373	Telangana	N	18	50,320	0	4,529	4,529	0
MAR-22	36ACTFN4664A1ZG	PRAFUL SANITARY	95/21-22/1171	R	21/03/2022	14,509	Telangana	N	18	12,042	0	1,084	1,084	0
MAR-22	36AEGPC7833H1ZB	ANDHRA PUMPS & MOTORS	84418	R	22/03/2022	30,225	Telangana	N	18	24,593	0	1,461	1,461	0
MAR-22	36AEGPC7833H1ZB	ANDHRA PUMPS & MOTORS	84418	R	22/03/2022	30,225	Telangana	N	18	2,565	0	223	223	0
MAR-22	36AELFS5745J1ZC	SHUBHAM ENTERPRISES	SE/21-22/2663	R	21/03/2022	3,885	Telangana	N	18	3,270	0	247	247	0
MAR-22	36AATLPC4111H1ZD	JAI BHAVANI ELECTRICALS	1149	R	14/03/2022	383	Telangana	N	18	340	0	22	22	0
MAR-22	36AATLPC4111H1ZD	JAI BHAVANI ELECTRICALS	1135	R	11/03/2022	1,082	Telangana	N	18	900	0	81	81	0
MAR-22	36AATLPC4111H1ZD	JAI BHAVANI ELECTRICALS	1090	R	03/03/2022	2,157	Telangana	N	18	1,830	0	139	139	0
MAR-22	36AADFP7192J1ZEA	SRI BALAJI PRINTERS	365	R	14/03/2022	381	Telangana	N	18	320	0	20	20	0
MAR-22	36EEPSL1167E1ZV	BANDEV ELECTRICALS	1735	R	11/03/2022	497	Telangana	N	18	420	0	39	39	0

MAR-22	[illegible]	BPS HARDWARE	479	[illegible]	[illegible]	[illegible]	Telangana	N	18	[illegible]	0	[illegible]	[illegible]	0
MAR-22	[illegible]	SREE SAI SHARANYA ENTERPRISES	131	[illegible]	17-03-2022	38,880	Telangana	N	6	34,834	0	[illegible]	[illegible]	0
MAR-22	[illegible]	SREE SAI SHARANYA ENTERPRISES	127	[illegible]	24-03-2022	46,880	Telangana	N	2	44,338	0	[illegible]	[illegible]	0
MAR-22	[illegible]	SREE SAI SHARANYA ENTERPRISES	139	[illegible]	[illegible]	[illegible]	Telangana	N	3	79,113	0	[illegible]	[illegible]	0
SEP-21	[illegible]	[illegible] PROPERTIES PRIVATE LIMITED	[illegible]	[illegible]	[illegible]	-1,[illegible]	Telangana	N	-18	-[illegible]	0	-[illegible]	-[illegible]	0
FEB-22	[illegible]	KOW & CO	[illegible]	[illegible]	[illegible]	-[illegible]	Telangana	N	18	-[illegible]	0	-[illegible]	-[illegible]	0
FEB-22	[illegible]	BUDGET SALES LLP	[illegible]	[illegible]	[illegible]	-[illegible]	Telangana	N	18	-[illegible]	0	-[illegible]	-[illegible]	0

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Interest on FD

Ledger Account

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Apr-21	To Accumulated Interest Cheque 1-4-2021 2,36,585.38 Dr Being transferred	Journal	JOU/1001/21-22	2,36,585.38	
11-Apr-21	By [redacted] Cheque/DD 11-4-2021 25,391.00 Dr Being interest received towards Fixed Deposit Matured and credited (FD No:0007403000171741) Interest amt of Rs 25,391/-	Receipt	REC/10013/21-22		25,391.00
14-Apr-21	By [redacted] Cheque/DD FD Interest 14-4-2021 20,768.00 Dr FD Interest Received	Receipt	REC/10015/21-22		20,768.00
	By [redacted] Cheque/DD Int on FD 14-4-2021 15,576.00 Dr FD Interest Received	Receipt	REC/10016/21-22		15,576.00
19-Apr-21	By [redacted] Cheque/DD Int on FD 19-4-2021 3,504.82 Dr Interest on FD No:0007403000179421 received	Receipt	REC/10021/21-22		3,504.82
28-Apr-21	By [redacted] Cheque/DD Int on FD 28-4-2021 4,058.82 Dr FD Interest received 0007403000179221	Receipt	REC/10034/21-22		4,058.82
3-May-21	By [redacted] Others Int on FD 3-5-2021 58,073.60 Dr Being interest on FD received FD No:0007403700003543	Receipt	REC/10037/21-22		58,073.60
8-May-21	By [redacted] Cheque/DD 8-5-2021 3,181.30 Dr Interest received	Receipt	REC/10040/21-22		3,181.30
11-May-21	By [redacted] Cheque/DD Int on FD 11-5-2021 30,043.30 Dr Being interest on FD received FD No:0007403000175624/1	Receipt	REC/10042/21-22		30,043.30
17-May-21	By [redacted] Cheque/DD Int on fd 17-5-2021 12,405.53 Dr Being interest received from yes bank for FD Redeemed FD No:0007403000126535/1	Receipt	REC/10045/21-22		12,405.53
	Carried Over			2,36,585.38	1,63,502.27

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			2,38,585.38	1,83,502.27
19-May-21	By [redacted]	Receipt	REC/10047/21-22		21,415.00
	Cheque/DD Int on FD 19-5-2021 21,415.00 Dr FD interest received for FD Auto Redeemed FD No:00974030001792 2				
	By [redacted]	Receipt	REC/10049/21-22		10,707.00
	Others FD Auto Redeem 19-5-2021 10,707.00 Dr Being FD Auto Redeem FD No:00974030001794 2 Interest credited				
8-Jun-21	By [redacted]	Receipt	REC/10058/21-22		12,230.00
	Cheque/DD 8-6-2021 12,230.00 Dr Being interest received from FD Redeemed FD No: 00974030001850 5				
11-Jun-21	By [redacted]	Receipt	REC/10060/21-22		61,302.00
	Others 11-6-2021 61,302.00 Dr Interest on FD No:00974030001837 5 received				
21-Jun-21	By [redacted]	Receipt	REC/10071/21-22		1,56,840.00
	Cheque/DD 21-6-2021 1,56,840.00 Dr Being interest on FD Received FD No:00974030001877 7				
1-Jul-21	By [redacted]	Receipt	REC/10074/21-22		25,185.00
	Others 1-7-2021 25,185.00 Dr Being interest received on FD No:00974030001907 9				
3-Jul-21	By [redacted]	Receipt	REC/10076/21-22		19,726.00
	Cheque/DD Int on FD 3-7-2021 19,726.00 Dr Being interest on FD Received FD No:00974030001590 1/3 an amt of Rs 19,726/-				
	By [redacted]	Receipt	REC/10077/21-22		14,795.00
	Others 3-7-2021 14,795.00 Dr Being interest on FD Received FD No:00974030001591 1/3 an amt of Rs 14795				
	By [redacted]	Receipt	REC/10085/21-22		15,719.00
	Cheque/DD 3-7-2021 15,719.00 Dr Interest on FD Received FD No:00974030001937 1/1				
19-Jul-21	By [redacted]	Receipt	REC/10100/21-22		35,527.00
	Cheque/DD Int on FD 19-7-2021 35,527.00 Dr Being interest received on FD No:00974030001945 4 an amt of Rs 35,527/-				
	Carried Over			2,38,585.38	5,38,945.27

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			2,36,585.35	5,36,946.27
3-Aug-21	By [redacted] Cheque/DD 3-8-2021 3,329.00 Dr Being FD Interest Received FD No.0097403000016172	Receipt	REC/10131/21-22		3,329.00
25-Aug-21	By [redacted] Cheque/DD Int on FD 25-8-2021 22,685.00 Dr Being Interest on FD Received for FD No.0097403000020033	Receipt	REC/10145/21-22		22,685.00
31-Aug-21	By [redacted] Cheque/DD Interest on FD 31-8-2021 5,921.00 Dr Being interest received on fixed deposit No.0097403000020063 an amt of Rs 5,921/-	Receipt	REC/10153/21-22		5,921.00
1-Oct-21	By [redacted] Cheque/DD FD Int 1-10-2021 22,685.00 Dr Being FD Interest Received FD No.0097403000019075	Receipt	REC/10193/21-22		22,685.00
18-Oct-21	By [redacted] Cheque/DD 18-10-2021 31,975.00 Dr Being FD Interest Received FD No.0097403000019434	Receipt	REC/10305/21-22		31,975.00
4-Nov-21	By [redacted] NEFT 4-11-2021 2,959.00 Dr Being FD Interest Received FD No.0097403000016172	Receipt	REC/10224/21-22		2,959.00
7-Nov-21	By [redacted] Cheque/DD 7-11-2021 18,224.00 Dr Being Interest on FD 0097403000019710 received	Receipt	REC/10227/21-22		18,224.00
24-Nov-21	By [redacted] Cheque/DD 24-11-2021 22,438.00 Dr Being Interest on FD 0097403000020033 received	Receipt	REC/10349/21-22		22,438.00
	By [redacted] Cheque/DD 24-11-2021 9,208.00 Dr Being interest received against Cancelled FD	Receipt	REC/10250/21-22		9,208.00
30-Nov-21	By [redacted] Cheque/DD 30-11-2021 5,810.00 Dr Being interest received against FD -0097403000020063	Receipt	REC/10252/21-22		5,810.00
6-Dec-21	By [redacted] NEFT 6-12-2021 5,753.00 Dr Being interest received against Redeemed FD	Receipt	REC/10260/21-22		5,753.00
	Carried Over			2,36,585.35	6,88,732.27

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			2,36,585.35	6,89,732.27
13-Dec-21	By [redacted] NEFT 13-12-2021 1,23,973.00 Dr Being interest received against Redeemed FD	Receipt	REC/10270/21-22		1,23,973.00
13-Dec-21	By [redacted] NEFT 13-12-2021 50,488.00 Dr Being interest received against Redeemed FD	Receipt	REC/10273/21-22		50,488.00
	By [redacted] NEFT 13-12-2021 1,09,110.00 Dr Being interest received against Redeemed FD	Receipt	REC/10274/21-22		1,09,110.00
	By [redacted] Cheque/DD 13-12-2021 10,193.00 Dr Being interest received against Redeemed FD	Receipt	REC/10277/21-22		10,193.00
	By [redacted] Cheque/DD 13-12-2021 1,29,452.00 Dr Being interest received against Redeemed FD	Receipt	REC/10278/21-22		1,29,452.00
1-Jan-22	By [redacted] Cheque/DD 1-1-2022 22,685.00 Dr Being interest received against FD	Receipt	REC/10305/21-22		22,685.00
3-Jan-22	By [redacted] Cheque/DD 3-1-2022 21,075.00 Dr Being interest received against FD	Receipt	REC/10309/21-22		21,075.00
9-Jan-22	By [redacted] Others 9-1-2022 14,877.00 Dr Being interest received against FD	Receipt	REC/10316/21-22		14,877.00
12-Jan-22	By [redacted] Others 12-1-2022 3,123.00 Dr BEING fd premature interest received	Receipt	REC/10323/21-22		3,123.00
	By [redacted] Others 12-1-2022 28,048.00 Dr Being interest received against FD	Receipt	REC/10325/21-22		28,048.00
17-Jan-22	By [redacted] Cheque/DD online 17-1-2022 31,975.00 Dr Being interest received against FD	Receipt	REC/10335/21-22		31,975.00
24-Jan-22	By [redacted] Others 24-1-2022 49,589.00 Dr Being interest received against FD	Receipt	REC/10338/21-22		49,589.00
	By [redacted] Cheque/DD 24-1-2022 86,781.00 Dr BEING fd premature interest received	Receipt	REC/10339/21-22		86,781.00
	Carried Over			2,36,585.35	13,70,098.27

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			2,36,585.35	13,70,088.27
30-Jan-22	By [illegible]	Receipt	REC/10333/21-22		86,781.00
	Cheque/DD 30-1-2022 86,781.00 Dr				
	Being interest received against FD				
2-Feb-22	By [illegible]	Receipt	REC/10338/21-22		2,959.00
	Others 2-2-2022 2,959.00 Dr				
	Being interest received against FD				
5-Feb-22	By [illegible]	Receipt	REC/10340/21-22		24,795.00
	Cheque/DD 5-2-2022 24,795.00 Dr				
	Being interest received against FD				
7-Feb-22	By [illegible]	Receipt	REC/10342/21-22		2,279.00
	Cheque/DD 7-2-2022 2,279.00 Dr				
	Being interest received against FD				
9-Feb-22	By [illegible]	Receipt	REC/10345/21-22		16,877.00
	NEFT 9-2-2022 16,877.00 Dr				
	Being interest received against FD				
	By [illegible]	Receipt	REC/10346/21-22		3,112.00
	Others 9-2-2022 3,112.00 Dr				
	Being interest received against FD				
10-Feb-22	By [illegible]	Receipt	REC/10351/21-22		9,052.00
	Others 10-2-2022 9,052.00 Dr				
	Being interest received against FD				
14-Feb-22	By [illegible]	Receipt	REC/10354/21-22		23,918.00
	Cheque/DD 14-2-2022 23,918.00 Dr				
	BEING fd premature interest received				
	By [illegible]	Receipt	REC/10355/21-22		99,178.00
	Others 14-2-2022 99,178.00 Dr				
	Being Interest Received against FD				
21-Feb-22	By [illegible]	Receipt	REC/10359/21-22		49,588.00
	Others 21-2-2022 49,588.00 Dr				
	Being interest received against FD				
27-Feb-22	By [illegible]	Receipt	REC/10362/21-22		1,61,164.00
	Cheque/DD 27-2-2022 1,61,164.00 Dr				
	Being the fd interest received				
1-Mar-22	By [illegible]	Receipt	REC/10365/21-22		1,122.00
	Cheque/DD 1-3-2022 1,122.00 Dr				
	Being the intrese received on fd				
14-Mar-22	By [illegible]	Receipt	REC/10370/21-22		50,488.00
	Cheque/DD 14-3-2022 50,488.00 Dr				
	Being the amount received from fd interest on income				
21-Mar-22	By [illegible]	Receipt	REC/10375/21-22		2,062.00
	Cheque/DD 21-3-2022 2,062.00 Dr				
	Being the amount recieved fd interest				
	Carried Over			2,36,585.35	19,03,472.27

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			2,38,585.38	19,02,472.27
31-Mar-22	By [illegible]	Journal	JOU/1283/21-22		85,817.20
	Being as per 26AS				
	By [illegible] here	Journal	JOU/1300/21-22		5,45,437.01
	Cheque/DD 31-3-2022 5,45,437.01 Dr				
	Being TD Interest as per 26AS				
				2,38,585.38	25,17,726.48
	To Closing Balance			22,81,141.10	
				25,17,726.48	25,17,726.48

Modi Housing Pvt Ltd
5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Secunderabad
CIN: U45200TG2002PTC040193

IFDR-Yes Bank
Ledger Account

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
14-Jun-21	By BANK-Yes Bank Ltd Cheque/DD 14-6-2021 12,760.00 Dr Being amount credited from FD interest charges	Receipt	REC/10048		12,760.00
6-Jul-21	By BANK-Yes Bank Ltd Cheque/DD 6-7-2021 36,151.00 Dr Being amount credited from Bank Towards FD interest	Receipt	REC/10054		36,151.00
3-Aug-21	By BANK-Yes Bank Ltd Cheque/DD 3-8-2021 1,966.00 Dr Being amount credited from Bank towards fd interest	Receipt	REC/10063		1,966.00
28-Sep-21	By BANK-Yes Bank Ltd Cheque/DD 28-9-2021 6,041.00 Dr Being amount Credited for FD interest	Receipt	REC/10086		6,041.00
5-Oct-21	By BANK-Yes Bank Ltd Cheque/DD 5-10-2021 32,536.00 Dr Being amount credited from Bank Towards fd interest	Receipt	REC/10092		32,536.00
14-Oct-21	By BANK-Yes Bank Ltd NEFT 14-10-2021 33,658.00 Dr Being amount recived from Bank towards FD interest	Receipt	REC/10097		33,658.00
4-Jan-22	By BANK-Yes Bank Ltd Cheque/DD 4-1-2022 6,041.00 Dr Being amount credited from Bank towards FD interest	Receipt	REC/10144		6,041.00
	By BANK-Yes Bank Ltd Cheque/DD 4-1-2022 32,536.00 Dr Being amount credited from Bank towards FD interest	Receipt	REC/10145		32,536.00
18-Jan-22	By BANK-Yes Bank Ltd NEFT 18-1-2022 29,588.00 Dr Being amount recived from Yes Bank towards FD interest	Receipt	REC/10151		29,588.00
31-Jan-22	By BANK-Yes Bank Ltd Cheque/DD 31-1-2022 1,150.00 Dr Being amount recived from BANK Towards FD interest	Receipt	REC/10159		1,150.00
	Carried Over				1,92,436.00

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Modi Housing Pvt Ltd

FDR-Yes Bank Ledger Account : 1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				1,82,435.00
1-Feb-22	By BANK-Yes Bank Ltd Cheque/DD 1-2-2022 6,712.00 Dr *Being FD interest*	Receipt	REC/10180		6,712.00
7-Feb-22	By BANK-Yes Bank Ltd Cheque/DD 7-2-2022 959.00 Dr *Being amount recived from Bank towards FD interest*	Receipt	REC/10183		959.00
11-Feb-22	By BANK-Yes Bank Ltd NEFT 11-2-2022 3,452.00 Dr *Being Being amount recived from FD Towards interest*	Receipt	REC/10186		3,452.00
	By BANK-Yes Bank Ltd Cheque 11-2-2022 1,774.00 Dr *Being Being amount recived from FD Towards interest*	Receipt	REC/10188		1,774.00
	By BANK-Yes Bank Ltd Cheque 11-2-2022 1,458.00 Dr *Being Being amount recived from FD Towards interest*	Receipt	REC/10170		1,458.00
31-Mar-22	To Accrued Interest *Being amount transfered*	Journal	JOur/10226	1,82,871.30	
				1,82,871.30	2,06,791.00
	To Closing Balance			43,219.70	
				2,06,791.00	**2,06,791.00**

Modi Housing Pvt Ltd
5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Secunderabad
CIN: U45200TG2002PTC040193

Interest Received on Unsecured Loans

Ledger Account

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
31-Mar-22	By [redacted]	Journal	JOU/10186		4,30,831.00
	Being interest Recived during the year 21-22				
					4,30,831.00
	To Closing Balance			4,30,831.00	
				4,30,831.00	4,30,831.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

REVENUE-From Unit Sales Exempt

Ledger Account

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
30-Apr-21	By CUST-102-Shailendra Tiwari Sales invoices exempt (Non GST Sales) against vill No 102	Sales	SALISOV/III10001		11,95,000.00
	By CUST-108 Mazhari Fadwa Sales invoices exempt (Non GST Sales) against vill No 108	Sales	SALISOV/III10002		13,15,000.00
	By CUST-[illegible] Sales invoices exempt (Non GST Sales) against vill No 120	Sales	SALISOV/III10003		11,95,000.00
	By CUST-140-[illegible] Sharma Sales invoices exempt (Non GST Sales) against villa no 140	Sales	SALISOV/III10004		13,00,000.00
	By CUST-144-Supriya Mrs Sales invoices exempt (Non GST Sales) against vill No 144	Sales	SALISOV/III10005		13,10,500.00
31-May-21	By CUST-[illegible] Being Sale invoice raised (NOn -GST Sales) for the month of May 2021 vill no 104	Sales	SALISOV/III10006		11,95,000.00
	By CUST-[illegible] Mittapalli Being Sale invoice raised (NOn -GST Sales) for the month of May 2021	Sales	SALISOV/III10007		14,21,500.00
	By CUST-[illegible] Mittapalli Being Sale invoice raised (NOn -GST Sales) for the month of May 2021	Sales	SALISOV/III10008		14,21,500.00
	By CUST-[illegible] Bangde Being Sale invoice raised (NOn -GST Sales) for the month of May 2021	Sales	SALISOV/III10009		14,88,000.00
30-Jun-21	By CUST-[illegible] Being Sale invoice raised (NOn -GST Sales) for the month of June 2021	Sales	SALISOV/III10011		13,22,500.00
	By CUST-142 Shalini Nair Being Sale invoice raised (NOn -GST Sales) for the month of June 2021	Sales	SALISOV/III10012		13,15,000.00
	Carried Over				1,44,58,000.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				1,44,56,002.00
30-Jun-21	By CUST-182-Sesha Giri Being Sale invoice raised / NON -GST Sales) for the month of June 2021	Sales	SALISOV/III/10013		14,42,500.00
	By CUST-183-Prasad Desai Being Sale invoice raised / NON -GST Sales) for the month of June 2021	Sales	SALISOV/III/10014		14,50,000.00
31-Jul-21	By [illegible] Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10015		11,85,000.00
	By CUST-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10016		11,80,000.00
	By CUST-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10017		13,00,000.00
	By CUST-145-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10018		13,15,000.00
	By CUST-165-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10019		7,00,000.00
	By CUST-180-Rajiv Das Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10020		9,92,200.00
	By CUST-181-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of July 2021	Sales	SALISOV/III/10021		13,80,000.00
31-Aug-21	By CUST-92-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of Aug 2021	Sales	SALISOV/III/10022		11,80,000.00
	By [illegible] Being Sale invoice Raised / Non -GST Sales) for the month of Aug 2021	Sales	SALISOV/III/10023		12,25,000.00
	By CUST-[illegible] Being Sale invoice Raised / Non -GST Sales) for the month of Aug 2021	Sales	SALISOV/III/10024		12,25,000.00
	Carried Over				2,90,53,700.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				2,92,53,702.00
31-Aug-21	By CUST-125-Basali Nirender Being Sale Invoice Raised (Non -GST Sales) for the month of Aug 2021	Sales	SALI/SOV/III/10025		13,15,000.00
30-Sep-21	By CUST-[illegible]-Janki Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales	Sales	SALI/SOV/III/10026		12,25,000.00
	By CUST-122-Sankalp Sabbha Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 122	Sales	SALI/SOV/III/10027		11,35,000.00
	By CUST-133-Sukhanand Bhagat Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 133	Sales	SALI/SOV/III/10028		11,85,000.00
	By CUST-144-Supriya Mrs Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 144	Sales	SALI/SOV/III/10029		13,10,500.00
	By CUST-156-Arun Akella Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 156	Sales	SALI/SOV/III/10030		10,52,500.00
	By CUST-157-Jotangouram Reddy Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 157	Sales	SALI/SOV/III/10031		12,77,500.00
	By CUST-[illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 165	Sales	SALI/SOV/III/10032		14,50,000.00
31-Oct-21	By CUST-[illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 106	Sales	SALI/SOV/III/10033		12,10,000.00
	By CUST-108-Basanth Pradeep Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 108	Sales	SALI/SOV/III/10034		13,15,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales	Sales	SALI/SOV/III/10035		11,80,000.00
	By CUST-139-Vishal Bharath Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 139	Sales	SALI/SOV/III/10036		13,15,000.00
	Carried Over				4,46,34,202.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				4,40,24,282.00
31-Oct-21	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 134	Sales	SALI/SOV/III/10037		14,60,000.00
30-Nov-21	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 104	Sales	SALI/SOV/III/10038		11,95,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 112	Sales	SALI/SOV/III/10039		11,95,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 118	Sales	SALI/SOV/III/10040		11,95,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 137	Sales	SALI/SOV/III/10041		13,00,000.00
	By CU ST-142 Shalisa Nair Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 142	Sales	SALI/SOV/III/10042		13,15,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 143	Sales	SALI/SOV/III/10043		13,00,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 146	Sales	SALI/SOV/III/10044		12,89,500.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 152	Sales	SALI/SOV/III/10045		11,27,500.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 153	Sales	SALI/SOV/III/10046		11,27,500.00
	By CU IT-153-Prem Thankar Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 155	Sales	SALI/SOV/III/10047		14,05,000.00
	By CU IT-153-Prem Thankar Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 160	Sales	SALI/SOV/III/10048		14,05,000.00
	Carried Over				8,93,38,700.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward				6,93,38,702.00
30-Nov-21	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 104	Sales	SAL/SOV/III/0049		14,95,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 104	Sales	SAL/SOV/III/0050		14,95,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 105	Sales	SAL/SOV/III/0051		7,00,000.00
28-Dec-21	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10001	9,09,840.00	
	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10002	1,13,800.00	
	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10003	99,400.00	
	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10004	1,06,800.00	
	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10005	12,34,400.00	
	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10006	13,19,800.00	
	To [illegible] Being the credit note to customer twds excess exempt sales raised	Credit Note	CN/10007	1,64,200.00	
31-Dec-21	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 114	Sales	SAL/SOV/III/0052		12,25,000.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 116	Sales	SAL/SOV/III/0053		2,85,100.00
	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 128	Sales	SAL/SOV/III/0054		14,21,500.00
	Carried Over			39,47,840.00	8,59,60,380.00

continued.....

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			39,47,840.00	6,59,60,350.00
31-Dec-21	By CUST-104-Hemant Nagpal Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 120	Sales	SALI/SOV/III/10056		14,68,000.00
	By CUST-104-Hemant Nagpal Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 120	Sales	SALI/SOV/III/10058		14,68,000.00
	By CUST-149-Sri Keerthy Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 149	Sales	SALI/SOV/III/10057		12,40,000.00
	By CUST-152-Pradeep Mr Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 152	Sales	SALI/SOV/III/10059		13,57,150.00
	By CUST-153-Mamta Tiwari Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 153	Sales	SALI/SOV/III/10059		13,15,000.00
	By CUST-154-Ravi N Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 154	Sales	SALI/SOV/III/10060		13,15,000.00
	By CUST-156-[illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 156	Sales	SALI/SOV/III/10061		14,20,000.00
	By CUST-159-[illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 159	Sales	SALI/SOV/III/10062		12,40,000.00
	By CUST-160-Srinivasa Rao Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 160	Sales	SALI/SOV/III/10063		14,08,750.00
	By CUST-161-K V Tapan Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales of Villa No 161	Sales	SALI/SOV/III/10064		15,85,000.00
28-Feb-22	By [illegible] Being the sales invoice exempt (Non GST sales) Against vill No 112	Sales	SALI/SOV/III/10065		17,40,400.00
	By [illegible] Being the sales invoice exempt (Non GST sales) Against vill No 114	Sales	SALI/SOV/III/10066		14,25,000.00
	Carried Over			39,47,840.00	8,28,42,850.00

continued.....

Modi Housing PVT Ltd - SOV

REVENUE-From Unit Sales Exempt Ledger Account 1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			38,47,840.00	8,28,42,880.00
28-Feb-22	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No.120	Sales	SALI/SOV/VII/10067		25,10,000.00
	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No. 124	Sales	SALI/SOV/VII/10068		6,83,000.00
	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No. 126	Sales	SALI/SOV/VII/10069		8,37,200.00
	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No. 129	Sales	SALI/SOV/VII/10070		18,68,000.00
	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No. 131	Sales	SALI/SOV/VII/10071		19,33,200.00
	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No. 165	Sales	SALI/SOV/VII/10072		16,00,000.00
	By [illegible] Being the sales invoice exempt / Non GST sales) Against villa No. 192	Sales	SALI/SOV/VII/10073		2,87,160.00
31-Mar-22	By [illegible] Being Sale Invoice(NON-GST Sales) Raised towards Exempted Sales Villa No.128	Sales	SALI/SOV/VII/10074		16,21,500.00
	To Instalments Receivable Being transferred	Journal	JOU/1262/21-22	8,28,84,880.00	
				9,38,42,720.00	9,38,42,720.00

INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZO State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/II10001**	Dated **30-Apr-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **Bellamkonda Pavani** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **Bellamkonda Pavani** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**11,95,000.00**
	Total					**₹ 11,95,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Eleven Lakh Ninety Five Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

This is a Computer Generated Invoice

INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZO State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/III10006**	Dated **31-May-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **K N S S Srinivas & K Rekha** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **K N S S Srinivas & K Rekha** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**11,95,000.00**
	Total					**₹ 11,95,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Eleven Lakh Ninety Five Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZO State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/II10002**	Dated **30-Apr-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-Flat No-108 Mashetti Pradeep** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-Flat No-108 Mashetti Pradeep** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**13,15,000.00**
	Total					**₹ 13,15,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Thirteen Lakh Fifteen Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/II10022**	Dated **31-Aug-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-122-Sankalp Gabbita** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-122-Sankalp Gabbita** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**11,80,000.00**
	Total					**₹ 11,80,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Eleven Lakh Eighty Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/I/10012**	Dated **30-Jun-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-Flat No-142 Shalina Nair** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-Flat No-142 Shalina Nair** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**13,15,000.00**
	Total					**₹ 13,15,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Thirteen Lakh Fifteen Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/II10029**	Dated **30-Sep-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-144-Supriya .Mrs** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-144-Supriya .Mrs** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**13,10,500.00**
	Total					**₹ 13,10,500.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Thirteen Lakh Ten Thousand Five Hundred Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/II10018**	Dated **31-Jul-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-145-Avinash Navaratna** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-145-Avinash Navaratna** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**13,15,000.00**
	Total					**₹ 13,15,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Thirteen Lakh Fifteen Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/I/10021**	Dated **31-Jul-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-181-Phanindranath .R** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-181-Phanindranath .R** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**13,90,000.00**
	Total					**₹ 13,90,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Thirteen Lakh Ninety Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZO State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/I/10013**	Dated **30-Jun-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-Flat No-182 Seshagiri Rao** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-Flat No-182 Seshagiri Rao** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**14,42,500.00**
	Total					**₹ 14,42,500.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Fourteen Lakh Forty Two Thousand Five Hundred Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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INVOICE

Modi Housing PVT Ltd - SOV M G Road, Ranigunj Secunderabad GSTIN/UIN: 36AADCM5906D2ZD State Name : Telangana, Code : 36	Invoice No. **SAL/SOV/I/10014**	Dated **30-Jun-21**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **CUST-FLAT NO 183 PRASAD DASARI** State Name : Telangana, Code : 36	Buyer's Order No.	Dated
Buyer (Bill to) **CUST-FLAT NO 183 PRASAD DASARI** State Name : Telangana, Code : 36	Despatch Doc No.	Delivery Note Date
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Quantity	Rate	per	Amount
1	**REVENUE-From Unit Sales Exempt**					**14,50,000.00**
	Total					**₹ 14,50,000.00**

Amount Chargeable (in words)

E. & O.E

Indian Rupees Fourteen Lakh Fifty Thousand Only

for Modi Housing PVT Ltd - SOV

Authorised Signatory

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Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-102-Bellamkonda Pavani

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
30-Apr-21	To	REVENUE-From Int'l Sales Exempt	Sales	SAL/SOV/001/0001	11,96,000.00	
14-May-21	By	[illegible]	Receipt	REC/1004/21-22		10,96,000.00
11-Jan-22	To	[illegible]	Journal	JOU/1131/21-22	9,20,400.00	
28-Feb-22	To	REVENUE-From Int'l Sales Exempt	Sales	SAL/SOV/001/0073	2,67,160.00	
					23,82,560.00	10,96,000.00
	By	Closing Balance				12,86,560.00
					23,82,560.00	23,82,560.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-104-K.N.S.S.S.Srinivas & K. Rekha

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-May-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W10006	11,95,000.00	
18-Jun-21	By	Yes Bank Collection Acct/[illegible]	Receipt	REC/10066/21-22		9,96,000.00
00-Nov-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W10038	11,95,000.00	
6-Dec-21	By	Yes Bank Collection Acct/[illegible]	Receipt	REC/10257/21-22		9,96,000.00
20-Dec-21	By	Yes Bank Collection Acct/[illegible]	Receipt	REC/10287/21-22		5,97,600.00
29-Dec-21	By	REVENUE-From Unit Sales Exempt	Credit Note	CN/10001		9,59,840.00
11-Jan-22	To	Over Due Rec/Pass B/Ac to Contractor	Journal	JOU/1136/21-22	9,20,400.00	
	To	Over Due Rec/Pass B/Ac to Contractor	Journal	JOU/1165/21-22	9,20,400.00	
					42,30,800.00	34,99,440.00
	By	Closing Balance				7,31,360.00
					42,30,800.00	**42,30,800.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-106-G Subramanian G Sangeeta-New

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-Oct-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W10003	12,10,600.00	
1-Nov-21	By	[illegible]	Receipt	REC/1021/21-22		10,58,000.00
29-Dec-21	By	REVENUE-From Unit Sales Exempt	Credit Note	CN/10000E		1,13,800.00
11-Jan-22	To	[illegible]	Journal	JOU/116/21-22	9,32,200.00	
					21,42,200.00	11,21,800.00
	By	Closing Balance				10,20,400.00
					21,42,200.00	**21,42,200.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-108 Mashetti Pradeep

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
30-Apr-21	To	REVENUE-From Sr.nt Sales Exempt	Sales	SAL/SOV/010002	13,16,600.00	
27-Aug-21	By	Tax Bank Collection Acct/[illegible]	Receipt	REC/10146/21-22		15,00,000.00
4-Oct-21	By	Tax Bank Collection Acct/[illegible]	Receipt	REC/10184/21-22		11,00,000.00
31-Oct-21	To	REVENUE-From Sr.nt Sales Exempt	Sales	SAL/SOV/010034	13,16,000.00	
11-Jan-22	To	[illegible]	Journal	JOU/1132/21-22	10,14,800.00	
	To	[illegible]	Journal	JOU/1163/21-22	10,14,800.00	
24-Jan-22	By	Tax Bank Collection Acct/[illegible]	Receipt	REC/10327/21-22		5,00,000.00
18-Mar-22	By	Tax Bank Collection Acct/[illegible]	Receipt	REC/10373/21-22		11,35,000.00
					46,59,600.00	42,35,000.00
By		Closing Balance				4,24,600.00
					46,59,600.00	46,59,600.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-110-Azghar Hussain Mohammed And Shaik Reshma Parveen

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-Oct-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/010038	11,80,600.00	
22-Nov-21	By	[illegible]	Receipt	REC/10243/21-22		9,84,000.00
29-Dec-21	By	REVENUE-From Unit Sales Exempt	Credit Note	CN/10003		89,400.00
11-Jan-22	To	[illegible]	Journal	JOU/1182/21-22	9,98,800.00	
22-Mar-22	By	[illegible]	Receipt	REC/10376/21-22		9,84,000.00
24-Mar-22	To	[illegible]	Payment	PAY/2255/21-22	2,95,000.00	
	To	[illegible]	Payment	PAY/2256/21-22	6,88,800.00	
					30,72,400.00	20,67,400.00
By		Closing Balance				10,05,000.00
					30,72,400.00	30,72,400.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-112-Neti Gopala Krishna Murthy
H No. 255/90/5/211
Gokul Nagar, Dr. A.S. Rao Nagar
Hyderabad

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
7-Apr-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10003/21-22		3,30,000.00
	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10004/21-22		3,30,000.00
15-Jun-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10063/21-22		3,10,000.00
	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10064/21-22		3,10,000.00
19-Jul-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10097/21-22		1,50,000.00
5-Aug-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10124/21-22		3,50,000.00
13-Sep-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10155/21-22		1,50,000.00
30-Sep-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10170/21-22		3,50,000.00
11-Oct-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10199/21-22		1,50,000.00
21-Oct-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10219/21-22		1,50,000.00
11-Nov-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10239/21-22		1,50,000.00
24-Nov-21	By	Tds Bank Collection Acct [illegible]	Receipt	REC/10247/21-22		1,50,000.00
30-Nov-21	To	REVENUE-From Inst Sales Exempt	Sales	SAL/SOV/11/0039	11,95,000.00	
11-Jan-22	To	[illegible]	Journal	303/1166/21-22	9,20,400.00	
28-Feb-22	To	REVENUE-From Inst Sales Exempt	Sales	SAL/SOV/11/0066	17,40,400.00	
					38,55,800.00	29,00,000.00
By		Closing Balance				9,55,800.00
					38,55,800.00	38,55,800.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-114-Sathula Pramada Rani-New

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
1-Apr-21	To	Opening Balance			9,44,000.00	
8-Jul-21	By	[illegible]	Receipt	REC/1008/21-22		7,35,000.00
	By	[illegible]	Receipt	REC/1009/21-22		11,00,000.00
16-Jul-21	To	[illegible]	Payment	PAY/1299/21-22	6,35,000.00	
9-Aug-21	By	[illegible]	Receipt	REC/1013/21-22		30,31,249.00
30-Sep-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W/10026	12,25,000.00	
5-Oct-21	By	[illegible]	Receipt	REC/1018/21-22		12,00,000.00
31-Dec-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W/10052	12,25,000.00	
11-Jan-22	To	[illegible]	Journal	JOU/1155/21-22	9,44,000.00	
	To	[illegible]	Journal	JOU/1178/21-22	9,44,000.00	
28-Feb-22	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W/10066	14,25,000.00	
					72,32,000.00	60,56,249.00
	By	Closing Balance				11,75,751.00
					72,32,000.00	72,32,000.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-114-Govind Chary Tonkoju

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No.	Debit	Credit
1-Apr-21	To	Opening Balance			25,000.00	
	By	Closing Balance				25,000.00
					25,000.00	25,000.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-116-Iruvanti Ram Aakarsh And Truvanti Kameswari

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-Jul-21	To	REVENUE-From Ind Sales Exempt	Sales	SALISOV/010015	11,95,600.00	
25-Aug-21	By	[illegible]	Receipt	REC/10144/21-22		9,96,000.00
22-Nov-21	By	[illegible]	Receipt	REC/10042/21-22		5,97,600.00
28-Dec-21	By	[illegible]	Receipt	REC/10296/21-22		9,96,000.00
31-Dec-21	To	REVENUE-From Ind Sales Exempt	Sales	SALISOV/010053	2,85,160.00	
11-Jan-22	To	[illegible]	Journal	JOU/1145/21-22	9,35,400.00	
	To	[illegible]	Journal	JOU/1179/21-22	9,20,400.00	
	To	[illegible]	Journal	JOU/1193/21-22	9,85,500.00	
					43,06,260.00	25,89,600.00
	By	Closing Balance				17,16,660.00
					43,06,260.00	**43,06,260.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-118-Theruthomala Shashidar

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
1-Apr-21	To	Opening Balance			2,360.00	
30-Nov-21	To	REVENUE-From Unit Sales Exempt	Sales	SALESOV/010040	11,35,000.00	
14-Dec-21	By	[illegible]	Receipt	REC/10382/21-22		9,96,000.00
29-Dec-21	By	REVENUE-From Unit Sales Exempt	Credit Note	CN/10004		1,06,800.00
11-Jan-22	To	[illegible]	Journal	JOU/1167/21-22	9,20,400.00	
4-Mar-22	To	[illegible]	Payment	PAY/2141/21-22	9,558.00	
					21,27,318.00	11,02,800.00
	By	Closing Balance				10,24,518.00
					21,27,318.00	21,27,318.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-120-Vemula Venkateshwar Rao

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
30-Apr-21	To	REVENUE-From Sold Sales Exempt	Sales	SAL/SOV/010003	11,95,000.00	
13-Jul-21	By	[illegible]	Receipt	REC/10092021-22		35,87,000.00
11-Jan-22	To	[illegible]	Journal	JOU/113321-22	9,20,400.00	
28-Feb-22	To	REVENUE-From Sold Sales Exempt	Sales	SAL/SOV/010067	25,10,000.00	
					46,25,400.00	35,87,000.00
By		Closing Balance				10,38,400.00
					46,25,400.00	**46,25,400.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-122-Sankalp Gabbita

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-Aug-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W10022	11,80,000.00	
7-Sep-21	By	[illegible]	Receipt	REC/1018/021-22		9,84,000.00
30-Sep-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W10027	11,35,000.00	
29-Dec-21	By	REVENUE-From Unit Sales Exempt	Credit Note	CN/10005		12,34,400.00
11-Jan-22	To	[illegible]	Journal	JOU/1131/21-22	9,58,600.00	
					32,23,600.00	22,18,400.00
	By	Closing Balance				10,05,200.00
					32,23,600.00	32,23,600.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-124-Mrs Bhimanaveijhula Hymavathi & B R Venkatapathi

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
1-Apr-21	By	**Opening Balance**				1,15,000.00
31-Aug-21	To	REVENUE-From Unit Sales Exempt	Sales	SALISOV/010033	12,25,000.00	
7-Sep-21	By	[illegible]	Receipt	REC/10159/21-22		10,20,000.00
11-Jan-22	To	[illegible]	Journal	JOU/1152/21-22	9,44,000.00	
28-Feb-22	To	REVENUE-From Unit Sales Exempt	Sales	SALISOV/010088	6,83,000.00	
					28,32,000.00	11,35,000.00
	By	**Closing Balance**				16,97,000.00
					28,32,000.00	**28,32,000.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-131-Bishwjeet Kumar Baby Singh

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No	Debit	Credit
15-Apr-21	By [illegible]	Receipt	REC/10018/21-22		4,46,000.00
20-Apr-21	By [illegible]	Receipt	REC/10022/21-22		5,50,000.00
24-Dec-21	By [illegible]	Receipt	REC/10293/21-22		100.00
	By [illegible]	Receipt	REC/10295/21-22		4,97,500.00
	By [illegible]	Receipt	REC/10294/21-22		1,00,000.00
28-Feb-22	To [illegible]	Sales	SAL/SOV/W1/0071	19,33,200.00	
				19,33,200.00	16,93,600.00
	By Closing Balance				3,39,600.00
				19,33,200.00	**19,33,200.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-133-Sadanand Bhojak

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
1-Apr-21	To	Opening Balance			2,360.00	
27-Aug-21	By	[redacted]	Receipt	REC/10149/21-22		5,00,000.00
30-Aug-21	By	[redacted]	Receipt	REC/10149/21-22		5,06,000.00
31-Aug-21	To	[redacted]	Sales	SAL/SOV/010034	12,25,000.00	
30-Sep-21	To	[redacted]	Sales	SAL/SOV/010039	11,95,000.00	
29-Dec-21	By	[redacted]	Credit Note	CN/10006		13,19,600.00
11-Jan-22	To	[redacted]	Journal	JOU/1133/21-22	9,20,400.00	
					33,42,760.00	23,27,600.00
	By	Closing Balance				10,15,160.00
					33,42,760.00	33,42,760.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-135-Nasani Narender

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-Aug-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/010025	13,16,600.00	
7-Sep-21	By	[illegible]	Receipt	REC/1016/21-22		10,92,000.00
29-Dec-21	By	REVENUE-From Unit Sales Exempt	Credit Note	CN/10007		1,54,200.00
11-Jan-22	To	[illegible]	Journal	JOU/115/21-22	10,14,800.00	
					23,29,800.00	12,56,200.00
	By	Closing Balance				10,73,600.00
					23,29,800.00	**23,29,800.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-144-Supriya Mrs

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
1-Apr-21	By	**Opening Balance**				**2,25,001.00**
9-Apr-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10006/21-22		2,00,000.00
10-Apr-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10008/21-22		2,00,000.00
12-Apr-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10014/21-22		1,00,000.00
14-Apr-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10017/21-22		2,00,000.00
16-Apr-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10019/21-22		2,00,000.00
30-Apr-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W/10066	13,10,500.00	
30-Sep-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/W/10029	13,10,500.00	
20-Oct-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10206/21-22		2,00,000.00
21-Oct-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10209/21-22		2,00,000.00
22-Oct-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10211/21-22		2,00,000.00
23-Oct-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10215/21-22		2,00,000.00
30-Dec-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10303/21-22		2,00,000.00
31-Dec-21	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10304/21-22		2,00,000.00
4-Jan-22	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10310/21-22		2,00,000.00
7-Jan-22	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10312/21-22		2,00,000.00
11-Jan-22	To	Tax Bank Fee-Pass B/Adv to Contractor	Journal	JOU/11355/21-22	10,11,260.00	
	To	Tax Bank Fee-Pass B/Adv to Contractor	Journal	JOU/11356/21-22	10,11,260.00	
8-Feb-22	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10345/21-22		2,00,000.00
16-Feb-22	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10357/21-22		2,00,000.00
17-Mar-22	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10371/21-22		2,00,000.00
	By	Tax Bank Collection Acct [redacted]	Receipt	REC/10372/21-22		1,00,000.00
					46,43,520.00	34,25,001.00
	By	**Closing Balance**				12,18,519.00
					46,43,520.00	**46,43,520.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-158-B, Chandrakala / Lenin Kumar

1-Apr-21 to 31-Mar-22

Date	Particulars		Vch Type	Vch No	Debit	Credit
23-Apr-21	By	[illegible]	Receipt	REC/10035/21-22		2,00,000.00
	By	[illegible]	Receipt	REC/10036/21-22		25,000.00
28-May-21	By	[illegible]	Receipt	REC/10051/21-22		10,00,000.00
31-Dec-21	To	REVENUE-From Sold Sales Exempt	Sales	SAL/SOV/W/10061	14,20,000.00	
11-Jan-22	To	[illegible]	Journal	JOU/11167/21-22	10,97,400.00	
					25,17,400.00	12,25,000.00
By	Closing Balance					12,92,400.00
					25,17,400.00	**25,17,400.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj
Secunderabad

Group: Customers Accounts

Ledger: CUST-158-Laxman Nooreavath

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
31-Dec-21	To	REVENUE-Non Int Sales Exempt	Sales	SAL/SOV/010063	12,40,800.00	
11-Jan-22	To	[illegible]	Journal	JOU/118/21-22	9,55,000.00	
					21,95,800.00	
	By	Closing Balance				21,95,800.00
					21,95,800.00	**21,95,800.00**

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-104- Kondapally Naga Sai Aditya & Padma

1-Apr-21 to 31-Mar-22

Date		Particulars	Vch Type	Vch No	Debit	Credit
6-Sep-21	By	[illegible]	Receipt	REC/10158/21-22		25,000.00
20-Sep-21	By	[illegible]	Receipt	REC/10173/21-22		1.00
28-Sep-21	By	[illegible]	Receipt	REC/10177/21-22		2,00,000.00
30-Nov-21	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/8/10049	14,95,000.00	
	To	REVENUE-From Unit Sales Exempt	Sales	SAL/SOV/8/10050	14,95,000.00	
28-Dec-21	By	[illegible]	Receipt	REC/10299/21-22		5,00,000.00
11-Jan-22	To	[illegible]	Journal	JOU/1174/21-22	11,56,400.00	
	To	[illegible]	Journal	JOU/1175/21-22	11,56,400.00	
27-Jan-22	By	[illegible]	Receipt	REC/10330/21-22		5,00,000.00
					53,02,800.00	12,25,001.00
By		Closing Balance				40,77,799.00
					53,02,800.00	53,02,800.00

Modi Housing PVT Ltd - SOV

M G Road, Ranigunj

Secunderabad

Group: Customers Accounts

Ledger: CUST-FLAT-NO :-151 Srinivas Reddy(Cancelled)

1-Apr-21 to 31-Mar-22

Date	Particulars	Vch Type	Vch No	Debit	Credit
23-Apr-21	By [illegible]	Receipt	REC/10037/21-22		25,000.00
	By [illegible]	Receipt	REC/10028/21-22		2,00,000.00
1-Jun-21	To [illegible]	Payment	PAY/1133/21-22	2,00,000.00	
24-Jun-21	To [illegible]	Payment	PAY/1196/21-22	25,000.00	
				2,25,000.00	**2,25,000.00**

14321/2022 Dt: 13/08/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ तेलंगाना TELANGANA

AP 281429

Sl. No. 2621, Date: 22-07-2022, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Nerelog Ram, R/o. Hyd,
For whom: Modi Housing Pvt. Ltd.

S. ANJAMMA
Licensed Stamp Vendor Lic.No.9/94/B 10/7/001-2021
H.No.2-5-540/11, Gandhi Kutir, Narayanaguda,
Hyderabad-29. Cell: 9390802562, 9866378568

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 5th day of August 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

Ms. Bellamkonda Pavani, D/o. Mr. Bellamkonda Butchi Babu, aged about 30 years, Occupation: Service residing at H. No.3-4-96, Road No. 7, Vivekanandapuram, Sainikpuri (P. O) Secunderabad-500 094 (Pan No.BNWPB0908A, Mobile No. 99085 73442), 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

B. Pavani

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15600/- paid herein the hours of _____ and _____ on the 12th day of SEP, 2022 by Sri K Prabhakar Reddy

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

Sl No.	Code	Thumb Impression	Photo	Address	Signature / Thumb Impression
1	C1			SELLAMONDRA PAVANI D/O. SELLAMONDRA BUTCHI BABU H.NO RCHC NO.1, VIVEKANANDA NAGAR, BANSWADA, SEC-BOLARUM	
2	C2			K PRABHAKAR REDDY (GPA HOLDER) S/O. K PARMA REDDY 3-4-652 AND 4, 2 FLOOR, SOHAM MANSION, NARAYANAGUDA, HYDERABAD, HYDERABAD, TELANGANA, 500029, R R DIST, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			B BUTCHI BABU HYD	
1			SRIDHAR PRASANNA VENKATESH HYD	

12th day of September,2022

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5204 Name: Kolloji Prabhakar Reddy	Ambernet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX4447 Name: Bellamkonda Pavani	C/O Chigullamattagu Rajesh, Gangaiyapalem, Guntur, Andhra Pradesh, 522611	

Sl. - 1, CS No 14321/2022 & Doct No 13700/2022
Sheet 1 of 10
Sub Registrar Uppal

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Whenever 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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal–Malkajgiri District 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lump sum 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 Contractor 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 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Sohan Modi

B. Pawan

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						
	Stamp Papers	Challan u/S 41(a) IS Act	E-Challan	Cash	Stamp Duty u/S 13 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1000	0	0	0	1000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	0	1000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	33100	0	0	0	33100

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the consideration value of Rs. 3300000/- was paid by the party through E-Challan/BC/Pay Order No. 39100801 0622 dated 01-AUG-22 of SBIN.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID Rs. 33100/- DATE 01-AUG-22 BANK NAME: SBI BRANCH NAME: , BANK REFERENCE NO: 1101110000 PAYMENT MODE NB 1101119 ATRN 74455[illegible] REMITTER NAME: BELLAMKONDA PROMI EXECUTANT NAME: MODI HOUSING PVT LTD CLAIMANT NAME: BELLAMKONDA PAYM[illegible]

Date:
12th day of September,2022

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 13738 of 2022 of Book-1 and assigned the identification number 1 - 100 - 13738 - 2022 for Scanning on 13-SEP-22 .

Registering Officer
Uppal
(R Vijay)

Bk - 1, CS No 14321/2022 & Doct No 13738/2022. Sheet 2 of 10. Sub Registrar Uppal

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OFFICE OF SUB REGISTRAR Uppal

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 Said 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 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

B. Pandit

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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

ANNEXURE- A

1.	Names of Purchaser:	Ms. Bellamkonda Pavani D/o. Mr. Bellamkonda Butchibabu
2.	Purchaser's permanent residential address:	R/o. H.No.34-96, Road No. 7, Vivekanandapuram, Sainikpuri (P.O) Secunderabad-500 094.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 13707 of 2022, dated 05-08-2022 regd., at S.R.O, Uppal, Medchal-Malkajgiri District
4.	Type of villa	C1-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	102
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1721 Sft.
8.	Total consideration:	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only)
9.	Details of advance paid:	
	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-12-2022
11.	***Description of the Schedule Villa:***	
	All that land forming plot no.102, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : Plot No. 101 South by : Plot No. 103 East by : 30' wide road West by : Plot No. 90	

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign.

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Sohan Modi)

B Pavani

PURCHASER

ANNEXURE- B

Plan of the Said Villa:

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep Soham Modi

B. Porwal

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

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ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Partyware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

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. Fitting 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 minor 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 Said 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 Said 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sig. Soham Modi

VENDOR

(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

B. Pawar

PURCHASER

Sh - 1, CS No 14321/2022 & Doct No 13705/2022. Sheet 7 of 10 Sub Registrar Uppal

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 AND CONTRACTOR: M/S. MODI HOUSING PVT LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003, REP BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI
			GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/SK-IV/2021, Dt. 08.10.2021, REGD. AT SRO. UPPAL: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: MS. BELLAMKONDA PAVANI D/O. MR. BELLAMKONDA BUTCHI BABU R/O. H. NO.34-86 ROAD NO. 7 VIVEKANANDAPURAM SAINIKPURI (P.O) SECUNDERABAD-500 094.

SIGNATURE OF WITNESSES:

1.

2.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

3146 8727 4399

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Subhash Modi, plot no 233, road no 25, near jeedimetla temple, jeedimetla kidu, kharkhana, dargah road, Hyderabad
Andhra Pradesh 500004

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

Kandi Prabhakar Reddy

3287 6953 9204

Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
3-5-54/1024, 1FLOOR KAMALA NILAYAM
JANGWAL COLONY
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013

ఆధార్ – సామాన్యుని హక్కు

3350 0272 4447

ఆధార్ – సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

3493 9802 0952

ఆధార్ – సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

Shekhar Prasanna Venkatesh

MALE

7235 2247 0377

मेरा आधार, मेरी पहचान

7235 2247 0377

Bk - 1, CS No 14321/2022 & Doc No 13708/2022.

Sheet 10 of 10

Sub Registrar
Uppal

9.33 pm

Government of Telangana
Registration And Stamps Department

Payment Details (Office Copy - Generated on: 19/01/2023 12:31 PM)

SRO Name: [illegible] Receipt No: 1048 Receipt Date: 19/01/2023

Amount Paid By: SD

Total: THIRTY THREE THOUSAND SIX HUNDRED ONLY

Prepared by: ISMAIL

Signature by SR

SUB-REGISTRAR
UPPAL

Government of Telangana
Registration And Stamps Department

Payment Details (Citizen Copy - Generated on: 19/01/2023 12:31 PM)

SRO Name: [illegible] Receipt No: 1048 Receipt Date: 19/01/2023

Name: [illegible]

Purpose: DEVELOPMENT ASSESSMENT OR CONSTRUCTION

Eligibility Info

CS 1027/2023. 983/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ तेलंगाना TELANGANA AS 913155

SL. No. 1751, Date: 07-10-2022, Rupees: 100/-
Sold to: Ramesh
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Silver Oak Villas LLP

S. ANJANMA
Licensed Stamp Vendor Lic.No.0/94/ B 16/74001-2021
H.No.3-5-548/11, Gandhi Kutee, Narayanaguda,
Hyderabad-29. Cell: 9508802042, 8866578260

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 18th day of January, 2023 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. Smt. Hamina D. Mehta, W/o. Late Deepak U. Mehta, aged about 66 years, resident of 21, Bapubagh Colony, Ground Floor, P. G. Road, Secunderabad.

2. Shri Tejas D. Mehta, S/o. Late Deepak U. Mehta, aged about 47 years, Occupation: Business, resident of 10-3-163/1, Flat No. 601, A-Block, Amari Central Court, Old Lancer Lane, Secunderabad.

3. Shri Hardik D. Mehta, S/o. Late Deepak U. Mehta, aged about 40 years, Occupation: Business, resident of Flat No. 401, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad.

Hereinafter jointly referred to as the Developer and severally as Developer no.1 & Developer no. 2 respectively.

4. M/s. Silver Oak Villas LLP, a registered limited liability firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 52 years, Occupation: Business hereinafter referred to as the Contractor.

For SILVER OAK VILLAS LLP

Designated Partner

Presentation Endorsement

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of _____ and _____ on the 19th day of JAN, 2023 by Sri K Prabhakar Reddy

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

Sl No.	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX			CHANDRI TRIVENI W/O. BELLAMKONDA SURESH BABU H.NO.3-48, RA.NO.7, VIVEKANANDAPURAM, SAINIKPURI, SEC-BAD	
2	EX			HARISH LUNIYA S/O. LATE DEEPAK LUNIYA PLOT NO.104, ANAND MAHAL RESIDENCY, S.V COLONY, MEDIPAL ROAD, SEC-BAD	
3	EX			TEJAS D MEHTA S/O. LATE DEEPAK D MEHTA PLOT NO.107, A BLOCK, ANAND DEVIRAM COURT, OLD LANCER LANE, SEC-BAD	
4	EX			HARSHA D MEHTA W/O. LATE DEEPAK D MEHTA 21, SAPURAM COLONY, GROUND FLOOR, P.G ROAD, SEC-BAD	
5	EX			K PRABHAKAR REDDY (GPA HOLDER) S/O. K PADMA REDDY 3-4-270 AND 4, 2 FLOOR, SOHAM MANSION, HYDERGUDA, HYDERABAD, HYDERABAD, TELANGANA, SOMAJI G E ROAD, SEC-BANGALORE	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S NARESH HYD	
2			S VENNELA HYD	

19th day of January,2023

Signature of Sub-Registrar

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06 SEP 2022

AND

Mrs. Chunduri Thejovathi, Wife of Mr. Bellamkonda Butchi Babu, aged about 58 years, Occupation: Service residing at H. No. 14-96, Road No. 7, Vivekanandapuram, Saimkpuri (P. O), Secunderabad-500 094, hereinafter referred to as the 'Purchaser' (Pan No.ADDPC2932K, Mobile No.99891 87543).

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

Wherever the Developer, Contractor, 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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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.

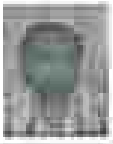
For SILVER OAK VILLAS LLP

Designated Partner

Sl No	Thumb Impression	Photo	Name & Address	Signature
				Uppal

Sl. No. - 1, CS No 1027/2023 & Doc No 663/2023, Sheet 2 of 11 Sub Registrar Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXXX9204 Name: Kanti Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXXX8979 Name: Tejas Deepak Mehta	S/O Deepak Uttam Lal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500026	
3	Aadhaar No: XXXXXXXXX7797 Name: Hansi Deepak Mehta	C/O Deepak Uttamlal Mehta, Secunderabad, Hyderabad, Telangana, 500003	

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						
	Stamp Papers	Challan u/s 41(a) of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	Demand Pay Order	Total
Stamp Duty	100	0	10000	0	0	0	10000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	200	0	0	0	200
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	20200	0	0	0	20200

Rs. 10000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fee on the chargeable value of Rs. 5250000/- was paid by the party through E-Challan/DD/Pay Order No 47077111822 dated 31-DEC-22 of SBBN

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 20200/-, DATE: 01-AUG-22, BANK NAME: SBI, BRANCH NAME: , BANK REFERENCE NO: 470984033726,PAYMENT MODE NB-1001,MATRN 470984033726,REMITTER NAME: CHUNILAL THE JOVATH,EXECUTANT NAME: DEEPAK V MEHTA,CLAIMANT NAME: CHUNILAL THE JOVATH

Date:
18th day of January 2023

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 663 of 2023 of Book-1 and assigned the identification number 1 - [illegible] - 663 - 2023 for Scanning on 19-JAN-23

Registering Officer
Uppal
(Syed Ismail)

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OFFICE OF Sub Registrar office Uppal SUB REGISTRAR

3.2. 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.

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 Said 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 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 Contractor has agreed to construct the Said Villas 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 SILVER OAK VILLAS LLP

Designated Partner

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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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 SILVER OAK VILLAS LLP

Designated Partner

Bk - 1, CD No 1027/2023 & Doct No 983/2023. Sheet 4 of 11 Sub Registrar Uppal

ANNEXURE- A

1.	Names of Purchaser:	Mrs. Chandmi Thejavathi W/o. Mr. Bellamkonda Babi Babu
2.	Purchaser's permanent residential address	R/o. H. No. 34-96, Road No. 7, Vivekanandapuram, Sainikpuri (P. O), Secunderabad-500 094.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 5 8 2 of 2023, dated 18-01-2023 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	CI-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no :	103
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1721 Sft.
8.	Total consideration:	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only)
9.	Details of advance paid:	
	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30.03.2023

11. ***Description of the Schedule Villa:***

All that land forming plot no.103, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by:

North by : Plot No. 102
South by : Plot No. 104
East by : 30' wide road
West by : Plot No. 91

(Chandmi Thejavathi)

For SILVER OAK VILLAS LLP
Designated Partner

Developer

Contractor
(M/s. Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

ANNEXURE- B

Plan of the Sold Villa:

For SILVER OAK VILLAS LLP

Developer

Contractor
M/s. Silver Oak Villas LLP rep
by Mr. Soham Modi

PURCHASER

Bk - 1, CS No 1027/2023 & Doct No 983/2023. Sheet 5 of 11 Sub Registrar Upparpalli

ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

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. if any 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 Said 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 colors 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 Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For SILVER OAK VILLAS LLP

Developer

Designated Partner
Contractor
(M/s. Silver Oak Villas LLP rep
by Mr. Sriram Modi)

PURCHASER

Bk - 1, CS No 1027/2023 & Doct No 983/2023. Sheet 7 of 11 Sub Registrar Uppal

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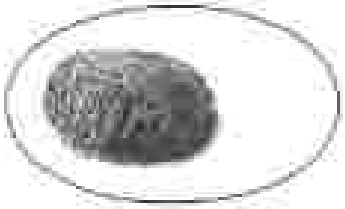
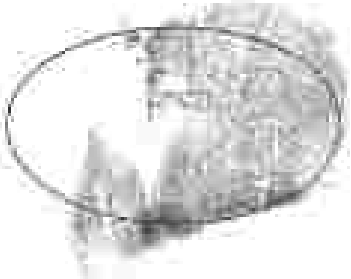
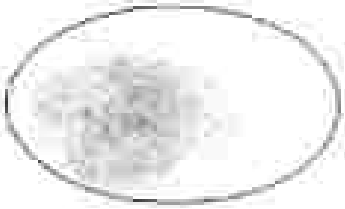
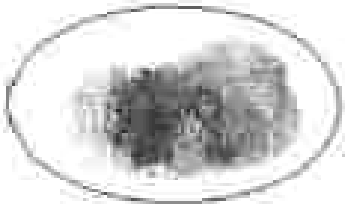
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			**DEVELOPER:** 1. SMT. HARSHA D. MEHTA W/O. LATE DEEPAK U. MEHTA R/O. 21, BAPUBAGH COLONY GROUND FLOOR P. G. ROAD SECUNDERABAD.
			2. SHRI TEJAS D. MEHTA S/O. LATE DEEPAK U. MEHTA R/O. 10-3-163/1, FLAT NO. 501 A-BLOCK, AMBRI CENTRAL COURT OLD LANCER LANE SECENDERABAD.
			3. SHRI HARDIK D. MEHTA S/O. LATE DEEPAK U. MEHTA R/O. FLAT NO. 401 MAHESHWARI RESIDENCY D. V. COLONY MINISTER ROAD SECUNDERABAD.
			**CONTRACTOR:** M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003. REP BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI

SIGNATURE OF WITNESSES:

1.

2.

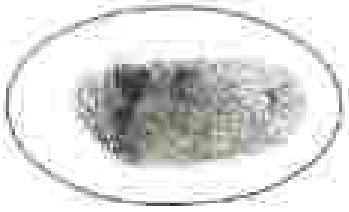
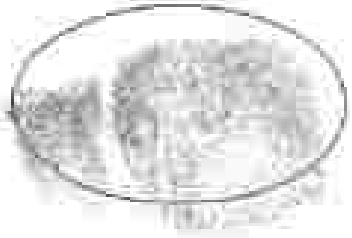
For SILVER OAK VILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER/CONTRACOR

SIGNATURE(S) OF 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
			**GPA HOLDER ON BEHALF OF VENDOR NO. 2 VIDE GPA NO. 387/SK-IV/2021, Dt. 08.10.2021 REGD. AT SRO, UPPAL:** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2nd FLOOR, M. G. ROAD SECUNDERABAD
			**PURCHASER:** MRS. CHUNDURI THEJOVATHI W/O. MR. BELLAMKONDA BUTCHI BABU R/O. H. NO. 34-96, ROAD NO. 7 VIVEKANANDAPURAM SAINIKPURI (P. O) SECUNDERABAD–500 094

SIGNATURE OF WITNESSES:

1.

2.

For SILVER OAK VILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER/CONTRACTOR

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 1027/2023 & Doct No 983/2023. Sheet 9 of 11 Sub Registrar Uppal

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Sohan Sahi Modi

[redacted] 4209

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Sohan Modi, plot no 280, road no 25, near Shodhanna hotels jubilee hills, Khaimanzil, Banjara Hills, Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

For SILVER OAK VILLAS LLP

Designated Partner

Kandi Prabhakar Reddy

[redacted] 9204

నమోదు సంఖ్య / Enrollment No. : 1027/22203/00040

To
Kandi Prabhakar Reddy
3-3-04/1G24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013

10/07/2010

ఆధార్ – సామాన్యుని హక్కు

Bk - 1, CS No 1027/2023 & Doct No 883/2023.

Sheet 10 of 11

Sub Registrar
Uppal

[redacted] 2076

సామాన్యుని హక్కు

- Saamanyuni Hakku

[redacted] 0979

సామాన్యుని హక్కు

- Saamanyuni Hakku

[redacted] 6707

ఆధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

Unique Identification Authority of India

[redacted] 0859

నా ఆధార్, నా గుర్తింపు

[redacted] 4136

నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India

Address:
W/O Laxmi Narasaiah Gudura,
1/1/8, Station Road, Station
Road, Balanagar, Balanagar,
Mahabubnagar
Telangana - 509202

[redacted] 4136

आधार

భారత విశిష్ట గుర్తింపు సంస్థ
Unique Identification Authority of India
Government of India

Enrolment No.: 9000/00418/21805

To
Guduru Vennela
W/O Guduru Nimesh
Plot 54
T R R Colony
Badangpet
Near Old Gram Panchayat
Badangpet
Ko Rangareddy Badangpet
Telangana - 500058
9533844430

Your Aadhaar No. :

[redacted] 1531

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

Guduru Vennela
DOB: 16/07/1983
FEMALE

[redacted] 1531

నా ఆధార్, నా గుర్తింపు

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Sub Registrar
Uppal

Sheet 11 of 11

Sd/-

19939/21

Joh
Sey CLP

Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 22/12/2021, 01:28 PM

SRO Name: 1507 Uppal | Receipt No: 22094 | Receipt Date: 22/12/2021

AGREEMENT
2320000 DD No: DD Dt:
Bank Branch:
E-Challan Bank Name: SBIN E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				16000
Deficit Stamp Duty				16500
User Charges				500
Total				33000

In Words: RUPEES THIRTY THREE THOUSAND SIX HUNDRED ONLY

RETURN
SUB-REGISTRAR
UPPAL

Prepared By: SRINIVAS

Signature Date 18
SUB-REGISTRAR
UPPAL

CLP
E40673

Government of Telangana
Registration And Stamps Department

Payment Details – Citizen Copy - Generated on 22/12/2021, 01:28 PM

SRO Name: 1507 Uppal | Receipt No: 22094 | Receipt Date: 22/12/2021

Name: SOHAM MODI
Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION
Chargeable Value:
Bank Name:

CS No/Doc No: 25741 / 2021
Challan No:
Challan Dt:

E-Challan No: 5730E1161221
E-Challan Dt: 16-DEC-21

29741

19939/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ तेलंगाना TELANGANA

AG 118090

Sl. No. 09477 Date: 20-10-2021, Rupees: 100/-
Sold to: Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom M/s. Silver Oak Villas LLP.

KODALI RADHIKA
Licensed Stamp Vendor, Lic No. 7/10, 16/7/04/ 19-21
6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090828

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22nd day of December, 2021 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad–500 003 represented by its Director Mr. Soham Modi, S/o. Late Satish Modi., agreed 51 years, Occupation: Business hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Developer.

AND

1. Mr. Kolachina Naga Surya Satya Sai Srinivas, Son of Mr. K. Viswanadham, aged about 50 years, Occupation: Service (Pan No. ALZPK2785N, Mobile No. 98667 32438) and

2. Mrs. K. Rekha, Wife of Mr. K. N. S. S. S. Srinivas, aged about 49 years both residing at Flat No. 401, Crystal Meadows Apartments, Street No. 1, Karthikeya Nagar, Nacharam, Hyderabad-500 076, (Pan No. ALZPK2784P, Mobile No. 98496 73475), 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

K Rekha

Presentation Endorsement:

[illegible] office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under section 32 of the Registration Act, 1908 and fee of Rs. 16000/- paid between the hours of _____ and _____ on the 22nd day of DEC, 2021 by Sri Sollum Mani

Executed/Admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			K IERPA W/O K N S K S SRINIVAS FLAT 401 CRYSTAL MEADOWS APTS STREET NO 1 KARTHIKEYA NAGAR RAGHAVAN YTD	
2	CL			KOLACHINA NAGA SURYA SATYA SAI SRINIVAS S/O K VISWANADHAM FLAT 401 CRYSTAL MEADOWS APTS STREET NO 1 KARTHIKEYA NAGAR RAGHAVAN YTD	
3	EX			K PRABHAKAR REDDY (GPA HOLDER) S/O K PADMA REDDY 5-4-187/3 AND 4, 7TH FLOOR, SOHAM MANSION, MG ROAD SECUNDERABAD HYDERABAD, TELANGANA, 500003, M G ROAD SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			C.S.RANGA SWAMY HYD	
1			C.RANGANNA HYD	

Bk - 1, CS No 20741/2021 & Doct No 19939/2021 Sheet 1 of 10 Sub Registrar Uppal

22nd day of December 2021

Signature of Sub Registrar Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXXX204 Name: Karidi Prabhakar Reddy	Ambirpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX618 Name: Kolachina Naga Surya Satya Sai Srinivas	Uppal K.v. Rangareddy, Telangana, 500039	

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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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District 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 had 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. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep

Soham Modi

K. Rekha

Bk - 1, CS No 20741/2021 & Doct No 18939/2021 Sheet 2 of 10 Sub Registrar Uppal

E-KYC Details as received from UIDAI

Sl No	Aadhaar Details	Address	Photo
3	Aadhaar No: XXXXXXXX1972 Name: K Rekha	W/O K N S S S Srinivas, Uppal, Ranga reddi, Andhra Pradesh, 500078	

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(a) IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	18000	0	0	0	18000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	700	0	0	0	700
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	33000	0	0	0	33700

Rs. 18000/- towards Stamp Duty including TID under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. [illegible] was paid by the party through E-Challan/BC/Pay Order No. [illegible] dated 19-DEC-21 at SBI/N.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 33000/- DATE: 19-DEC-21 BANK NAME: SBIN BRANCH NAME: BANK REFERENCE NO: [illegible] PAYMENT MODE NB (0011) [illegible] REMITTER NAME: KOLACHINA NAGA SERIYA SATYA SAI SRINIVAS PREMISES NAME: MODI HOUSING PVT LTD CLAIMANT NAME: KOLACHINA NAGA SERIYA SATYA SAI SRINIVAS

Date:
22nd day of December,2021

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 18939 of 2021 of Book-1 and assigned the identification number [illegible] 18939-2021 for Scanning on 22-DEC-21.

Registering Officer
Uppal
(K Vijay)

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OFFICE OF SUB REGISTRAR

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 Said 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 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Kolachina Naga Surya Satya Sai Srinivas S/o. Mr. K. Viswanadham 2. Mrs. K. Rekha, W/o. Mr. K. N. S. S. S. Srinivas
2.	Purchaser's permanent residential address:	R/o. Flat No. 401, Crystal Meadows Apartments, Street No. 1, Karthikeya Nagar, Nacharam, Hyderabad-500 076.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 13938 of 2021, dated 22.12.2021 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa:	C1-Duplex-Type
5.	No. of floors:	Ground Plus First Floor
6.	No. of bedrooms:	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	104
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area:	1721 Sft.
8.	Total consideration:	Rs.33,20,000/- (Rupees Thirty Three Lakhs Twenty Thousand Only)
9.	Details of advance paid:	
	Rs.18,24,000/-(Rupees Eighteen Lakhs Twenty Four Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Balance Payment terms:	

Installment	Due date for payment	Amount
I	On completion of finishing works like flooring, bathroom tiles, doors, windows, first coat of paint, etc.	12,96,000/-
II	On completion	2,00,000/-

11	Scheduled date of completion:	30.01.2022

12. ***Description of the Schedule Villa:***

All that land forming plot no.104, admeasuring about 161 sq. yds. along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by:

North by: Plot No. 103

South by: Plot No. 105

East by: 30' wide road

West by: Plot No. 92

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

DEVELOPER
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Soham Modi)

PURCHASER

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ANNEXURE- B

Plan of the Said Villa:

For MODI HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

DEVELOPER
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Soham Modi)

PURCHASER

ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes

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 Said 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 Said 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi

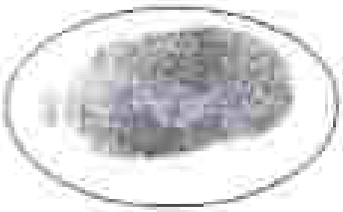
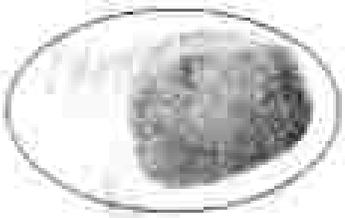
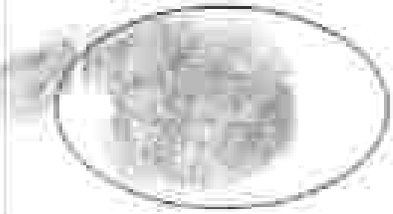
DEVELOPER

(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Soham Modi)

PURCHASER

Bh - 1, CS No 20741/2021 & Doct No 19939/2021. Sheet 7 of 19 Sub Registrar Uppal

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 HOUSING PVT. LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003. REP BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI
			**GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021, REGD. AT SRO, UPPAL:** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.
			**PURCHASER:** 1. MR. KOLACHINA NAGA SURYA SATYA SAI SRINIVAS S/O. MR. K. VISWANADHAM R/O. FLAT NO. 401 CRYSTAL MEADOWS APARTMENTS STREET NO. 1, KARTHIKEYA NAGAR NACHARAM, HYDERABAD-500 076.
			2. MRS. K. REKHA W/O. MR. K. N. S. S. S. SRINIVAS R/O. FLAT NO. 401 CRYSTAL MEADOWS APARTMENTS STREET NO. 1, KARTHIKEYA NAGAR NACHARAM HYDERABAD-500 076.

SIGNATURE OF WITNESSES

1. Chengalraiah

2. Chengamma

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

SIGNATURE OF THE DEVELOPER

K. Rekha

SIGNATURE(S) OF PURCHASER

Sohan Sunil Modi

Male

[redacted] 4309

Address:
S/O Sunil Modi, plot no 199,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Sanjeevi Hills,
Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Sohan Modi

Kandi Prabhakar Reddy

Male

[redacted] 9204

నమోదు నెంబర్ / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
S/O
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ – సామాన్యుని హక్కు

6946 [redacted]

నా ఆధార్, నా గుర్తింపు

[redacted] 5618

నా ఆధార్, నా గుర్తింపు

[redacted] 7972

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు

[redacted] 0147

ఆధార్ - సామాన్యుని హక్కు

[redacted] 2213

ఆధార్ - సామాన్యుని హక్కు

[redacted] 5618

[redacted]

Address: [redacted] Hyderabad, Uppal, Ranga Reddy, Telangana 500039

Address: [redacted] Kathaiya Nagar, Nanakram, Uppal, Rangareddy, Andhra Pradesh, 500039

Address: [redacted] Chandan [redacted] COLONY STREET NO 2 MALAKPET, Hyderabad, Hanumapet, Rangareddy, Andhra Pradesh, 500036

Address: [redacted] Hyderabad, Rangareddy, Andhra Pradesh, 500007

Aadhaar - Saamanyuni Hakku

Bk - 1, CS No 20741/2021 & Doct No 19939/2021. Sheet 10 of 10 Sub Registrar Uppal

[redacted]

TSGGDE [redacted]

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT

STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 103850

Date : 30-Dec-21

MeeSeva App No : ECM02211000727

Statement No : 75418253

Sir/Smt.: K S S S S SRINIVAS : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: CHERLAPALLE ,Survey No : 11,12,14,15,16,17,18,284, Plot No : ,104, East: 30 WIDE ROAD West: PLOT NO. 92 South: PLOT NO. 105 North: PLOT NO. 103

A search is made in the records of SRO(UPPAL), relating there to for 26 years from 01-01-1996 To 29-12-2021 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

Sl.No	Description of property	Reg.Date & Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [SRO Code]
1	VILL/COL: CHERLAPALLE(SILVER OAK COLONY) W-B: 2-5 SURVEY: 11,12,14,15,16,17,18,284 PLOT: 104 EXTENT: 261SQ.Yds BUILT: 2040SQ. FT Boundaries: [N]: PLOT NO. 103 [S]: PLOT NO. 105 [E]: 30 WIDE ROAD [W]: PLOT NO. 92 This document Link Doct: 1507/19898/2021 of SRO 1507 // 2021	(R) 22-12-2021 (E) 22-12-2021 (P) 22-12-2021	0100 (DEVELOPMENT AGREEMENT OR GPA) Mkt.Value Rs. 3114900 Cons.Value Rs. 7500000	1. (EX)M/S SILVER OAK VILLAS LLP REP BY SOHAM MODI (AUTHORISED SIGNATORY) 2.(EX)K PRABHAKAR REDDY (GPA HOLDER) 3.(EX)M/S MODI HOUSING PRIVATE LIMITED REP BY SOHAM MODI (DIRECTOR) 4.(CL)KOLACHINA NAGA SURYA SATYA SAI SRINIVAS 5.(CL)K REKHA	0/0 19934/2021 [1] of SROUPPAL
2	VILL/COL: CHERLAPALLE(SILVER OAK COLONY) W-B: 2-5 SURVEY: 11,12,14,15,16,17,18,284 PLOT: 104 EXTENT: 261SQ.Yds BUILT: 2040SQ. FT Boundaries: [N]: PLOT NO. 103 [S]: PLOT NO. 105 [E]: 30 WIDE ROAD [W]: PLOT NO. 92 This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link [illegible] Doct,Link Doct: 1507/4784/2008 of SRO 1507;8302/2018 of SRO 1507;4782/2008 of SRO 1507;16252/2019 of SRO 1507;3859/2008 of SRO 1507;7523/2017 of SRO 1507;7524/2017 of SRO 1507;12490/2017 of SRO 1507;16252/2019 of SRO 1507// 2019	[illegible] 22-12-2021 (E) 22-12-2021 (P) 22-12-2021	0101 (Sale Deed) Mkt.Value Rs. 3114900 Cons.Value Rs. 4500000	1. (CL)KOLACHINA NAGA SURYA SATYA SAI SRINIVAS 2.(CL)K REKHA 3.(EX)K PRABHAKAR REDDY (GPA HOLDER) 4.(EX)PALLE SANJEEV REDDY 5.(EX)PALLE PRABHAKAR REDDY 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY [illegible] [illegible] PALLE NARASIMHA REDDY 11.(EX)PALLE SUSHEELA 12.(EX)PALLE NARAHARI REDDY 13.(EX)PALLE VENKAT REDDY 14.(EX)M/S SILVER OAK REALTY REP BY SOHAM MODI 15.(EX)M/S MODI HOUSING PRIVATE LIMITED REP BY SOHAM MODI (DIRECTOR) 16.(EX)M/S SILVER OAK REALTY (FORMERLY KNOWN AS M/S MEHTA & MODI HOMES) REP BY SOHAM MODI (AUTHORISED SIGNATORY) 17.(EX)PALLE RENUKA 18.(EX)M/S SILVER OAK VILLAS LLP REP BY SOHAM MODI (AUTH SIGNATORY)	0/0 19936/2021 [1] of SROUPPAL
3	VILL/COL: CHERLAPALLE/CHERLAPALLY OLD VILLAGE W-B: 3-1 SURVEY: 11,12,14,15,16,17,18,284 PLOT: 101,103,105,107,109,111,113,115,117,119,121,123,125,127,[illegible] EXTENT: [illegible] BUILT: [illegible] SQ. FT Boundaries: [N]: CHERLAPALLY VILLAGE AND SY. NO. 123 & 126 [S]: SY. NOS [illegible] [W]: [illegible] MAIN ROAD	(R) 07-11-2018 (E) 07-11-2018 (P) 07-11-2018	0103 (Sale Agreement [illegible]) Mkt.Value Rs. [illegible] Cons.Value Rs. [illegible]	1. (EX)PALLE PRABHAKAR REDDY 2.(EX)PALLE RENUKA 3.(EX)PALLE PRATAP REDDY 4.(EX)PALLE NARASIMHA REDDY 5.(EX)PALLE VENKAT REDDY 6.(EX)PALLE SUSHEELA 7.(CL)KARAN S. MEHTA 8.(CL)ARADHANA S. MEHTA 9.(CL)TEJAL T MEHTA 10.(CL)DEEPAK [illegible] MEHTA 11.(CL)HARSHA [illegible] MEHTA 12.(CL)TEJAS [illegible] MEHTA [illegible]	0/0 10253/2018 [1] of SROUPPAL

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ అవుట్‌పుట్ ప్రకారం జతపరచిన అవుట్‌పుట్ కంప్యూటర్ సిస్టమ్స్ నుండి నేను సర్వీస్ అందించడానికి అంగీకరించిన విధంగా ఉంటుంది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accepted by me for providing the service.

(ii) ఈ కంప్యూటర్ అవుట్‌పుట్ ప్రకారం సమాచారం నిరంతరంగా అన్నట్లుగా అంగీకరించిన కంప్యూటర్ సిస్టమ్స్ నుండి ప్రముఖమైన వ్యవధిలో నిర్వహించబడింది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ అవుట్‌పుట్ ప్రకారం సమాచారం కంప్యూటర్ సిస్టమ్స్ ద్వారా సాధారణ వ్యవహారంలో క్రమం తప్పకుండా నమోదు చేయబడింది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ అవుట్‌పుట్ ప్రకారం సమాచారం నిరంతరంగా కంప్యూటర్ సిస్టమ్స్ నాకు సరిగ్గా పనిచేస్తున్నాయి మరియు నాకు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డు యొక్క ఖచ్చితత్వాన్ని ప్రభావితం చేసే అటువంటి కార్యాచరణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పై విషయము నాకు తెలిసినంత మరియు నమ్మకం మేరకు సరియైనది.

The matter stated above is correct to the best of my knowledge and belief.

T Jayarthi

SRINIVAS NETDEN
SHP-SRND
Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

	1587,			REP BY SOHAM MODI 14.(CL)SUDHIR U. MEHTA 15.(CL)HARDIK U.MEHTA 16.(CL)RUCHI H.MEHTA 17.(EX)MUSELLER OAK REALTY REP BY SOHAM MODI 18.(EX)PALLE [illegible] 19.(EX)PALLE PURUSHOTHAM REDDY 20.(EX)PALLE VENKAT RAM REDDY 21.(EX)PALLE NARSIMHA REDDY 22.(CL)PRAMOD H. MEHTA 23.(EX)M/S.SILVER OAK REALTY (AGRA) REP BY SOHAM MODI 24.(EX)PALLE SANJEEV REDDY	
4 — 12	VILL/COL: CHERLAPALLE/CHERLAPALLE OLD VILLAGE W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 132 134 106 108 110 112 114 116 118 120 122 124 126 128 129 131 133 135 137 139 141TO207 214 EXTENT: 5443SQ.Yds BUILT: 0SQ. FT Boundaries: (N): CHERLAPALLE VILLAGE AND SY. NO. 133 & 136 (S): SY. NOS.5, 8, 9, 10, 168 & 296 (E): SY. NO. 137 (W): MAIN ROAD 1587,	(R) 07-11-2019 (E) 07-11-2019 (F) 07-11-2019	0102 (Sale Agreement Without Possess) Mkt. Value Rs. 7218000 Corn Value Rs. 7218000	1.1.(EX)PALLE PRABHAKAR REDDY 2.(EX)PALLE PRATAP REDDY 3.(EX)PALLE NARAYANA REDDY 4.(EX)PALLE SUSHEELA 5.(EX)PALLE VENKAT REDDY 6.(EX)M/S.SILVER OAK REALTY (AGRA) REP BY SOHAM MODI 7.(EX)PALLE PURUSHOTHAM REDDY 8.(EX)PALLE VENKAT RAM REDDY 9.(EX)PALLE NARSIMHA REDDY 10.(EX)M/S.SILVER OAK VILLAS LLP (CONSUMING PARTY)REP BY SOHAM MODI 11.(CL)M/S. MODI HOUSING PVT LTD REP BY P.RAMA RAO 12.(EX)M/S.SILVER OAK REALTY REP BY SOHAM MODI 13.(EX)PALLE RENUKA 14.(EX)PALLE RAVINDER REDDY 15.(EX)PALLE SANJEEV REDDY	O/P 15152/ 2019 [1] of SRO/UPPAL
5 — 12	VILL/COL: CHERLAPALLE/REST ALL W-E: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 14000 Yds BUILT: 0SQ. FT OPEN LAND Boundaries: (N): CHERLAPALLE VILLAGE SETTLEMENT (S): 40' WIDE ROAD (E): CHERLAPALLE VILLAGE SETTLEMENT (W): LAND BELONGING TO THE PURCHASER This document Link Doc1,Link Doc1,Link Doc1 1587, 13834/2017 of SRO 1587;12445/2017 of SRO 1587;1394/2018 of SRO 1587;/2008	(A) 05-05-2018 (B) 28-04-2018 (F) 01-05-2018	0101 (Sale Deed) Mkt.Value Rs. 730000 Corn Value Rs. 800000	1.1.(SELLER) MODI 2.(EX)SUMMIT BUILDERS REP BY M.PARTNER MODI PROPERTIES PVT LTD REP BY ITS MD:-SOHAM MODI	O/O 8392/ 2018 [1] of SRO/UPPAL
6 — 12	VILL/COL: CHERLAPALLE/REST ALL W-E: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 20000 Yds BUILT: 0SQ. FT Boundaries: (N): SY.NO.293 & VILLAGE SETTLEMENT (S): 40' WIDE ROAD (E): LAND BELONGS TO THE VENDOR (W): LAND BELONGS TO RAMAKRISHNA REDDY & OTHERS This document Link Doc1,Link Doc1,Link Doc1 1587, 1339/2007 of SRO 1587;12445/2007 of SRO 1587;7459/2008 of SRO 1587;/2008	(A) 13-06-2017 (B) 12-06-2017 (F) 15-06-2017	0103 (Sale Deed) Mkt.Value Rs. 3040000 Corn Value Rs. 10411100	1.1.(SELLER)M/S.SUMMIT HOUSING LLP REP BY ITS PARTNERS:-SOHAM MODI 2.(EX)M/S.SILVER OAK REALTY (FORMERLY AS MEHTA & MODI HOMES) REP BY ITS MD:-SOHAM MODI	S/O 7523/ 2017 [1] of SRO/UPPAL
7 — 12	VILL/COL: CHERLAPALLE/REST ALL W-E: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 6000 Yds BUILT: 0SQ. FT Boundaries: (N): CHERLAPALLE VILLAGE SETTLEMENT (S): 40' WIDE ROAD (E): VENDORS LAND (W): SY.NO.293 This document Link Doc1,Link Doc1,Link Doc1 1587, 1339/2007 of SRO 1587;12445/2007 of SRO 1587;7459/2008 of SRO 1587;/2008	(R) 12-06-2017 (E) 12-06-2017 (F) 13-06-2017	0104 (Sale Deed) Mkt.Value Rs. 1240000 Corn Value Rs. 1240000	1.1.(EX)M/S.SILVER OAK REALTY (FORMERLY AS MEHTA & MODI HOMES) REP BY ITS MD:-SOHAM MODI 2.(CL)M/S.SUMMIT BUILDERS REP BY ITS MD:-SOHAM MODI	S/O 7524/ 2017 [1] of SRO/UPPAL
8 — 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294/PART EXTENT: 217 Gunthas Boundaries: (N): VILLAGE SETTLEMENT (S): SY.NOS.5, 8, 9, 10, 13, 168 (E): SY.NO.132, 136 & 137 (W): LAND BELONGING TO PURCHASER 1587,	(R) 13-05-2008 (E) 13-05-2008 (F) 17-03-2009	0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value Rs. 4750000 Corn Value Rs. 6120000	1.1.(EX)PALLE SARSINHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA	O/O CD_NALGONDA 389 4790/ 2008 [1] of SRO/UPPAL

				11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	
9 — 12	VILLAGE: CHERLAPALLE/CHERLAPALLE W.B. S-5 SURVEY: 11 12 14 15 16 17 18 2HAMATS EXTENT: 5 Guntas Boundaries: [N]: VILLAGE SETTLEMENT [S]:LAND BELONGING TO PURCHASERS [E]: LAND BELONGING TO THE VENDORS [W]: VILLAGE SETTLEMENT 1987,	(R) 21-08-2008 (E) 17-05-2008 (P) 17-05-2008	01101 (Sale Deed) Mkt.Value Rs. 700000 Cons.Value Rs. 795000	1.1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4783/ 2008 (2) of SRDUPPAL
10 — 12	VILLAGE: CHERLAPALLE/CHERLAPALLE W.B. S-5 SURVEY: 11 12 14 15 16 17 18 2HAMATS EXTENT: 30 Guntas Boundaries: [N]: LAND BELONGING TO PSARAV REDDY [S]: SY.NO.5 SY.NO.8, SY.NO.9 & SY.NO.12 [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASER 1987,	(R) 23-08-2008 (E) 17-05-2008 (P) 17-05-2008	01101 (Sale Deed) Mkt.Value Rs. 4500000 Cons.Value Rs. 4810000	1.1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4784/ 2008 (1) of SRDUPPAL
11 — 12	VILLAGE: CHERLAPALLE/CHERLAPALLE W.B. S-5 SURVEY: 11 12 14 15 16 17 18 294 PAHTA EXTENT: 3 Acres Boundaries: [N]: VILLAGE SETTLEMENT AND PORTION OF LAND BELONGING TO THE VENDORS & PSARAV [E] SY NO 5, SY NO 8, SY NO 9 & SY NO 12 [S] BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASER This document Link Doc1 1987, 3950/1984 of SRO 1987)/ 2004	(R) 07-02-2008 (E) 07-02-2008 (P) 07-02-2008	01101 (Sale Deed) Mkt.Value Rs. 18000000 Cons.Value Rs. 18000000	1.1.(EX)PALLE SANJEEV REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE PRABHAKAR REDDY 4.(EX)PALLE RENUKA 5.(EX)PALLE RAVINDER REDDY 6.(EX)PALLE PRATAP REDDY 7.(EX)PALLE PURUSHOTHAM REDDY 8.(EX)PALLE VENKAT RAM REDDY 9.(EX)PALLE SUSHEELA 10.(EX)PALLE NARAYANA REDDY 11.(EX)PALLE VENKAT REDDY 12.(EX)BAL RAM REDDY 13.(EX)RADHA KRISHNA REDDY 14.(EX)RAVINDER REDDY 15.(EX)RAM REDDY 16.(EX)NARENDER REDDY 17.(EX)GOPAL REDDY 18.(EX)RAM BHOPAL 19.(EX)MADHUSUDHAN REDDY 20.(EX)RAMA KRISHNA REDDY 21.(EX)YELLA REDDY 22.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 393 1755/ 2008 (1) of SRDUPPAL
12 — 12	VILLAGE: CHERLAPALLE/CHERLAPALLE W.B. S-5 SURVEY: 11 12 14 15 16 17 18 294	(R) 05-11-2007 (E) 05-11-2007	01101 (Sale Deed)	1.1.(EX)PALLE SANJEEV REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE PRABHAKAR REDDY	0/0 CD_Volume: 372

EXTENT: 4 Acres 0hunitarac: [N]: VILLAGE SETTLEMENT & SY NO 295 [S]: SY NO 296 & LAND BELONGING TO P.SANJEEV REDDY [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: 80' WIDE ROAD This document Sale Deed 1507, 3050/2009 of SRO 1507/ 2004	09-01-2007	Mkt Value Rs. 2000000 Corp Value Rs. 2000000	1.(EX)PALLE PENDRA 2.(EX)PALLE RAMSHOR REDDY 3.(EX)PALLE PRATAP REDDY 4.(EX)PALLE PURUSHOTHAM REDDY 5.(EX)PALLE VENKAT RAM REDDY 6.(EX)PALLE SOBHEELA 7.(EX)PALLE HARISHWAL REDDY 8.(EX)PALLE HARESHWAL REDDY 9.(EX)PALLE VENKAT REDDY 10.(EX)BAG RAM REDDY (CONSENTING PARTY) 11.(EX)RUCHA KRISHNA REDDY (CONSENTING PARTY) 12.(EX)RAVINDHR REDDY (CONSENTING PARTY) 13.(EX)RAM REDDY (CONSENTING PARTY) 14.(EX)NARENDER REDDY (CONSENTING PARTY) 15.(EX)GOPAL REDDY (CONSENTING PARTY) 16.(EX)RAM BHOPAL (CONSENTING PARTY) 17.(EX)PRABHUDHAN REDDY (CONSENTING PARTY) 18.(EX)RAMA KRISHNA REDDY (CONSENTING PARTY) 19.(EX)PILLA REDDY (CONSENTING PARTY)	1.(WO) 2007 (1) of ORIGINAL

Certified By

EC3N022104107/27

Name: NARABOINA VIJAY
Designation: SUB REGISTRAR
SRO: UPPAL

8045/2022 DH017702/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ TELANGANA

AP 714726

Sl. No. 115729, Date: 11-05-2022, Rupees: 100/-
Sold to: Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Modi Housing Pvt. Ltd.

KODALI RADHIKA
Licensed Stamp Vendor Lic.No.16/7/2010, R.L. No. 27-24
G4, Kubera Towers, Nallakunta, Hyderabad-20.
Cell: 9866278260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 20th day of May 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003 represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, aged 51 years Occupation: Business hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered limited liability firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

1. Mr. G. Subramanian, Son of Mr. K. S. Gopala Krishnan, aged about 45 years, Occupation: Service (Pan No.AJSPG6614R, Mobile No.91760 23007) and

2. Mrs. G. Sangeeta, Wife of Mr. G. Subramanian, aged about 41 years both are residing at Flat No. B-320, Mayflower Heights, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076 (Pan No.AJSPG8301P, Mobile No.91760 21807, hereinafter jointly 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

on the 10th day of MAY, 2022 by Sri K. Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	[illegible]			S SANGEETA W/O S SUBRAMANIAN [illegible]	
2	[illegible]			S SUBRAMANIAN S/O K GOPALA KRISHNAN [illegible]	
3	[illegible]			K PRABHAKAR REDDY/RAVI SILVER OAK VILLAS LLP REP BY SOHAM MODI (AUTH SIGNATORY) LATE SATISH MODI [illegible]	
4	[illegible]			K PRABHAKAR REDDY/RAVI MODI HOUSING PVT. LTD. REP BY SOHAM MODI (DIRECTOR) LATE SATISH MODI [illegible]	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			SACHIN GORE [illegible]	
1			K S GOPALAKRISHNAN [illegible]	

Bk - 1, CS No 8945/2022 & Doct No 7702/2022.

Sheet 1 of 10 Sub Registrar Uppal

29th day of May 2022

Signature of Sub Registrar Uppal

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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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal- Malkajgiri District 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 had 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. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED:

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Solum Modi

Name: G Subramaniam	HYDERABAD, Rangareddi, Andhra Pradesh, 500075	
2 Aadhaar No: XXXXXXXX2161 Name: Sangeeta G	W/O Subramaniam G HYDERABAD, Rangareddi, Andhra Pradesh, 500075	

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	16700	0	0	0	16800
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Multi Doc Fee	NA	0	0	0	0	0	0
Total	100	0	34000	0	0	0	34100

Rs. 16800/- towards Stamp Duty including 1.0 under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the consideration value of Rs. 2300000/- was paid by the party through E-Challan/BC/Pay Order No. 01146217002 dated 17-MAY-22 of HDFC

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 34000/-, DATE: 17-MAY-22, BANK NAME: HDFC, BRANCH NAME: , BANK REFERENCE NO: 9777101371001, PAYMENT MODE: NB-TD136, ATRN: BT22085217 00, INSTITUTION NAME: G SUBRAMANIAM (EXECUTANT) NAME: MODI HOUSING PVT LTD (CLAIMANT NAME: G SUBRAMANIAM)

Date: 30th day of May,2022

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 7702 of 2022 of Book-1 and assigned the identification number 1-1607-[illegible]-2022 for Scanning on 30-MAY-22

Registering Officer
Uppal
(R.V.Vijay)

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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 Said 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 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 Contractor 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 Contractor / 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/ Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sohan Modi

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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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP.

ANNEXURE- A

1.	Names of Purchaser:	1. Mr. G. Subramanian, S/o. Mr. K. S. Gopala Krishnan 2. Mrs. G. Sangeeta, W/o. Mr. G. Subramanian
2.	Purchaser's permanent residential address:	R/o. Flat No. B-320, Mayflower Heights, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 11701 of 2022, dated 20-05-2022 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa:	C1-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	106
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs. 33,60,000/- (Rupees Thirty Three Lakhs Sixty Thousand Only)
9.	Details of advance paid:	
	Rs.24,66,748/-(Rupees Twenty Four Lakhs Sixty Six Thousand Seven Hundred and Forty Eight Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Balance Payment terms:	

Installment	Due date for payment	Amount
I	On completion of finishing works like flooring, bathroom fitts, doors, windows, first coat of paint, etc.	6,93,252/-
II	On completion	2,00,000/-

11.	Scheduled date of completion:	30-07-2022

12. ***Description of the Schedule Villa:***

All that land forming plot no.106, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by:

North by : Plot No. 105
South by : Plot No. 107
East by : 30' wide road
West by : Plot No. 94

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Sohan Modi
MEMBER

ANNEXURE-II

Plan of the Said Villa:

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sig. Soham Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

ANNEXURE – C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes

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 Said 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 on 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 Said 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Signatory

VENDOR

Sattam Modi

PURCHASER

Bk - 1, CS No 6045/2022 & Doct No 7702/2022. Sheet 7 of 10 Sub Registrar Uppal

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 HOUSING PVT LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 6-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003 REP BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O LATE SATISH MODI
			**GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 357/BK-IV/2021, Dt. 08.10.2021, REGD. AT SRO, UPPAL:** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD
			**PURCHASER:** 1. MR. G. SUBRAMANIAN S/O. MR. K. S. GOPALA KRISHNAN R/O. FLAT NO. B-320, MAYFLOWER HEIGHTS MALLAPUR VILLAGE UPPAL MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 076
			2. MRS. G. SANGEETA W/O. MR. G. SUBRAMANIAN R/O. FLAT NO. B-320, MAYFLOWER HEIGHTS MALLAPUR VILLAGE UPPAL MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 076

SIGNATURE OF WITNESSES:

1.

2.

For MODI HOUSING PVT LTD
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

[redacted]

Soham Satish Modi

Male

3146 8727 4399

[redacted]

Address:
SFC, Sultan Block, plot no 230, [illegible] no-25, near [illegible] temple jubilee hills, Khairatabad, Sanjeev Hills, Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

[redacted]

Kandi Prabhakar Reddy

Male

3267 6953 9204

[redacted]

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00045

To
Kandi Prabhakar Reddy
[illegible]
2-3-647/1024 1FLOOR KAMALA BUNAM
JAISWAL COLONY
Ambarpet
Ambarpet,Hyderabad
Andhra Pradesh - 500013

ఆధార్ – సామాన్యుని హక్కు


G Subramanian
MALE
7236 4067 7363
माझे आधार, माझी ओळख


Address :


7674 6122 2161
माझे आधार, माझी ओळख


7674 6122 2161


2259 1569 0297
ఆధార్ - సామాన్యుని హక్కు


Aadhaar - Saamanyuni Hakku


K R Gopalakrishnan
8637 3090 5400
ఆధార్ - సామాన్యుని హక్కు

Bk - 1, CS No 8045/2022 & Doct No 7702/2022. Sheet 10 of 10 Sub Registrar Uppal

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

AL 716387

Sl. No. 10947 Date: 14-06-2022, Rupees: 100/-
Sold to: Ramesh
S/o. Late Narsing Rao, Rtn. Hyd.
For whom: Modi Housing Pvt. Ltd.

KODALI RADHIKA
License Stamp Vendor Lic.No.16/7/2010, R.L. No. 25-24
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378200, 9440890826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 27th day of June' 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director Mr. Soham Modi, S/o. Late Satish Modi., aged 51 years hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

Mr. Manheti Pradeep, Son of Mr. M. Srinivas, aged about 28 years, Occupation: Business residing at Plot No.22, Lane No.10A, Venkata Sai Nagar, Boduppal, Hyderabad, Telangana (Pan No.DCPPM5255K, Mobile No.91777 18773), 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.

FORMERLY MODI HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32 A of Registration Act, 1908 and fee of Rs. 10,000/- paid between the hours of _____ and _____ on the 01st day of JUL, 2022 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX			MANETTI PRADEEP S/O. M SEMHAZ [illegible]	
2	EX			K PRABHAKAR REDDY/SMT. SILVER OAK VILLAS LLP REP BY ROHAM MODI (AUTHORISED REP) , LATE SATISH MODI [illegible]	
3	EX			K PRABHAKAR REDDY/MS. ROHAM HOLDING PVT. LTD. REP BY ROHAM MODI (DIRECTOR) , LATE SATISH MODI [illegible]	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M YELAIAH [illegible]	
2			M MANATTA [illegible]	

01st day of July,2022

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9264 Name: Karri Prabhakar Reddy	Ambarpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX9264 Name: Karri Prabhakar Reddy	Ambarpet, Hyderabad, Telangana, 500013	

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Sr. No. - 1, CD No 10386/2022 & Docd No 9984/2022
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Sub Registrar Uppal

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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, at Cherlapally Village, Kapra Mandal, Medchal–Malkajgiri District 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 had 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. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
3	Aadhaar No: XXXXXXXX3442 Name: Madhuri [illegible]	D/O: Madhuri Dhirwa, Mallampalle, Warangal, Telangana, 506317	

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						
	Stamp Papers	Challan u/s 41(a) of IS Act	Estimation	Cash	Stamp Duty u/s 16 of IS act	SBI/DD Pay Order	Total
Stamp Duty	100	0	10100	0	0	0	10100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	19200	0	0	0	19200
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	30800	0	0	0	30800

Rs. 10100/- towards Stamp Duty including T.D u/sec Section 41 of I.S. Act, 1899 and Rs. 19200/- towards Registration Fees = the chargeable value of Rs. 5000000/- was paid by the party through E-Challan/DD/Pay Order No. 820121160022 dated 14-JUN-22 of SBM/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 38800/-, DATE: 15-JUN-22, BANK NAME: SBM, BRANCH NAME: , BANK REFERENCE NO: 22261504036142, PAY MODE: CASH, VOCH NO: 1, A-TRN: 22251094036146, REMITTER NAME: PRADEEP, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: PRADEEP

Date:

01st day of July,2022

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 3894 of 2022 of Book-1 and assigned the identification number 1 - H07 - 3894 - 2022 for Scanning on 01-JUL-22 .

Registering Officer

Uppal

(N Vijay)

Bk - 1, CS No 1038/2022 & Doc1 No 3894/2022 Sheet 2 of 10 Sub Registrar Uppal

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OFFICE OF The Sub Registrar office Uppal SUB REGISTRAR

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 Said 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 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sign. Eshan Modi

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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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

ANNEXURE- A

1.	Names of Purchaser:	Mr. Mashetti Pradeep, S/o. Mr. M. Srinivas
2.	Purchaser's permanent residential address:	R/o. Plot No.22, Lane No.10A, Venkata Sai Nagar, Beduppal, Hyderabad, Telangana.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 5683 of 2022, dated 27-06-2022 regd., at S.R.O. Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C3-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa:	
	a. Villa no.:	108
	b. Plot area:	161 Sq. yds.
	c. Built-up area:	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs. 36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand Only)
9.	Details of advance paid:	
	Rs.36,40,000/-(Rupees Thirty Six Lakhs Forty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-09-2022

11. ***Description of the Schedule Villa:***

All that land forming plot no.108, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by:

North by : Plot No. 109

South by : Park

East by : Plot No. 121

West by : 30' wide road

For MODI HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., & Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

Bk - 1, CS No 10388/2022 & Doct No 9884/2022.

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ANNEXURE- D

Plan of the Said Villa:

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign: Soham Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

Bk - 1, CS No 10398/2022 & Doct No 9604/2022.

Sheet 5 of 10

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Uppal

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ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with domet hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

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 Said 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 Said 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi
VENDOR
(M/s. Modi Housing Pvt. Ltd., & Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

Bk - 1, CS No 1638/2022 & Doc1 No
8008/2022.
Sheet 7 of 10 Sub Registrar
Uppal

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OFFICE OF
The Sub-Registrar (Uppal)
SUB REGISTRAR

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 HOUSING PVT LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003. REP BY ITS AUTHORISED SIGNATORY: MR. SOHAM MODI S/O. LATE SATISH MODI
			**GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/2021-IV/2021, DT. 08.10.2021, REGD. AT SRO. UPPAL** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2nd FLOOR, M. G. ROAD SECUNDERABAD.
			**PURCHASER:** MR. MASHETTI PRADEEP S/O. MR. M. SRINIVAS H/O. PLOT NO.32 LANE NO.10A VENKATA SAI NAGAR BDU/PPAL, HYDERABAD TELANGANA

SIGNATURE OF WITNESSES:

1. Jyoshna
2. Manatha

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sohum Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

[redacted]

[redacted]

Sahan Sukh Modi

Male

3146 8727 4399

Address:
S/O Sudh Modi, plot no-298, road no-12, near paddamma temple jubilee hills, Khairatabad, Serapra Hills, Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sohan Modi

[redacted]

Enrollment No. : 1027/28203/00049

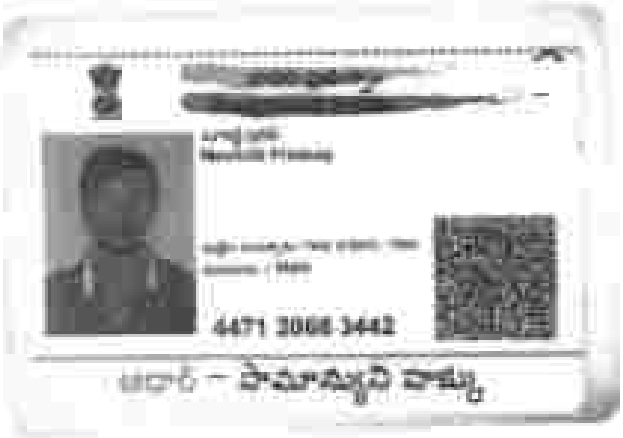
Kandi Prabhakar Reddy

Male

3287 6953 9204

To
Kandi Prabhakar Reddy
2-3-64/1/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Azizpet
Azizpet,Hyderabad
Andhra Pradesh - 500113

ఆధార్ – సామాన్యుని హక్కు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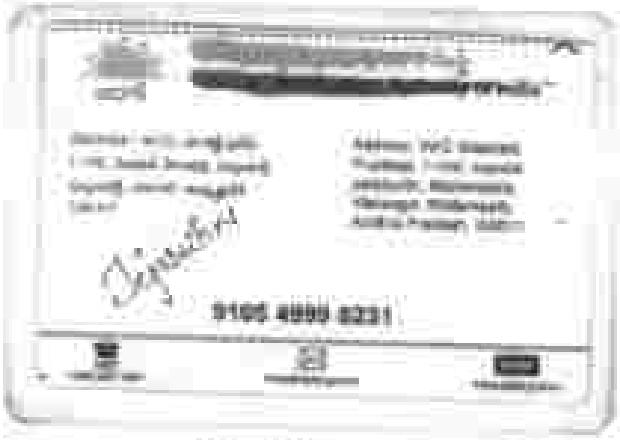
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e-STAMP Status

9884/22

Office Challan Proforma [SHO copy]

Registration & Stamps Department

Telangana

Challan No: 620TQ116MX22

Bank Code: 3804

Payment: CASH

Remitter Details

Name: PRADEEP

PAN Card No: DCPPM5256K

Aadhar Card No:

Mobile Number: ********961

Address: HYDERABAD

Executant Details

Name: MODI HOUSING PVT LTD

Address: SECUNDERABAD

Claimant Details

Name: PRADEEP

Address: HYDERABAD

Document Nature

Nature of Document: DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

Property Situated In(District): MEDCHAL-MALKAJGIRI

SRO Name: UPPAL

Amount Details

Stamp Duty: 19100

Transfer Duty: 18200

Registration Fee: 0

User Charges: 500

Mutation Charges: 0

Hardship Refund: 50

TOTAL: 38850

Total in Words: Thirty Six Thousand Eight Hundred Fifty Rupees Only

Date(DD-MM-YYYY): 16-08-2022

Transaction Id: 22251609403618

Stamp & Signature

Office Challan Proforma [Citizen copy]

Registration & Stamps Department

Telangana

Challan No: 620TQ116MX22

Bank Code: 3804

Payment: CASH

Remitter Details

Name: PRADEEP

PAN Card No: DCPPM5256K

Aadhar Card No:

Mobile Number: ********961

Address: HYDERABAD

Executant Details

Name: MODI HOUSING PVT LTD

Address: SECUNDERABAD

Claimant Details

Name: PRADEEP

Address: HYDERABAD

Document Nature

Nature of Document: DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

Property Situated In(District): MEDCHAL-MALKAJGIRI

SRO Name: UPPAL

Amount Details

Stamp Duty: 19100

Transfer Duty: 18200

Registration Fee: 0

User Charges: 500

Mutation Charges: 0

Hardship Refund: 50

TOTAL: 38850

Total in Words: Thirty Six Thousand Eight Hundred Fifty Rupees Only

Date(DD-MM-YYYY): 16-08-2022

Transaction Id: 22251609403618

Stamp & Signature

10979

e- STAMPS
Document Registration eChallan Slip

Registration & Stamps Department
Telangana

Remitter / SRO / District-Registrar Details

Name	PRADEEP
Mobile Number	9246185561
Challan Number	620TQ1160822
PassCode	gQLmy

18570/2022 17305/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ तेलंगाना TELANGANA AL 975566

Sl. No. 11755, Date: 10-09-2022, Rupees: 100/-
Sold to: Rajesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Modi Housing Pvt. Ltd.

S. ANJAMMA
Licensed Stamp Vendor Lic No.3794/ R 16/7/001/2021
H.No.3-3-948/11, Gandhi Kutir, Narayanaguda,
Hyderabad-29. Cell: 9298802862, 9866378260

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th day of October 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director Mr. Soham Modi, S/o. Late Satish Modi, aged 53 years hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered limited liability firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business hereinafter referred to as the Contractor.

AND

1. Mr. Azghar Hussain Mohammed, Son of Mr. Md. Afzal Hussain, aged about 40 years, Occupation: Business (Pan No.AEEPM5329F, Mobile No.87507 77936) and

2. Mrs. Shaik Reshma Parveen, Wife of Mr. Azghar Hussain Mohammed, aged about 38 years both are residing at H. No. 4-6-158/130/1, Durga Nagar, Nacharam, Uppal Mandal, Medchal-Malkajgiri, Hyderabad-500 076 (Pan No.BRSPS6825H, Mobile No.99717 77963) 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi

Md. Azghar Hussain
Reshma Parveen

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15400/- paid towards the hours of _____ and _____ on the 10th day of NOV, 2022 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/s Thumb Impression
1	CL			SHAIK RESHMA PARVEEN W/O AZGHAR HUSSAIN MOHAMMED 6-6-1087/2/27 DURGA NAGAR, NADHARGUL(V),(	
2				AZGHAR HUSSAIN MOHAMMED S/O. MD AFZAL HUSSAIN 6-6-1087/2/27 DURGA NAGAR, NADHARGUL(V),(	
3				K.PRABHAKAR REDDY (SOHAM HOLDING) S/O. K.PADMA REDDY 6-6-1075 AND 6-2 FLOOR, SOHAM MANSION, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500013, N ROAD SECUNDERABAD,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			TIRUPATI PAVAN KUMAR MH NAVISTRAL	
1			PRAGATHI PAVAN KUMAR TIRUPATI MH NAVISTRAL	

Bk - 1, CS No 10070/2022 & Dcst No 17365/2022. Sheet 1 of 19 Sub Registrar Uppal

10th day of November,2022

Signature of Sub Registrar Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXX2294 Name: Kandi Prabhakar Reddy	Ambeyak, Hyderabad, Telangana, 500010	
2	Aadhaar No: XXXXXXXX3373 Name: Shaik Reshma Parveen	W/O Mohammed Azghar Hussain, Uppal, R.v. Rangareddy, Telangana, 500039	

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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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District 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 had 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. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Signatory

Solar Modi

Mr. Raghu Ram Reddy Panuganti

E-KYC Details as received from UIDAI:

S.No.	Aadhaar Details	Address	Photo
2	Aadhaar No: XXXXXXXX1944 Name: Arjitha Hussain Muhammad	S/O Mohammed Afzal Hussain, Gopal, K.v, Rangareddy, Telangana, 500075	

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 Name of						
	Stamp Papers	Challan u/S 41(a) of I.S.Act	E-Challan	Cash	Stamp Duty u/S 16 of I.S.Act	DD/MO/ Pay Order	Total
Stamp Duty	100/-	0	19100	0	0	0	19400
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	19400	0	0	0	19400
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100/-	0	39000	0	0	0	39300

Rs. 19300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19400/- towards Registration Fees on the chargeable value of Rs. 3850000/- was paid by the party through E-Challan/DD/Pay Order No. 34WILC141002 dated 14-OCT-22 at JC HUBB.

Online Payment Details Received from SBI e-P

PTI AMOUNT PAID: Rs. 39250/-, DATE: 14-OCT-22, BANK NAME: IDCRIL, BRANCH NAME: , BANK REFERENCE NO: 32 0910780020, PAYMENT MODE: NB-1001113, ATRN: 20181078 0020, REMITTER NAME: AZHAR HUSSAIN MOHAMMED, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: AZHAR HUSSAIN MOHAMMED.

Date:

10th day of November 2022

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 17305 of 2022 of Book-1 and assigned the identification number 1 - 1507 - 17305 - 2022 for Scanning on 10-NOV-22

Registering Officer
Uppal
(Syed Israil)

Rk - 1, CS No 18070/2022 & Doct No 17305/2022 Sheet 3 of 10 Sub Registrar Uppal

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OFFICE OF Sub Registrar Uppal SUB REGISTRAR

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 Said 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 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Signatory

Sunil Modi

Ind. Affiliated Firm
Rajkumar Parsad

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 / Contractor at their 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 purchase 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, pandemic, government orders, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sahum Modi

ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Azghar Husain Mohammed S/o. Mr. Md. Afzal Husain 2. Mrs. Shaik Reshma Parveen W/o. Mr. Azghar Husain Mohammed
2.	Purchaser's permanent residential address:	R/o. at H. No. 4-6-158/130/1, Durga Nagar, Nacharam, Uppal Mandal, Medchal-Malkajgiri, Hyderabad-500 076.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. ١٠٢٣٥٩ of 2022, dated 28-10-2022 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C2-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	110
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs. 32,80,000/- (Rupees Thirty Two Lakhs Eighty Thousand Only)
9.	Details of advance paid:	
	Rs.32,80,000/-(Rupees Thirty Two Lakhs Eighty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-12-2022
11.	***Description of the Schedule Villa:***	
	All that land forming plot no.110, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : Plot No. 111 South by : Plot No. 109 East by : Plot No. 119 West by : 30' wide road	

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sohum Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Sohum Modi)

PURCHASER

ANNEXURE- B

Plan of the Said Villa:

GROUND FLOOR

FIRST FLOOR

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sohum Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Sohum Modi)

PURCHASER

ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement Blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

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 loft 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 Said 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 Said 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Signatory Soham Modi

VENDOR

(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			**DEVELOPER:** M/S. MODI HOUSING PVT LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003, REP BY ITS AUTHORISED SIGNATORY: MR. SOHAM MODI S/O. LATE SATISH MODI
			**GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 397/BK-IV/2021, Dt: 08.10.2021, REGD. AT SRO, UPPAL:** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2nd FLOOR, M. G. ROAD SECUNDERABAD
			**PURCHASER:** 1. MR. AZGHAR HUSSAIN MOHAMMED S/O. MR. MD. AFZAL HUSSAIN R/O. H. NO. 4-5-158/130/1 DURGA NAGAR, NACHARAM UPPAL MANDAL MEDCHAL-MALKAJGIRI HYDERABAD-500 076.
			2. MRS. SHAIK RESHMA PARVEEN W/O MR. AZGHAR HUSSAIN MOHAMMED R/O. H. NO. 4-5-158/130/1 DURGA NAGAR, NACHARAM UPPAL MANDAL MEDCHAL-MALKAJGIRI HYDERABAD-500 076.

SIGNATURE OF WITNESSES

1.

2.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Sohan Modi

Male

3145 8727 4389

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

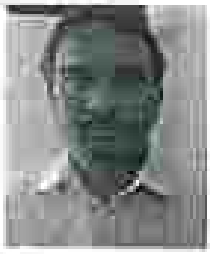
Address:
S/O Sohan Modi, plot no. 200, road no-2, near Jaidhanna temple, Jubilee hills, Khaitalapur, Banjara hills, Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sign. Sohan Modi



Kandi Prabhakar Reddy

Male

3287 6953 9204

Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
S-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013

ఆధార్ – సామాన్యుని హక్కు

7443 4962 3944

मेरा आधार, मेरी पहचान

7443 4962 3944

7916 0447 3373

ఆధార్ - సామాన్యుని హక్కు

8804 5977 5966

आधार - सामान्य माणसाचा अधिकार

4718 7944 1443

माझे आधार, माझी ओळख

7443 4962 3944

8804 5977 5966

4718 7944 1443

Bk - 1, CS No 18070/2022 & Doct No 17385/2022. Sheet 10 of 10 Sub Registrar Uppal

19960/2022 DHO: 9508/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ TELANGANA AL 710382

Sl. No. 1978 Date: 14-06-2022. Rupees: 100/-
Sold to: Ramesh.
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Modi Housing Pvt. Ltd.

KODALI RADHIKA
Licensed Stamp Vendor, Lic.No.16/72010, R.L. No. 22-24
6/6, Kalyani Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378269, 9440898826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 24th day of June 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad–500 003 represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi., aged about 51 years Occupation: Business hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

Mr. Neti Gopala Krishna Murthy, Son of Late Neti Surya Narayana, aged about 69 years residing at Plot No. 6, H. No. 11-20-7, Ilada Complex, Kothapet, Saroornagar, Rangareddy District, Telangana-500 083 (Pan No. AJGPM0513P, Mobile No.90322 50007), 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP
Authorised Sign. Soham Modi

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 15000/- paid between the hours of _____ and _____ on the 24th day of JUN, 2022 by Sri Soham Modi.

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			SRI DEEPAK KUMAR MURARKA S/O. LATE SRI SOHAN MURARKA [illegible] HYD	
2	EX			K.PRABHAKAR RECONSTRUCTION OF DAM VILLAGE LLP REP BY SOHAM MODI (AUTH SIGNATORY) LATE SATISH MODI [illegible]	
3	EX			K.PRABHAKAR RECONSTRUCTION OF DAMS PVT. LTD. REP BY SOHAM MODI (DIRECTOR) LATE SATISH MODI [illegible]	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			P.SUMAN RAO [illegible]	
1			C.SANJEEV [illegible]	

Sh. - 1, CS No 9502/2022 & Doc No 9508/2022

Sheet 1 of 10

Sub Registrar Uppal

24th day of June,2022

Signature of Sub Registrar Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXXXX3204 Name: Hindi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX8204 Name: Hindi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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OFFICE OF THE SUB REGISTRAR

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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District 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 had 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. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3791 Name: Nell Gopala Krishna Murty	S/O Late Nell Surya Narayana, Bangamagar, Rangareddi, Andhra Pradesh, 500000	

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						
	Stamp Papers	Challan u/s 41of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	16500	0	0	0	16600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	19000	0	0	0	19000
User Charges	NA	0	500	0	0	0	500
Bhoothan Fee	NA	0	0	0	0	0	0
Total	100	0	36000	0	0	0	36100

Rs. 16500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19000/- towards Registration Fees on the chargeable value of Rs. 3300000/- was paid by the party through E-Challan/BC/Pay Order No. 86[illegible]/170[illegible] dated 17-JUN-22 of SBI.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 35500/-, DATE: 17-JUN-22, BANK NAME: SBI, BRANCH NAME: , BANK REFERENCE NO: [illegible], PAYMENT MODE:CASH-100/ CR ATRN:[illegible], REMITTOR NAME: GOPALA KRISHNA MURTHY, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: GOPALA KRISHNA MURTHY

Signature of Registering Officer
Uppal

Date:
24th day of June,2022

Certificate of Registration

Registered as document no. 0608 of 2022 of Book-1 and assigned the identification number 1 - [illegible] 2022 for Scanning on 24-JUN-22 .

Registering Officer
Uppal
(N Vijay)

Sub Registrar
Uppal

Bk - 1, CS No: 9980/2022 & Doct No: 9508/2022.
Sheet 2 of 10

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OFFICE OF The Sub-Registrar Uppal SUB REGISTRAR

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 Said 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 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Sohum Modi

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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

ANNEXURE- A

1.	Names of Purchaser:	Mr. Neti Gopala Krishna Murthy S/o. Late Neti Surya Narayana
2.	Purchaser's permanent residential address:	R/o. Plot No. 6, H. No. 11-20-7, Huda Complex, Kothapet, Saroornagar, Rangareddy District, Telangana-500 083.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 9507 of 2022, dated 24-06-2022 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C2-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	112
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only)
9.	Details of advance paid:	
	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-09-2022
11.	***Description of the Schedule Villa:***	
	All that land forming plot no. 112, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : Plot No. 113 South by : Plot No. 111 East by : Plot No. 117 West by : 30' wide road	

For MODI HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

ANNEXURE- B

Plan of the Said Villa:

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

C

ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

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 Said 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 Said 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

VENDOR

(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

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
			**DEVELOPER:** M/S. MODI HOUSING PVT. LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003. REP. BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI
			**GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/BK-IV/2021, DT. 08.10.2021, REGD. AT SRO, UPPAL:** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.
			**PURCHASER:** MR. NETI GOPALA KRISHNA MURTHY S/O. LATE NETI SURYA NARAYANA R/O. PLOT NO. 8, H. NO. 11-20-7 HUDA COMPLEX KOTHAPET, SAROORNAGAR RANGAREDDY DISTRICT TELANGANA-500 083

SIGNATURE OF WITNESSES:

1.

2.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 9950/2022 & Doct No 9508/2022. Sheet 8 of 10 Sub Registrar Uppal

[redacted]

[redacted]

Sohani Satish Modi

Male

3166 8727 4309

[redacted]

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

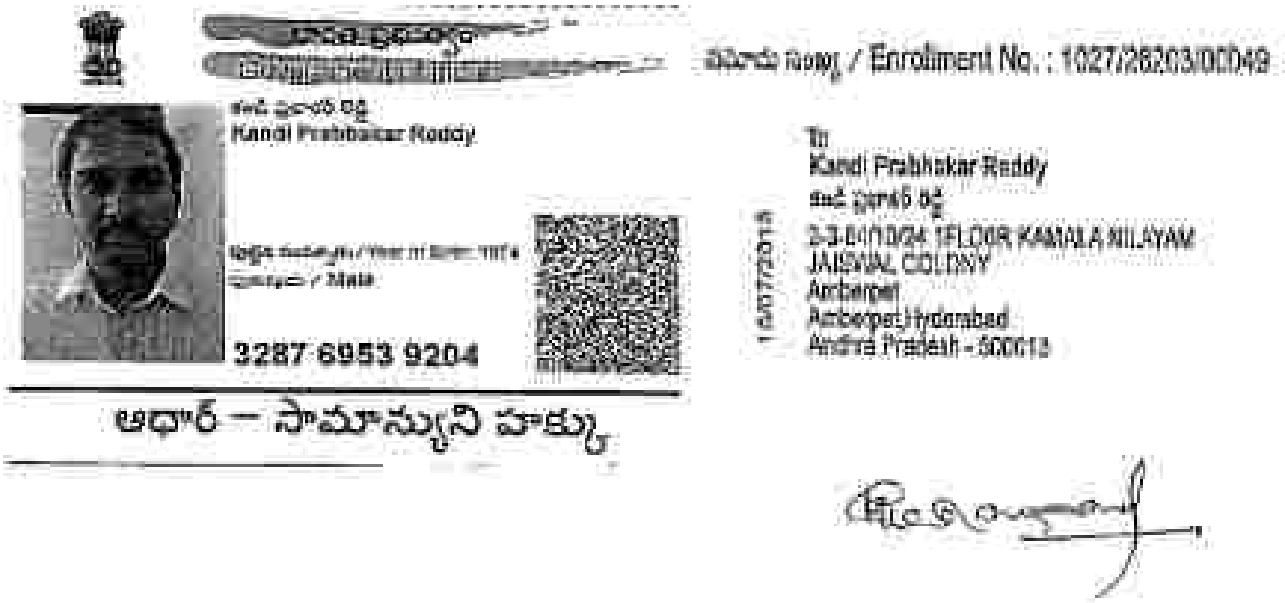
Address:
S/O. Satish Modi, plot no-280, road no-25, near podilamma temple jubilee hills, Khairatabad, Bangara Hills, Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Sohani Modi



[redacted]

[redacted]

Kandi Prabhakar Reddy

Male

3287 6953 9204

నమోదు నెంబర్ / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
2-3-840/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet Hyderabad
Andhra Pradesh - 500013

ఆధార్ – సామాన్యుని హక్కు

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

Enrollment No : 1111/15205/44758

To
Chanuvu Ramya
W/O Chanuvu Manik Kumar
MISHAN
WATER TANK ROAD
NEAR A.E. RAO NAGAR SOCIETY OFFICE ROAD
ECIL POST
Kapra
Hyderabad
Andhra Pradesh - 500062

UE3481999001N

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9361 0078 0920

ఆధార్ - సామాన్యుని హక్కు

Chanuvu Ramya

Female

Government of India

Unique Identification Authority of India

Enrollment No.: 5721/50007/17813

To
Punnaiah Subba Rao
Punnaiah Subba Rao
S/O P Pullaiah
3-4-1234 anuparna colony
Jadigula
Kapra
Rangareddy Andhra Pradesh - 500076

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8797 6330 0649

నా ఆధార్, నా గుర్తింపు

Government of India

Punnaiah Subba Rao
Punnaiah Subba Rao
పుట్టిన తేదీ / DOB : 17/06/1979
పురుషుడు / MALE

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

Enrollment No : 1298/11692/00743

To
Nali Gopala Krishna Murty
S/O Late Nali Venkata Narayana
Flat No 5 H No 11-82-7
Aum Complex
Near Sai Baba Temple
Gulbarga
Saleemnagar
Rangareddy
Andhra Pradesh - 500036

UA 04668652 0 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6479 9073 3781

ఆధార్ - సామాన్యుని హక్కు

GOVERNMENT OF INDIA

Nali Gopala Krishna Murty
పుట్టిన తేదీ / Year of Birth : 1953
పురుషుడు / Male

6479 9073 3781

8571/2023 SOV 113 Doc.t No. 8041/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ तेलंगाना TELANGANA AN 198943

SL. No. 8772 Date: 22-02-2023, Rupees: 100/-
Sold to: Rakesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Silver Oak Villas LLP

KODALI RADHIKA
Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22/24
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 12th day of May' 2023 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. Mr. Tejas D. Mehta, Son of Late Deepak U. Mehta, aged about 47 years, Occupation: Business, resident of H. No. 10-3-163/1, Flat No. 601, A-Block, Amsri Central Court, Old Lancer Lane, Secunderabad-500 025, hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered limited liability firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

1. Mr. Jowadla Sanjeeva Reddy, Son of Mr. Jowadla Bal Reddy aged about 51 years, Occupation: Business (Pan No.AGTPJ1495K, Mobile No.98662 53330) and

2. Mrs. Jowadla Sunitha, Wife of Mr. Jowadla Sanjeeva Reddy, aged about 43 years both are residing at Villa No. 9, Silver Oak Villas, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District-501 301, hereinafter jointly referred to as the 'Purchasers'. (Pan No.AHPJ2602A, Mobile No.98495 93330).

For SILVER OAK VILLAS LLP

Designated Partner

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

Wherever the Developer, Contractor, 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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 SILVER OAK VILLAS LLP

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 Said 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 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 Contractor has agreed to construct the Said Villas 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 Contractor / 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. 5/- 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 SILVER OAK VILLAS LLP

Designated Partner

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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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.

POLISHER OAK VILLAS LLP

ANNEXURE- A

1.	Names of Purchaser:	1.Mr. Jowndla Sanjeeva Reddy, S/o. Mr. Jowndla Bal Reddy 2. Mrs. Jowndla Sunitha, W/o. Mr. Jowndla Sanjeeva Reddy
2.	Purchaser's permanent residential address:	R/o. Villa No. 9, Silver Oak Villas, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District-501 301.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 8564-8 of 2023, dated 12-05-2023 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C2-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	113
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area:	1241 Sft.
8.	Total consideration:	Rs. 43,60,000/-(Rupees Forty Three Lakhs Sixty Thousand Only)
9.	Details of advance paid:	
	Rs.43,60,000/-(Rupees Forty Three Lakhs Sixty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-07-2023
11.	***Description of the Schedule Villa:*** All that land forming plot no.113, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by: North by : Plot No. 114 South by : Plot No. 112 East by : Plot No. 116 West by : 30' wide road	

For SILVER OAK VILLAS LLP

Designated Partner

Developer
(Mr. Tejas D. Mehta)

Contractor
(M/s. Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

ANNEXURE- B

Plan of the Said Villa:

For SILVER OAK VILLAS LLP

Designated Partner

Developer:
(Mr. Tejas D. Mehta)

Contractor
(M/s. Silver Oak Villas LLP rep
by Mr. Sohan Modi)

PURCHASER

ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with domet hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W.C and 2 or 3 combinations of bathrooms 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. if any 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 Said 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 Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For SILVER OAK VILLAS LLP

Developer
(Mr. Tejas D. Mehta)

Designated Partner
(M/s. Silver Oak Villas LLP rep. by Mr. Sohum Modi)

PURCHASER

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
			**DEVELOPER:** MR. TEJAS D. MEHA S/O. LATE DEEPAK U. MEHTA R/O. H. No. 10-3-163/1, FLAT NO. 601 A-BLOCK, AMSRI CENTRAL COURT OLD LANCER LANE SECUNDERABAD-500 025
			**CONTRACTOR:** M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003 REP BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI
			**GPA HOLDER ON BEHALF OF VENDOR NO. 2 VIDE GPA NO. 387/BK-IV/2021, DT. 08.10.2021 REGD. AT SRO, UPPAL:** 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:** 1. MR. JOWNDLA SANJEEVA REDDY S/O. MR. JOWNDLA BAL REDDY R/O. VILLA NO. 9, SILVER OAK VILLAS CHERLAPALLY VILLAGE KAPRA MANDAL MEDCHAL-MALKAJGIRI DISTRICT-501 301
			2. MRS. MR. JOWNDLA SUNITHA W/O. MR. JOWNDLA SANJEEVA REDDY R/O. VILLA NO. 9, SILVER OAK VILLAS CHERLAPALLY VILLAGE KAPRA MANDAL MEDCHAL-MALKAJGIRI DISTRICT-501 301.

SIGNATURE OF WITNESSES

1.

2. R. Smitha

VILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

भारत सरकार

GOVERNMENT OF INDIA

Sultan Sukhi Modi

Male

[redacted] 4399

आधार - आधार - सामान्य मानव का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Sultan Modi, plot no 290, Road no. 23, near pedamma temple, jubilee hills, Khairatabad, Sanjeev Hills, Hyderabad

Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

For SILVER OAK VILLAS LLP

Designated Partner

भारत सरकार

GOVERNMENT OF INDIA

Kandi Prabhakar Reddy

Male

[redacted] 9204

आधार - सामान्य मानव का अधिकार

नामांकन क्रमांक / Enrollment No. : 1027/28203/00049

To,

Kandi Prabhakar Reddy

23-5-917/024 TILDAR KAMALA NILAYAM

JAISWAL COLONY

Amberpet

Amberpet,Hyderabad

Andhra Pradesh - 500013

19/07/2013

[redacted] 2450

[redacted] 2450

6466 0448 4545

[redacted] 4545

[redacted] 4545

Jowaida Sriniwas Reddy

[redacted]

Address: S/O Jowaida Sampaiah Reddy, 2-2-604, Petlaa Chintapally, Near Ramalayam Temple, Petlaa Chintapally Chalkewar, Shankarpalli

[redacted]

[redacted]

Doc. No. 9019/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA AR 714731

Sl. No. 15734, Date: 11-05-2022, Rupees: 100/-
Sold to: Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Modi Housing Pvt. Ltd.

KODALI RADHIKA
Licensed Stamp Vendor, Lic No.16/7/2010, R.L. No. 22-24
G6, Kahara Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090026

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15th day of June' 2022, at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director Mr. Soham Modi, S/o. Late Satish Modi., aged 51 years hereinafter referred to as the Developer.

2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

Mrs. Paladugu Pramada Rani, Wife of Mr. B. Ranjith Kumar, aged about 36 years, residing at Flat No. 305, Laxmi Residency, Pragathi Nagar, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad-500 083 (Pan No.BNPPB9449H, Mobile No.93466 92112), 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi

Page 1

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17000/- paid between the hours of _____ and _____ on the 15th day of JUN, 2022 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/s& Thumb Impression
1	EX			PALADUGU PRAMADA RANI W/O K RANJITH KUMAR EXC 308 LAXMI RESIDENCY, PRODDATUR NAGAR NANAKRAM GUDA, RESERVE MANDAL, MEDCHEL	
2	EX			K.PRABHAKAR REDDY(PAN:BLVEK 0361 VILLAS LLP REP BY SOHAM MODI (AUTHORISED SIGNATORY) LATE SATISH MODI HNO 5-4-187/3&4 SOHAM MANSIONS MG ROAD SEC BAD	
3	EX			K.PRABHAKAR REDDY(PAN:B MODI HOUSING PVT. LTD REP BY SOHAM MODI (DIRECTOR) LATE SATISH MODI SOHAM MANSION MG ROAD SEC BAD	

Sk - 1, CS No 943B/2022 & Doct No 2919/2022 Sheet 1 of 10 Sub Registrar Uppal

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			UM RANJITH KUMAR HYD	
1			K NAVYASRI HYD	

15th day of June,2022

Signature of Sub Registrar Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Ambulpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX7946 Name: Paladugu Pramada Rani	C/O : Bandla Ranjith Kumar, Nagaram, K.v. Rangareddy, Telangana, 500083	

Generated on: 15/06/2022 04:47:32 PM

OFFICE OF The Sub Registrar office UPPAL SUB REGISTRAR

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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED:

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign

Sohan Modi

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						
	Stamp Papers	Challan u/s 41(a) IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	Demand Pay Order	Total
Stamp Duty	N/A	0	16500	0	0	0	17000
Transfer Duty	N/A	0	0	0	0	0	0
Reg. Fee	N/A	0	17000	0	0	0	17000
User Charges	N/A	0	500	0	0	0	500
Mutation Fee	N/A	0	0	0	0	0	0
Total	100	0	34000	0	0	0	34500

Rs. 16000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11000/- towards Registration Fee on the chargeable value of Rs. 3400000/- was paid by the party through E-Challan/SBCP&Pay Order No. 305120000022 dated 08-JUN-22 of SBI.

Online Payment Details Received from SBI e-P

[1]. AMOUNT PAID: Rs. 34000/-, DATE: 08-JUN-22, BANK NAME: SBI, BRANCH NAME: , BANK REFERENCE NO. 10119220608113, PAYMENT MODE: CASH, 10011381, ATRN: 10119220608113, REMITTER NAME: P. PRAMADA RAN, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: P. PRAMADA RAN].

Date:
15th day of June 2022

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 3019 of 2022 of Book-1 and assigned the identification number 1 - [illegible] - 2022 for Scanning on 15-JUN-22 .

Registering Officer
Uppal
(N Vijay)

Bk - 1, CS No 9438/2022 & Doct No 3019/2022 Sheet 2 of 10 Sub Registrar Uppal

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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 Said 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 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 PROPERTIES PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sonam Modi

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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Signatory

Scheme Made

Bk - 1, CS No 9439/2022 & Doct No 9019/2022. Sheet 4 of 10 Sub Registrar Uppal

ANNEXURE-A

1.	Names of Purchaser:	Mrs. Paladugu Pramada Rani, W/o. Mr. B. Ranjith Kumar
2.	Purchaser's permanent residential address:	R/o. Flat No. 305, Laxmi Residency, Pragathi Nagar, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad-500 083
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 9018 of 2022, dated 15-06-2022 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C2-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	114
	b. Plot area:	171 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only)
9.	Details of advance paid:	
	Rs.34,00,000/-(Rupees Thirty Four Lakhs Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-09-2022
11.	***Description of the Schedule Villa:***	
	All that land forming plot no.114, admeasuring about 171 sq. yds. along with a Villa constructed thereon, having built up area 2040 sft. in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medbchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : 40' wide road South by : Plot No. 113 East by : Plot No. 115 West by : 30' wide road	

FOR MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign Soham Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

PURCHASER

ANNEXURE-B

Plan of the Said Villa:

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Sohum Modi

VENDOR
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Sohum Modi)

PURCHASER

ANNEXURE - C

Specifications of Said Villa:

Item	
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring:-	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with diecast hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

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 Said 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 Said 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 HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Signatory

VENDOR

(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

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
			**DEVELOPER:** M/S. MODI HOUSING PVT LTD. & & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003. REP BY ITS AUTHORISED SIGNATORY, MR. SOHAM MODI S/O. LATE SATISH MODI
			**GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/SK-IV/2021, DT. 08.10.2021, REGD. AT SRO, UPPAL:** MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.
			**PURCHASER:** MRS. PALADUGU PRAMADA RANI W/O. MR. B. RANJITH KUMAR R/O. FLAT NO. 306, LAXMI RESIDENCY PRAGATHI NAGAR, NAGARAM VILLAGE KEESARA MANDAL MEDCHAL MALKAJGIRI DISTRICT HYDERABAD-500 083.

SIGNATURE OF WITNESSES

1.

2.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Sign. Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 9438/2022 & Doct No 8819/2022. Sheet 8 of 10 Sub Registrar Uppal

Subhash Subhash Modi

Male

3146 9727 4389

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Suresh Modi, plot no 190, road no 25, new peddamma temple jubilee hills, Khairatabad, Ranjala Hills, Hyderabad, Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For ANOLI HOUSING PVT. LTD
SILVER OAK VILLAS LLP

Authorised Sign. Subhash Modi

Kandi Prabhakar Reddy

Year of Birth: 1974

Male

3287 6963 9204

నమోదు సంఖ్య / Enrollment No. : 1027/25203/00049

To
Kandi Prabhakar Reddy
2-3-84/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013

10/07/2019

ఆధార్ – సామాన్యుని హక్కు

Bk - 1, CS No 9439/2022 & Doct No 9019/2022.

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Sub Registrar
Uppal


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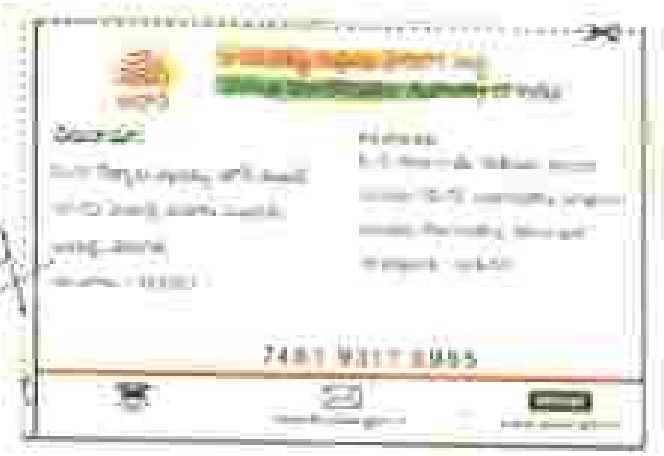
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रु. 100 ONE HUNDRED RUPEES

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INDIA NON JUDICIAL

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AR 713563

Sl. No. 12300, Date: 20-04-2022. Rupees: 100/-
Sold to: Ramesh,
S/o. Late Narsilig Rao, R/o. Hyd,
For whom: Silver Oak Villas LLP

KODALI RADHIKA
Licensed Stamp Vendor Lic No.16/2010, R.L. No. 22-24
G6, Kubera Towers, Narsingagada, Hyderabad-29,
Cell: 9866378260, 9440000826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 26th day of April, 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1) Shri Sudhir U. Mehta, Son of Late Uttamlal R. Mehta, aged about 65 years, Occupation: Business, resident of 21, Bapubagh Colony, Ground Floor, P. G. Road, Secunderabad-500 003, hereinafter referred to as the Developer.

2) M/s. Silver Oak Villas LLP, a registered limited liability firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad -500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

Mr. Savaram Rama Mohana Rao, Son of Late S. Nageswara Rao, aged about 39 years, Occupation: Service residing at Plot No. 12, Pragathi Nagar, Sitibabu Temple Road, A. S. Rao Nagar, Medchal-Malkajgiri District, Hyderabad-500 062 (Pan No.AFVPS8051H, Mobile No.90007 77571), hereinafter referred to as the 'Purchaser'

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

For SILVER OAK VILLAS LLP

Designated Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16220/- paid between the hours of _____ and _____ on the 27th day of APR, 2022 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb impression	Photo	Address	Signature/Left Thumb Impression
1	CL			BAVARAM RAMA MOHANA RAO S/O. LATE B NAGESWARA RAO FLOT NO:12 PRAGATI NAGAR, AE RAO NAGAR MALKAJGIRI HYD	
2	EX			K PRABHAKAR REDDY (DIRECTOR) DAA VILLAS LLP REP BY SOHAM MODI (AUTH SIGNATORY) S/O. LATE SATISH MODI HNO 5-4-187/3&4 SOHAM HANDEWADI ROAD, SEC BAD	
3	EX			SUCHIR U MEHTA S/O. LATE UTTAMLAL B MEHTA 11 SOPURASH COLONY, PG ROAD SEC'BAD(RAR)	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			K KRISHNA MOHANA RAO HYD	
1			B VENKATA RAMANA RAO HYD	

27th day of April,2022

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXXXXXX5514 Name: Bavaram Rama Mohana Rao	S/O Late B Nageswara Rao, MALAKJGIRI, Hyderabad, Andhra Pradesh, 500062	

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OFFICE OF Sub Registrar office

Wherever the Developer, Contractor, 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 as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal–Malkajgiri District 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Contractor, as the agent of 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/Contractor from time to time.

2.3. The Developer/Contractor 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 lumsum 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 Contractor 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 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 SILVER OAK VILLAS LLP

Designated Partner

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						
	Stamp Papers	Challan u/s 41(a) IS Act	E-Challan	Cash	Bank Draft u/s 69 of IS Act	DD/BD/ Pay Order	Total
Stamp Duty	100	0	18123	0	0	0	18223
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	16223	0	0	0	16223
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	37346	0	0	0	37446

Rs. 18123/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16223/- towards Registration Fees on the chargeable value of Rs. 3944000/- was paid by the party through E-Challan/DD/Pay Order No. 79HHB220432 dated 20-APR-22 at SBI(N)

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 37346/-, DATE: 22-APR-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4301012224 PAYMENT MODE: CASH, 1001126 ATRN 4301012280436 REMITTER NAME: S RAMA MOHANA RAO, EXECUTANT NAME: SUDHIR MEHTA, CLAIMANT NAME: S RAMA MOHANA RAO).

Date:
27th day of April 2022

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 6455 of 2022 in Book 1 and assigned the identification number 1 - 1527 - 6455 - 2022 for Scanning on 27-APR-22

Registering Officer
Uppal
(N Vijay)

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OFFICE OF The Sub-Registrar, Sub-Registrar office

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 Said 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 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 Contractor has agreed to construct the Said Villas 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer / Contractor 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 / Contractor, 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 SILVER OAK VILLAS LLP

Designated Partner

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	b. [illegible]	[illegible]
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[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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[illegible]	[illegible]
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1. [illegible]
2. [illegible]
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5. [illegible]
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7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

[illegible]

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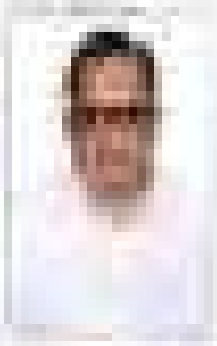
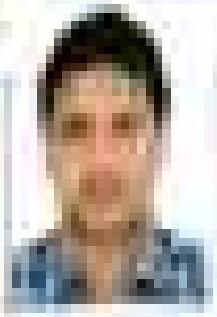
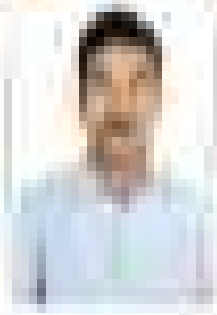
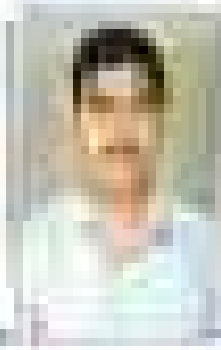
[illegible]

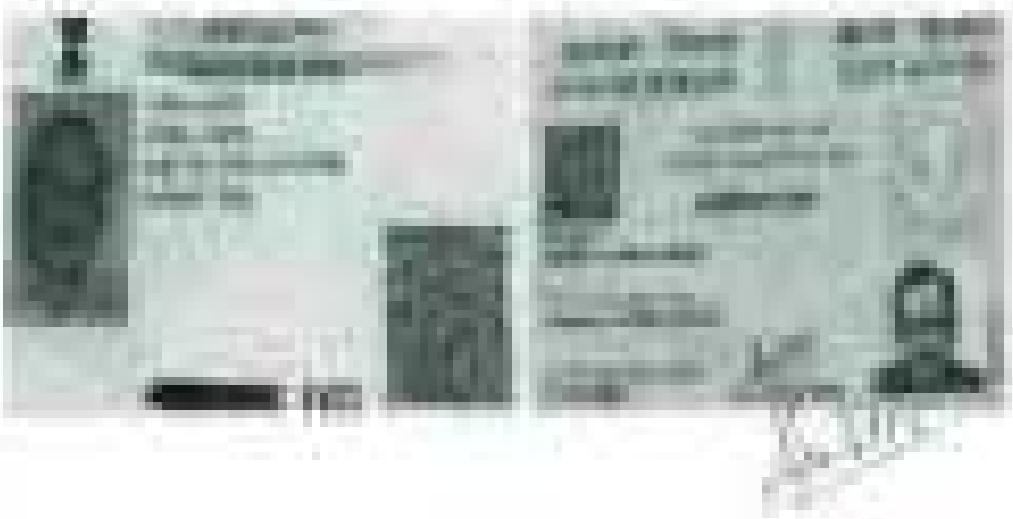
REGISTRATION ACT, 1908











Government of Telangana
Registration And Stamps Department

RETURN

SUB-REGISTRAR

19993/2021

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

Sooriya ग्रामपंचायत TELANGANA

Sl. No. [illegible] Date: [illegible]

Sold to [illegible]

For [illegible] Pvt. Ltd.

Vendor: [illegible]

Ex. 555609

SANJEEVA REDDY

[illegible]

SALE DEED

This Sale Deed is made and executed on this the 27th day of December, 2021 at S.R.O. Uppal, Medchal-Malkajgiri District by and between:

(1) M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 3-4-187/7 &4, II Floor, Indian Mansion, M. G. Road, Secunderabad-500 003, represented by its Director, Mr. Sohan Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business.

(2) M/s. Vikas Dal Realty (formerly known as M/s. Malsa & Modi Partner), a registered Partnership firm having its office at 3-4-187/7 & 4, 2nd Floor, Indian Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Sohan Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business.

(3) Smt. Pilla Sudeer Reddy, W/o. Late P. Sai Reddy, aged 48 years, Occupation: Business, resident of H. No. 2-1-23/1/3, MHE Colony, Gagi nakkalagutta, Hyderabad.

(4) Sri. Pala Sashikala Reddy S/o. Late Nana Reddy, alias Nani Reddy, aged 50 years, Occupation: Business, resident of H. No. 2-1-46, Cherlapally, Village, Kapra Mandal, Medchal-Malkajgiri District.

(5) Smt. Pala Renuka, W/o. of Sri. Pala Sai Reddy, aged 35 years, Occupation: Housewife, resident of H. No. 2-1-46, Cherlapally, Village, Kapra Mandal, Medchal-Malkajgiri District.

For MODI HOUSING PVT. LTD.
SOHAM SAI VALLEY LLP
SILVER OAK REALTY

Authorised Sign. Sohan Modi

Page 1

Photographs (Enclosures)

Photographs the Office of the Sub-Registrar, [illegible] with the Photographs of Source Organizations as required under Section 32-A of Registration Act, 1908 and Rule 47-A, 1908 [illegible] and _____ on the 22nd day of _____ 2021 by the Registrar Name.

Executants and Witnesses of Affidavits of Identification (Annexure under Rule 47-A)

Sl. No.	Date	Photo Enclosures	Photo	Address	Signature/Thumb Impression
1	22			[illegible]	
2	22			[illegible]	
3	22			[illegible]	

Identified by Witnesses

Sl. No.	Photo Enclosures	Photo	Name & Address	Signature
4			[illegible]	
5			[illegible]	

Sl. No. [illegible] Dt. [illegible] Year [illegible] Sub-Registrar [illegible]

(Sub-Registrar [illegible])

Signature of Sub-Registrar [illegible]

E-KYC Details as received from UIDAI

Sl. No.	Aadhaar Number	Address	Photo
1	Aadhaar No. [illegible] Name: [illegible]	[illegible], Telangana, [illegible]	
2	Aadhaar No. [illegible] Name: [illegible]	[illegible], Telangana, [illegible]	

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[illegible]

6. Sri. Pulle Krishnaiah Reddy, S/o. Late Narsa Reddy, alias Narsi Reddy, aged 49 years Occupation: Business, resident of H. No. 2-1-641, Chintalguda, Village, Kapra Mandal, Medchal Malkajgiri District.

7. Sri. Pulle Pratap Reddy, S/o. Late Ram Reddy, aged 47 years Occupation: Business, resident of H. No. 1-1-341, Ramachandrapuram, Hyderabad.

8. Sri. Pulle Pramakishan Reddy, S/o. Late P. Sambha Reddy, aged 38 years Occupation: Business, resident of H. No. 5-5-21/B, Anand Nagar, Ramachandrapuram, Hyderabad.

9. Sri. Pulle Venkat Ram Reddy, S/o. Late P. Sambha Reddy, aged 47 years Occupation: Business, resident of H. No. 5-5-21/B, Anand Nagar, Ramachandrapuram, Hyderabad.

10. Smt. Pulle Sudarshi, W/o. Late P. Narsimha Reddy, aged 52 years Occupation: Housewife, resident of H. No. 1-1-41, Old Ramachandrapuram, Hyderabad.

11. Sri. Pulle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 57 years Occupation: Business, resident of H. No. 2-1-641, Chintalguda, Village, Kapra Mandal, Medchal Malkajgiri District.

12. Sri. Pulle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 51 years Occupation: Business, resident of H. No. 2-1-641, Chintalguda, Village, Kapra Mandal, Medchal Malkajgiri District.

13. Sri. Pulle Venkat Reddy, S/o. Late P. Malla Reddy, aged 52 years Occupation: Business, resident of H. No. 2-1-641, Chintalguda, Village, Kapra Mandal, Medchal Malkajgiri District.

Parties at 11, 12, 13 are being represented by their Agreement of Sale cum General Power of Attorney holder, Mr. [illegible] Pulle Reddy, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized Signatory, Mr. Sohan Modi, S/o. Late Babu Modi, aged about 51 years [illegible] registered as document no. 4781/08, dated [illegible] and [illegible] Vendors and severally as Vendors no.1 & Vendor no. 2 respectively.

AND

M/s. Sohan Oak Villas LLP (PAN: AEDFS 1208 A) a limited liability partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorised Signatory, Mr. Sohan Modi, S/o. Late Babu Modi aged about 51 years hereinafter referred to as the Confirming Party

IN FAVOUR OF

1. Mr. [illegible] Daya Sagar Sai Srinivas, Son of Mr. K. [illegible], aged about 35 years, Occupation: Service (Pan No. ALFPK7781N, Mobile No. 99857 32455) and

2. Smt. K. Abhilasha Priya W/o of Mr. K. [illegible] aged about 40 years both residing at Flat No. 301, Crystal Residency Apartments, Street No. 1, Kachiguda Nagar, Nallakunta, Hyderabad-500 076, hereinafter referred to as the 'Purchasers' (Pan No. AGZPK2760F, Mobile No. 98496 73479)

This agreement of Sale cum General Power of Attorney shall mean and include wherever the context may so implies or requires to include administrators, executors, successors, assignees, heirs, legal representatives, etc.

For M/S. [illegible] PVT. LTD.
[illegible]
[illegible]

Authorised Sign. Sohan Modi

Details as mentioned from Aadhar

S.No.	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXXXXXX Name of Holder	[illegible]	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee + Ad Valorem Charges are calculated as below in respect of the instrument.

Description of Facility	In the Form of						
	Stamp Papers	Challan (Ch.No/Bk.No)	Ch.Amount	Cash	Demand Draft of the Bank	Bank of Pay Order	Total
Stamp Duty	NA	0	[illegible]	0	0	0	[illegible]
Transfer Duty	NA	0	[illegible]	0	0	0	[illegible]
Reg. Fee	NA	0	[illegible]	0	0	0	[illegible]
Ad Valorem	NA	0	[illegible]	0	0	0	[illegible]
Amenities Fee	NA	0	[illegible]	0	0	0	[illegible]
Total	[illegible]	0	[illegible]	0	0	0	[illegible]

[illegible]

Online Payment Details Received from SBI e-P

[illegible]

Date:

[illegible] day of November,[illegible]

Signature of Registering Officer

Name

Certificate of Registration

Registered as document No. [illegible] of [illegible] and assigned to the Photo number [illegible] [illegible] Book 1 on [illegible]

Registering Officer

Name

Office

Doc. No. [illegible] & Doc. No. [illegible]

Scanned on: [illegible] 14:36 PM

[illegible]

Whereas the Vendor Purchaser is a firm/ or group of persons, the expression of the 'Firm', 'Partnership', 'Company' or 'Vendor Purchaser' shall mean and include all the partners for the time being of the said firm, their heirs, executors and administrators or the survivor of them, or the successors-in-interest of such survivor and shall also be modified and read suitably whenever the Vendor Purchaser is a Firm, or is a Sole Company or any Corporate Body.

E. TITLE OF PROPERTY

E.1. Late Shri P. Sai Reddy, Mrs. Late Smt. Vidya Reddy, Late Shri P. Malla Reddy, Mrs. Late Smt. Vidya Reddy, Late Shri Ram Reddy, Mrs. Late Smt. Durga Reddy and Late Shri Venu Reddy (also Venu Reddy), S/o. Late Shri Sai Reddy were the original pattadars of agricultural land admeasuring about Ac. 18.40 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29 (part), of Chelapally Village, Kapra Mandal, Medchal Mallaiah District (formerly known as Ghatkesar Mandal, Kapra Reddy District).

E.2. Whereas Late Shri P. Sai Reddy is the sole and legal heir of Late Shri P. Sai Reddy.

E.3. Whereas Late Smt. P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Venkatesham Reddy, Shri P. Sai Reddy, the husband of Smt. P. Sunanda, Shri P. Ramesh Reddy and Shri P. Sanjeev Reddy. Shri P. Sai Reddy had gifted the agricultural land belonging to him admeasuring about Ac. 1.29 Gts. in Sy. Nos. 11 (Ac. 0.03 Gts.), Sy. No. 12 (Ac. 0.18 Gts.), Sy. No. 14 (Ac. 0.06 Gts.), Sy. No. 16 (Ac. 0.07 Gts.), Sy. No. 17 (Ac. 0.04 Gts.), Sy. No. 18 (Ac. 0.11 Gts.), Sy. No. 130 (Ac. 0.03 Gts.), Sy. No. 137 (Ac. 0.04 Gts.), Sy. No. 148 (Ac. 0.06 Gts.), Sy. No. 149 (Ac. 0.08 Gts.) and Sy. No. 214 (Ac. 0.12 Gts.) of Chelapally Village, Kapra Mandal, Medchal Mallaiah District in his wife Smt. P. Sunanda by way of gift settlement deed bearing Document no. 3633/04 dated 12.05.2004 registered at SRO, Uppal.

E.4. Whereas Late Smt. P. Ram Reddy was survived by the three sons and legal heirs namely Late Shri Sudhir Reddy, Late Shri Venkatesh Reddy and Shri Pratap Reddy. Late Shri. Sudhir Reddy was survived by his the sole survivor Shri P. Venkatesh Reddy and Shri P. Venkat Kalle Reddy. Late Shri. P. Venkatesh Reddy, a minorities, died in his lifetime, he was 2 daughters. Late Shri. P. Venkatesh Reddy was survived by his wife Smt. P. Sunitha, and two Shri P. Sandeep Reddy.

E.5. After the death of the original pattadars, original survey, Sri. Pedda Sanjeev Reddy, Sri. Pedda Shekhar Reddy, Smt. Pedda Sunanda, Sri. Pedda Ramesh Reddy, Sri. Pedda Pratap Reddy, Sri. Pedda Pratap Reddy, Sri. Pedda Venkatesh Reddy, Sri. Pedda Venkat Kalle Reddy, Smt. Pedda Sunitha, Pedda Venkatesh Reddy, Pedda Venkatesh Reddy, Pedda Venkatesh Reddy and Smt. P. Sanjeev Reddy (collectively referred to as the Owners) being the sole legal heirs of the original pattadars became the land owners and possessors of the said agricultural land admeasuring about Ac. 18.40 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29 (part), of Chelapally Village, Kapra Mandal, Medchal Malkajgiri District.

E.6. After the proceedings of the MROs/GHMC the names of the Original Owners were mutated in the revenue records. Pahanis for the year 2010-11 reflected their names as owners and possessors of land admeasuring about Ac. 18.40 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29 (part), of Chelapally Village, Kapra Mandal, Medchal Malkajgiri District. Pahi Pahanis and copy of Mutation Proceedings of the MRO/GHMC for details please refer.

[illegible] PVT. LTD.
[illegible] LLP
[illegible]

Authorised Signatory

Sheet 2 of 18

Sl. No.	Name of Vendor	Vendor Code/Reference	Date of Bill		Amount
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]

For [illegible] PVT. LTD.
[illegible]
[illegible]

Authorised Signatory

Bk - 1, CS No [illegible] & Doct No
[illegible] Sheet 4 of 16 Sub Registrar
Uppal

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[illegible]

1.8 By virtue of the above referred documents, mutation and records, the Original Owners became the absolute owners and possessors of about [illegible] Sq. Meters, forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Chembarpally Village, Kapra Mandal, Medchal Malkajgiri District.

1.9 Whereas a portion of the land admeasuring about Ac. 0.39 Gts., referred above was encroached and utilized by the trading road. The Original Owners were in possession of the balance land admeasuring about Ac. 1.34 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarpally Village, Medchal Mandal, Ranga Reddy District. Whereas vide a registered Partition Deed bearing no. 15589/2007, dated 31.10.2007 executed between the Original Owners the share of land of Smt.P. Ranjan Reddy was separated by metes and bounds. Wherein the Remaining Owners i.e., the Original Owners in lieu P. Ranjan Reddy became the absolute owners and possessors of undivided share in the balance land admeasuring about Ac. 10.37 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarpally Village, Kapra Mandal, Medchal Malkajgiri District.

1.10 The Remaining Owners have sold about Ac. 0.08 gts., out of the above land and sold the remaining land admeasuring Ac. 10.29 gts., to Vendor no. 2 herein by way of sale deeds / agreement of sale cum GPA, details of which are given below and registered at SRO Uppal. Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

Sl. No.	Type of document	Document no.	Document date	Area
1	Sale deed	[illegible]	07.11.2007	Ac. 0.08 gts
2	Sale deed	[illegible]	07.11.2008	Ac. [illegible] gts
3	Sale deed	[illegible]	07.11.2008	Ac. [illegible] gts
4	Agr. of sale cum GPA	[illegible]	07.11.2008	Ac. [illegible] gts

1.11 Vendor no. 2 has sold land admeasuring Ac.0.07 gts., out of the above sold land to Mm. Ramavathu Kavita and others vide a sale deed bearing no. [illegible] dated 30.07.2008, registered at SRO Uppal.

1.12 Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 10.22 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarpally Village, Kapra Mandal, Medchal Malkajgiri District. The said Ac. 10.22 gts., is hereinafter referred to as the Total Land. All the land either developed or proposed to be developed along with clubhouse, amenities, commercial Block, etc., on the Total Land are together here referred to as the Housing Project.

1.13 Vendor no. 2 obtained building permit from GHMC to develop the said land into several plots, details of which are given under. In total the land was divided into 68 + 75 = 143 plots through permits obtained from GHMC. Other parcels of land were sold to 3rd parties, who in turn have obtained permits for construction houses.

1.14 The Vendor sold 89 plots nos. 1 to 89, excluding plot nos. 29 to 32, 82 & 83 to Mrs. Silver Oak Villas LLP by way of agreement of sale dated 31.03.2017 and 17.01.2018 registered as documents nos. 7206/2017 and 900/2018 at SRO Uppal. The Vendor no. 2 has further agreed to sell plot nos. 29 to 32, 82 & 83 to Mrs. Silver Oak Villas LLP on receipt of mortgage from GHMC. Mrs. Silver Oak Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 84 villas with common amenities like roads, open spaces, parks, clubhouse, utilities, etc., for the exclusive enjoyment of the prospective purchasers of the villas being developed on a portion of the Total Land. Mrs. Silver Oak Villas LLP has further developed a clubhouse on a portion of the Total Land for the common enjoyment of all owners/occupants in the Housing Project.

for MODI PROPERTIES PVT. LTD.

Director

Authorised Sig. Sarwan Modi

[illegible]

or

5.16 Vendor no. 2 has further sold additional pieces of land forming a part of the Total Land as per details given below:

5.16.1 Land admeasuring about 600 sq. yds. was sold to M/s. Sarovar Builders by way of sale deed bearing no. 17249/2017 dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a housing complex of 8 villas by M/s. Tejal Modi, who had been purchased the land by way of sale deed bearing no. 8993/2018 dated 28.04.2018 registered at SRO, Ujjain. The building is mentioned as 96 and the land therein are mentioned as 96/1A, 96/1B, 96/2A, 96/2B, 96/2C, 96/3A, 96/3B & 96/4B.

5.16.2 Land admeasuring about 300 sq. yds. was sold to M/s. Sarovar Builders by way of sale deed bearing no. 12854/2017, dated 26.10.2017 registered at SRO, Ujjain. This land was developed into a villa by M/s. Tejal Modi, who had been purchased the land by way of sale deed bearing no. 8993/2018, dated 28.04.2018 registered at SRO, Ujjain. The villa is mentioned as 95.

5.16.3 Land admeasuring about 250 sq. yds. was sold to M/s. Sarovar Housing LLP by way of sale deed bearing no. 7521/2017 dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a villa by M/s. Tejal Modi, who had been purchased the land by way of sale deed bearing no. 4284/2018 dated 28.04.2018 registered at SRO, Ujjain. The villa is mentioned as 97.

5.16 Vendor no. 2 has sold 80 plots to the Vendor no. 1 jointly by way of agreement of sale dated 05.01.2018 registered as document no. 16270/19, at SRO, Ujjain. Vendor no. 2 has further agreed to sell plot nos. 102, 104, 106, 108, 108-A, 112 to Vendor no. 1 on release of mortgage from GDBIC. Vendor no. 1 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

5.17 Vendor no. 2 has sold 27 plots or 130 sq.yds. all belonging to the Mirza Family herein by way of agreement of sale dated 07.11.2018 registered as document no. 16270/19 at SRO, Ujjain. The details of the ownership of individual plots of land is given in the said agreement of sale. The Mirza Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

5.18 STATUS OF PERMITS:

5.1 Building permit and other statutory permits/NOCs have been obtained from concerned authorities for all units of the Housing Project as per details given below:

5.2 Vendor no. 2 has made 3 applications for building permit for developing the Housing Project in GDBIC on the Total Land and detail of building permits as per the following details:

5.2.1 Permit for 48 villas mentioned as Villa no. 1 to 48 and a club house was obtained from GDBIC in file No. 8600/19/12/2018/1001, permit no. 0700/19/12/Villa/1/2018 dated 31.07.2017.

5.2.2 Permit for 27 villas mentioned as Villa nos. 49 to 95 was obtained from GDBIC in file no. 11410/19/07/2019/1001, permit no. 0142/19/07/2019/1/2019 dated 09.04.2019.

5.2.3 Permit for 126 villas mentioned as Villa nos. 96 to 2040 and a Commercial Complex was obtained from GDBIC in file no. 14110/09/2018, Permit No. 1/C/0777/2019 dated 31.10.2019.

For [illegible] HOUSING PVT. LTD.
[illegible]
[illegible]

Authorised Sign. Sunam Modi

[illegible]

2.1 M/s. Seven Hills [illegible] obtained permit for construction of an apartment complex consisting of [illegible] 4 tower [illegible] vide no. [illegible] permit no. [illegible] dated [illegible] The [illegible] are distributed as 96 [illegible], 96 [illegible], 96 [illegible], 96 [illegible], 96 [illegible] & 96 [illegible].

2.2 The permit for villa no. 96 was obtained from [illegible] in file no. [illegible] permit no. [illegible] dated [illegible].

2.3 The permit for villa no. 97 was obtained from [illegible] in file no. [illegible] permit no. [illegible] dated [illegible].

2.4 Out of the Total Land parcel (i.e. constituents of 114 villas and the common land complex along with other amenities) was obtained for land admeasuring about no. [illegible] gm., which is hereinafter referred to as the Schedule Land and more fully described in the form of the document.

3. [illegible]

3.1 The Vendor, M/s. Silver Oak Villas LLP, along with members of Mehta Family and Mrs. Tejal Shah, propose to develop the land land in accordance with the permit for construction / development as a Housing Project as per details given below:

3.1.1. M/s. Silver Oak Villas LLP shall develop plot nos. 1 to 98 along with other common facilities of the owners as said and.

3.1.2. M/s. Silver Oak Villas LLP shall develop the clubhouse and common amenities/other infrastructure [illegible] villas no. 1 to 98 as said and.

3.1.3. M/s. Tejal Shah shall develop villa nos. 96 & 97 along with an apartment complex as per the [illegible] said and.

3.1.4. Vendor no. 1 shall sell and [illegible] a portion of the Schedule Land relating to villa no. 96 to 114 by providing water, utility, services like water supply, electric power connection, storage and develop open amenities as provided in the building permit as in the said and [illegible]. Vendor no. 1 shall be responsible for developing the Land.

3.1.5. Vendor no. 1 through its agency agrees to construct villas for each prospective purchaser of a plot of land as given herein. The cost of construction of the villa shall be paid by the prospective purchaser of Vendor no. 1 as in vouchers.

3.1.6. Members of the Mehta Family shall construct villa no. 24 plots purchased by them as here said and [illegible].

3.1.7. Villas with detailed [illegible] and type shall be mentioned on each plot. Each plot shall be sold along with a villa constructed thereon.

3.1.8. The prospective purchasers shall normally become [illegible] owners of an identifiable plot of land along with the villa constructed thereon.

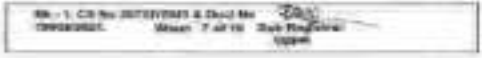
3.1.9. Clubhouse consisting of [illegible] + 1 upper floors admeasuring about [illegible] sq. ft. is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, [illegible], landscape gardens, children park, lawns for hangout, generator for backup, compound wall, security kiosk, overhead tank, ramps, etc.

3.1.10. Each villa shall have a separate external electric power connection.

3.1.11. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by vendors.

For Mehta Housing Pvt. Ltd.
[illegible]
Director

Authorised Sig. Mehta Group



11.12 Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an [illegible] RO plant.

11.13 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 [illegible] fit and proper.

11.14 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 [illegible], whichever is later and all the villas in the project of Silver Oak Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any objections whatsoever.

11.15 The Purchaser shall not be entitled to amalgamate plots of land and make construction thereon. The restriction on additions and alterations shall be [illegible].

11.16 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.

12. The proposed project of development on the entire Total Land is styled as 'Silver Oak Villas' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The apartment complex is styled as 'Silver Oak Residency'.

13. The Vendor no. 1 M/s. Silver Oak Villas LLP, members of the Mehta Family and Mrs. [illegible] shall be free to sell their share of plots/villas/flats to prospective purchasers without any let or hindrance or further reference to each other. The proposed housing complex of flats (Silver Oak Residency) and villas (Silver Oak Villas) shall be integrated into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Prospective purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

4. SCHEME OF SALE / PURCHASE

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and [illegible] 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 certain 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, Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 (through its nominee / agent) shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

For [illegible]
[illegible]

Authorised Signatory

[illegible]

4.0 The Purchaser of the Villa 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, electrical, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure etc., without claiming exclusive ownership rights on any such common facilities/amenities i.e., such common amenities shall solely belong to all the owners/ villa owners in the Housing Project.

4.1 Apart as 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, the mines 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 belonging to the Vendor or its assignees.

4.2 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, service fees, maintenance charges, etc., the Vendor shall execute sale deed for conveyance deed in favour of the Purchaser and or its nominee. The Purchaser shall be entitled to obtain possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

4.3 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 its development/ construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. Till the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Sale Villa) shall be delivered by the Vendor to the Purchaser, only upon registration of the Sale Deed. The Purchaser shall immediately thereafter hand over 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 constructed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

4.4 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 allege in any manner the Scheduled Plot registered in the Sale deed / or other sale or 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 Sale Villa as a security for obtaining housing loan for the purpose of purchase and construction of the Sale Villa.

4.5 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 for 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.

For MODI ESTATES PVT. LTD.
SOHAM DHI VILLA LLP
DULER DAS REALTY

AUTHORISED SIGNATORY

3 DETAILS OF PLOT BEING SOLD

3.6 The Vendor hereby sells to the Purchaser the Schedulled Plot in the Housing Project and details of the plot are as given in Annexure A annexed hereto and

3.7 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Schedulled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

3.8 That the Purchaser has examined the title deeds, plans, conveyance of the Schedulled Plot particulars and has found the Vendor's title 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 to the title.

3.9 The plan of the Schedulled Plot is annexed as Annexure B hereto and the layout plan of the Housing Project is annexed as Annexure C hereto.

4 SALE CONSIDERATION

4.1 The Vendor hereby sells the Schedulled Plot and the Purchaser hereby shall purchase the above sale price of the Schedulled Plot. The Purchaser has paid the entire sale consideration to the Vendor which receipt of the Vendor does hereby acknowledge the receipt of the entire sale consideration and the details of which are mentioned in Annexure A.

4.2 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 undertake to be borne and 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 indemnifies to deal from the Purchaser.

4.3 It is hereby agreed and understood mutually between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar tax that is levied or may become leviable from time to time on the sale of the Schedulled Plot. Such charges shall not form a part of the consideration mentioned in Annexure A. In case the Purchaser fails to pay such sales or charges, the Vendor shall be entitled to pay the sales tax and on behalf of the Purchaser and shall be indemnifies to deal from the Purchaser.

4.4 It is also hereby agreed between the parties hereto that the total sale consideration given herein does not include the cost of providing power through government and/or private authorities like the State Board, municipal corporation, municipality, panchayat etc. These charges shall be paid by the owner as and when the same is demanded in lump provided by such a government/ quasi government body as and when due.

PARWOOD HOLDINGS PVT. LTD.
SUSHIL GOEL VIJAY GOEL
SHARE DIRECTOR

Authorised Sign. Sohan Goel

[illegible]

7. OWNERS ASSOCIATION

7.1. That the Purchaser shall become a member of the Association / society that has been formed/ formed of associations are given to [illegible] after the completion 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 sum of outgoings such as insurance, water charges, sinking fund, repairs, salaries of clerks, watchmen, sweepers, etc., as may be determined by the Vendor. It is proposed that the monthly maintenance charges payable by the Purchaser to the Association/society shall be Rs. 2-per sft from the deemed date of completion of the Scheduled Villa. The rate shall be subject to change and subsequently revised from time to time.

7.3. If the Purchaser fail/ refuse 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, gymnasium facilities, etc. till such time all arrears are cleared.

7.4. The Vendor has promised to deliver the common amenities as shown in the Plan before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be deemed to [illegible] the completion of common amenities. The Purchaser shall not raise any objections on this score.

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 dispute or complaint in Repairs/rectification of defects in construction, which 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 shall do free sale of the assets for said purpose. 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 to day affairs of the Association. The Purchaser shall not raise any objections on this score.

For [illegible] PVT. LTD.
[illegible]

Authorised Sign. [illegible]

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 keep in the nature and development of the adjacent lands as developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the housing projects of the aforementioned lands as the Scheduled Land. The Purchaser shall not object to the further development being taken up on the lands in the vicinity of the Scheduled Land, but for the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, paths, 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 raise 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 Each right of further construction on 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 obstruction or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or its nominees, contractors or their agents, workmen etc. to construct, repair, maintain, remove, redo and alter any structure in 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 location of the layout, blocks of villa, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the Plot or view of the Said Villa. The Purchaser shall not raise any objections to the same and agrees to issue an NOC for the same to the Vendor as and when called for.

9. COMPLIANCE OF STATE/CENTRAL LAWS

9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its nominees in this regard automatically be deemed to be applicable to the Purchaser and its successors-in-interest. The Purchaser shall ensure that this condition shall apply to subsequent transferees or successors-in-interest in favour of the successors-in-interest. The compliances laid by the following authorities (but not limited to them) shall be deemed to be applicable to the Purchaser:

9.1.1 The defence services or allied organizations.

9.1.2 Airports Authority of India.

9.1.3 Pollution Control Board, Development Authority, Municipal Corporation, Municipality, Cantonment Board, town planning department, etc., who are authorized to issue permit for construction.

For M/S [illegible] PVT. LTD.
[illegible]
[illegible]

Authorised Sign. Director/Partner

9.1.4 Fire department;

9.1.5 Electricity and water supply board;

9.1.6 Government authorities like MIDC/SEZ/Co-Gen/etc. Revenue department etc.

9.1.7 Irrigation department;

9.1.8 Telecommunication department and ipv Revenue authorities/boards.

10 OTHER TERMS

10.1 That the Purchaser shall be liable to execute such other papers and documents and to do all such acts and things as may be required from time to time to enable the Vendor and the Purchaser to comply with the requisite formalities and obligations with regard to the ownership of such shares in the Scheduled Plot and the formation of a co-operative society of the common amenities by members of society.

10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's plans, brochures, posters, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alterations or deletions in the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not make any objections to such changes.

10.3 That the Purchaser shall register all the conveyance deed deeds etc. in the Sale Deed upon the transferees, heirs, executors or assigns of Scheduled Plot. However, even if such conditions are not laid down explicitly, such conditions etc., shall be deemed to be in force as these conditions are attached to the Scheduled Plots and the transfer of all or any rights thereto shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that piece of the third land to the extent of As-is 00 gts., lying in a parcel of survey nos. 11, 12, 14, 15, 16, 17, 18 & 20A, of Village by Village Kapu Mandal, Nandkul Mandal, District Hyderabad, now in Ghatkesar Mandal, Medchal Malkajgiri District and bounded by:

South By	Overhead 11 kv line
North By	Neighbour land in Sy. Nos. 2, 4, 5, 11, 12, 14
East By	Neighbour land in Sy. Nos. 11, 14 & 17
West By	18.00 Feet wide Internal Road in Silver Oak Estate and Silver Oak Villas LLP

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

WITNESSES:

1. Chirajeevi

2. Chirajeevi

For KARVY VENTURES PVT. LTD.
Director / Authorised Signatory
SELLER/ VENDOR

Sd/-

SELLER
(M/s. Mind Makers Pvt. Ltd.,
Silver Oak Estate &
Silver Oak Villas LLP represented by Sohan Modi)

PURCHASER

[illegible]

ANNEXURE – A

1.	Name of Purchaser	1. Mr. Kolluri Sai Surya Kiran Sri Nivas S/o. Mr. K. Venkataiah 2. Mrs. K. Bindu, W/o. Mr. K. S. S. V. V. Srinivas
2.	Purchaser's permanent residential address	Rtn. Flat No. 401, Crystal Meadows Apartments, Street No. 1, Kachiguda Nagar, Nallakunta, Hyderabad-500 076
3.	Pan no. of Purchaser	ALZPK7707G – AEJPK7364F
4.	Telephone no(s) of Purchaser	9704 4705 868 – 9573 684 7972
5.	Name of land & its complete ad. no. Survey no. & no.	'Vivan Oak Villas' hereinafter having its villas at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chityalgudem Village, Kapra Mandal, Medchal Malkajgiri District vide regd. no. 770 of 2021, dated 15.06.2021, regd. in the Office of Sub-Registrar, Medchal Malkajgiri District
6.	Details of Scheduled Plot	
	a. Plot no.	104
	b. Plot area	167 Sq. yds
7.	Total sale consideration	Rs.9,85,000/- (Rupees Nine Lakhs Eighty Thousand only)
8.	Details of Payment	
	1. Rs.24,87,000/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Only) paid by way of bankers cheque no.[illegible], dated 15.06.2020 issued by State Bank of India, RAJIV, Medchal, Hyderabad.	
	2. Rs.[illegible] (Rupees Nine Lakhs Ninety Six Thousand Only) paid by way of bankers cheque no.[illegible] dated 15.06.2021 issued by State Bank of India, RAJIV, Medchal, Hyderabad.	
	3. Rs.[illegible] (Rupees Four Lakhs Ninety Seven Thousand Only) paid by way of cheque no. [illegible], dated 14.06.2021 drawn on State Bank of India, Habsiguda Branch, Hyderabad.	
9.	**Description of the Scheduled Plot** All that land forming plot no. 104, admeasuring about 167 sq. yds. in the layout project named as "Vivan Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chityalgudem Village, Kapra Mandal, Medchal Malkajgiri District (formerly known as Gudipur Mandal, Ranga Reddy District) and bounded by North by: Plot No. 103 South by: Plot No. 105 East by: 30' wide road West by: Plot No. 103	

FOR MODI DEVELOPERS PVT. LTD.
[illegible]

Authorised Sign. Sidhant Modi

VENDOR
(Vivan Oak Villas LLP)
(Vivan Oak Villas LLP rep by Sidhant Modi)

PURCHASER

ANNEXURE – II

Plan of the Scheduled Plot

For MODI PROPERTIES PVT. LTD.
SUPERTECH VILLAS LLP
SILVER OAK REALTY

Authorised Signatory

VENDOR

PURCHASER

Sd. – 1, CS Act 2072/73/2021 & Short Act [illegible]
[illegible] Sheet 15 of 15 [illegible]
[illegible]

ANNEXURE – C

Layout plan of the Existing Project

For M/S. [illegible] Pvt. Ltd.
[illegible]

Authorised Sign. [illegible]

LESSORS
(1) [illegible] Pvt. Ltd., Silver Oak Apts. &
Silver Oak Villas (Phase I) [illegible]

PURCHASER

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

S. No.	THUMB PRINT IN BLACK INK	PASSPORT SIZE PHOTOGRAPH IN BLACK & WHITE	NAME & FULL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: [illegible] **PURCHASER:** [illegible] **PARTNERS:** [illegible]

SIGNATURE OF WITNESSES

1. [illegible]

2. [illegible]

For M/s [illegible] Pvt. Ltd.
[illegible]
Director

Authorised Signatory

SIGNATURE OF THE VENDOR

SIGNATURE OF PURCHASER

[illegible]

[illegible]


Aadhaar - Aam Aadmi ka Adhikar

6946 [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No. [illegible]

Date: [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

[illegible]

Sy.No/Revenue Inst. No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
District	[illegible]
Circle Name	[illegible]
Vendor(s)	[illegible]
Transferee / Name of previous PP Member in the Tax Records	1. [illegible] 2. [illegible] 3. [illegible] 4. [illegible] 5. [illegible] 6. [illegible] 7. [illegible] 8. [illegible] 9. [illegible] 10. [illegible] 11. [illegible] 12. [illegible] 13. [illegible] 14. [illegible] 15. [illegible] 16. [illegible]
Transferee / Name of PP Member non-existent in the Tax Records	1. [illegible] 2. [illegible]
Document Registration No.	[illegible]
Document Registration Date	[illegible]

Note:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

[illegible]

[illegible]

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

AP 07787

SALE DEED

[illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

For [illegible]

[illegible]

6. Sri. [illegible] Reddy, S/o. Late [illegible] Reddy alias [illegible] Reddy, aged [illegible] years, Occupation: [illegible], resident of H. No. [illegible], [illegible] Village, [illegible] Mandal, [illegible] District.

7. Sri. [illegible] Reddy, S/o. Late [illegible] Reddy, aged [illegible] years, Occupation: Business, resident of H. No. [illegible], [illegible], Hyderabad.

8. Sri. [illegible] Reddy, S/o. Late P. [illegible] Reddy, aged [illegible] years, Occupation: Business, resident of H. No. [illegible], [illegible] Nagar, [illegible], Hyderabad.

9. Sri. [illegible] Reddy, S/o. Late P. [illegible] Reddy, aged [illegible] years, Occupation: Business, resident of H. No. [illegible], [illegible] Nagar, [illegible], Hyderabad.

10. Smt. [illegible], W/o. Late P. [illegible] Reddy, aged [illegible] years, Occupation: Housewife, resident of H. No. [illegible], [illegible], Hyderabad.

11. Sri. [illegible] Reddy, S/o. Late P. [illegible] Reddy, aged [illegible] years, Occupation: Business, resident of H. No. [illegible], [illegible] Village, [illegible] Mandal, [illegible] District.

12. Sri. [illegible] Reddy, S/o. Late P. [illegible] Reddy, aged [illegible] years, Occupation: Business, resident of H. No. [illegible], [illegible] Village, [illegible] Mandal, [illegible] District.

13. Sri. [illegible] Reddy, S/o. Late P. [illegible] Reddy, aged [illegible] years, Occupation: Business, resident of H. No. [illegible], [illegible] Village, [illegible] Mandal, [illegible] District.

Parties at Sl. No. 1 to 13 are being represented by their Agreement of Sale cum General Power of Attorney holder, M/s. [illegible] Reddy, having its office at [illegible], [illegible] Road, Secunderabad [illegible], represented by its authorised representative, Mr. [illegible], S/o. Late [illegible], aged about [illegible] years, (GPA registered as document no. [illegible], dated [illegible], registered at SRO [illegible]), hereinafter referred jointly as Vendor and severally as Vendor no. 1 & Vendor no. 2 respectively.

AND

M/s. [illegible] LLP (PAN: [illegible]) a limited liability partnership firm having its office at [illegible], [illegible] Road, Secunderabad [illegible], represented by its authorised signatory, Mr. [illegible], S/o. Late [illegible], aged about [illegible] years, hereinafter referred to as the Confirming Party.

PURCHASER

1. Mr. C. [illegible], Son of Mr. [illegible], aged about [illegible] years, Occupation: Service (PAN No. [illegible], Mobile No. [illegible]).

2. Mrs. C. [illegible], W/o. of Mr. C. [illegible], aged about [illegible] years both are residing at Flat No. [illegible], [illegible], [illegible] Village, [illegible] Mandal, [illegible] District, Hyderabad [illegible], (PAN No. [illegible], Mobile No. [illegible]), hereinafter jointly referred to as the "Purchaser".

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

[illegible]

1. TITLE OF PROPERTY:

1.1. [illegible]

1.2. [illegible]

1.3. [illegible]

1.4. [illegible]

1.5. [illegible]

1.6. [illegible]

1.7. [illegible]

S.No.	Name of Plot/Site	Area of Plot/Site (in ha)	Plot/Site Address	Coordinates	
1.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
13.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
14.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

1.4 By virtue of the above referred documents, certain said records, the Original Owners became the absolute owners and possessors of about Ha 1.80.00 (4.5 Acres) forming a part of Survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1 (part) of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.5 Whereas a portion of the land aforementioned above i.e. 0.29.00 Gts., referred above was immediately and adjacent to the existing road. The Original Owners were in possession of the balance land admeasuring about i.e. 1.51.00 Gts. forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1 of Cherlapally Village, Dundigal Mandal, Rangareddy District. Whereas with a registered Partition Deed bearing no. 11366/2007 dated 31.10.2007 executed between the Original Owners the share of said land Ha 0.30 was Totally and exclusively owned and Possessed. Whereas the Remaining Extent i.e., the Original Owners owned & Possessed Ha 1.21.00 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1 of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.6 The Remaining Extent here referred above i.e. 1.21.00 gts., out of the above said said the remaining land admeasuring Ac. 11.11 gts. for Voucher no. 1 joined by way of sale deed agreement of sale cum GPA, details of which are given below and registered as 5000 Equal Nos. 1 has paid the entire consideration to the Bhoodaiya Owners and the same has been received by them.

S. No.	Type of Document	Document No.	Document Date	Area
1	Sale deed	[illegible]	[illegible]	Ac. 4.00 gts.
2	Sale deed	[illegible]	[illegible]	Ac. 3.00 gts.
3	Sale deed	[illegible]	[illegible]	Ac. 3.11 gts.
4	Agr. of sale cum GPA	[illegible]	[illegible]	Ac. [illegible] gts.

1.7 Vendor no. 2 has sold land admeasuring 0.30.00 gts. out of the above said land to Sri [illegible] Reddy and others vide sale deed bearing no. 7174/2008 dated 31.07.2008 registered as 5000 Equal.

1.8 As on the g.t., Vendor no. 2 becomes absolute owner of land admeasuring Ac. 11.11 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1 of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District. The said Ac. 11.11 gts. is hereinafter referred to as the Total Land. All that said 11Ac. developed by proposed to be developed along with infrastructure, amenities, commercial blocks etc. are the Total Land are together known referred to as the Housing Project.

1.9 Vendor no. 1 obtained building permit from GHMC to develop the said land into several plots, details of which are given under. To said the land was [illegible] vide [illegible] - 21 - 113 plots through permit obtained from GHMC. Total parcels of land were sold to 3rd parties, vide sale deed executed previous for a consideration.

1.10 The Vendor said 89 plots vide no. 1 to 89, including civil nos. 79 to 81, 85 & 89, to M/s. Mirzamah Nilam LLP by way of Agreement of sale dated 21.03.2017 and 17.04.2018 registered as documents 3486, 7114/2017 and 1917/2018 & 3486/2018. The Vendor no. 1 has further agreed to sell 110 nos. [illegible] to M/s. Mirzamah Nilam LLP on release of mortgage from GHMC. M/s. Mirzamah Nilam LLP has developed a portion of the Total Land into a Housing Complex consisting of 30 Villas with common amenities like roads, open spaces, clubhouse, etc. for the exclusive enjoyment of the respective purchasers of the Villas being developed on a portion of the Total Land. M/s. Mirzamah Nilam LLP has further developed a clubhouse and a portion of the Total Land for the common amenities and common facilities in the Housing Project.

For MIRZAMAH NILAM LLP
[illegible]
[illegible]

1.10 Vendors no. 2 has further sold additional parcels of land forming a part of the Total Land as per details given below:

1.10.1 Land admeasuring [illegible] sq. mtr. was sold to Mrs. Sumeet Builders by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. This land was developed using [illegible] completion of [illegible] Total Mall, which had [illegible] purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. The building is registered as [illegible] and the flats therein are numbered as [illegible].

1.10.2 Land admeasuring about [illegible] sq. mtr. was sold to M/s. Sumeet Builders by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. This land was developed into a City by Mrs. Total Mall, who had [illegible] purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. The title is [illegible].

1.10.3 Land admeasuring about [illegible] sq. mtr. was sold to M/s. Sumeet Housing LLP by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. This land was developed into a City by Mrs. Total Mall, who had [illegible] purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. The title is [illegible].

1.11 Vendors no. 2 has sold [illegible] sq. mtr. to the Vendor no. 1 herein by way of agreement to sale dated [illegible] registered as document no. [illegible] at SRO, Ujjain. Vendor no. 2 has further agreed to [illegible] the Vendor no. 1 free from all encumbrances from [illegible]. Vendor no. 1 has paid the entire consideration to Vendor no. 2 and for same a receipt has been duly acknowledged by Vendor no. 2.

1.12 Vendor no. 2 has sold [illegible] sq. mtr. to the Vendor no. 1 herein by way of agreement to sale dated [illegible] registered as document no. [illegible] at SRO, Ujjain. The balance of the consideration of [illegible] plus of land is given at the time of execution of this Agreement to sale and the entire consideration to Vendor no. 2 and for same a receipt has been duly acknowledged by Vendor no. 2.

2. BUILDING PROJECT

2.1 Building permit and other statutory approvals/NOCs have been obtained from appropriate authorities for all such Building Projects as per details given below.

2.2 Vendor no. 2 has made 3 applications for building permit for developing the Existing Project in [illegible] as the Total Land and obtained building permit as per the following details.

2.2.1 Permit for [illegible] sq. mtr. was issued in [illegible] vide [illegible] dated [illegible].

2.2.2 Permit for [illegible] sq. mtr. was issued in [illegible] vide [illegible] dated [illegible].

2.2.3 Permit for [illegible] sq. mtr. was issued in [illegible] vide [illegible] dated [illegible].

For [illegible] Pvt. Ltd.

[illegible]

Authorised Signatory

2.2 M/s. [illegible] Builders obtained permit for construction of an apartment complex consisting of [illegible] vide file no. [illegible], permit no. [illegible], dated [illegible]. The flats are numbered as [illegible].

2.4 The permit for villa no. [illegible] was obtained from [illegible] vide file no. [illegible], permit no. [illegible] dated [illegible].

2.5 The permit for villa no. [illegible] was obtained from [illegible] vide file no. [illegible], permit no. [illegible] dated [illegible].

2.6 [illegible] the construction of [illegible] villas and the commercial complex along with other amenities was obtained for land admeasuring [illegible], which is hereinafter referred to as the Scheduled Land [illegible] attached to the last of this Document.

3. PROPOSED DEVELOPMENT

3.1 The Vendor, M/s. [illegible] Villas LLP, along with members of [illegible] Family and [illegible] develop the total land in accordance with the permit [illegible] Development into a Housing Project as per details given below:

3.1.1. M/s. [illegible] Villas LLP shall develop plot nos. [illegible] along with [illegible].

3.1.2. M/s. [illegible] Villas LLP shall develop the [illegible] and common amenities [illegible] villa nos. [illegible].

3.1.3. [illegible] shall develop villa nos. [illegible] along with an apartment complex [illegible].

3.1.4. [illegible] a portion of the Scheduled Land [illegible] villa nos. [illegible] providing [illegible] water supply, [illegible] power connection, sewage [illegible] building [illegible] shall be responsible for [illegible].

3.1.5. [illegible] a plot of land [illegible]. The cost of construction of the villa shall be paid by the [illegible].

3.1.6. Members of the [illegible] Family shall construct villas on plots purchased by them [illegible].

3.1.7. [illegible] shall be constructed on each plot. [illegible] shall be paid along with [illegible].

3.1.8. The prospective purchasers shall [illegible] along with the [illegible].

3.1.9. [illegible] swimming pool, [illegible], children's park, [illegible], security [illegible] etc.

3.1.10. Each villa shall have a separate [illegible] connection.

3.1.11. [illegible] shall be provided [illegible].

[illegible]
[illegible]
[illegible]

[illegible]

[illegible]

3.1.12. Connection for drinking water shall be provided at each villa. Drinking water shall be provided by an onsite RO plant.

3.1.13. The proposed villas will be constructed strictly as per the design prepared by the Vendor. The Vendor reserves the absolute right to change or make changes to the selection of designs, colours and use of flooring material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.

3.1.14. That the Purchaser shall not be allowed to alter any portion of the villa that may damage or affect the aesthetic appearance of the building. The Vendor and / or Association / Society including a Contractor for an entire period of about 5 years from date of handing over possession to the completed villa or till the end of year 2025, whichever is first, will fix the Villa in the architect of Reference. Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. For which the Purchaser shall not raise any objections / objections.

3.1.15. The Purchaser shall not be entitled to mortgage/pledge of land will under construction the any. [illegible] on additional construction shall be as [illegible] 2024.

3.1.16. The Vendor shall provide common amenities and facilities as the Schedule Land to owner and all the amenities and facilities proposed to be provided shall be completed by or before completion of the development of the villas.

3.2. The proposed project development in the entire Total Land is called as "Silver Oak Villas" and is hereinafter referred to as the "Ongoing Project". Take the name of the project which is agreed by the Vendor as Silver Oak Villas shall always be referred to each and every Villa and be changed. The apartment complex is referred as "Silver Oak Residency".

3.3. The Vendor no. 1, M/s Silverwood Villas LLP, members of the Shivra Family and Mrs. Gopal Shah shall jointly hold the undivided share of proportionately to proportionate undivided share in the Schedule of Land, inclusive of the common areas and facilities, the structures, roads, infrastructure for water, electricity, etc. Proportionately proportionate of those Rights shall be entitled to share the common amenities and facilities being of the proportionate proportions of Silver Oak Villas.

4. SCHEME OF SALE / PURCHASE :

4.1 By virtue of the above Agreement, the Vendor has absolute right to dispose the Schedule Land and to a purchaser entitled to all the usual plot of land and/or constructed villa with plot of land as and being the owner.

4.2 The Vendor proposes to sell a certain plot of land to the Purchaser. For the being sold by the Vendor to the Purchaser is described in Annexure-A and is hereinafter referred to as the Schedule Plot.

4.3 Indian, Vendor no. 1 and the Facilities have agreed that Vendor no. 1 (through its nominee / associate) shall construct a villa on the Schedule Plot and for which an Agreement of Construction is being executed today between the Vendor.

For SHIVRA HOLDING PVT. LTD.

Authorised Signatory

[illegible]

4.1 The Purchaser of the Villa in the housing complex shall share all the common amenities provided in the Vendor's entire Pan Mahanagar Land such as clubhouse, swimming pool, roads, passages, amenities, common open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights to any such common facilities/amenities i.e., such common amenities shall solely belong to all the residual villa owners in the Housing Project.

4.2 Apart [illegible] the Vendor to the promotion performance of the Housing Project and also do not form the part of the common amenities described above, the Vendor rights, title [illegible] shall be [illegible] and [illegible] the Housing complex, and all for future development, etc., shall continue to belong to the Vendor of its successors.

4.3 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 nominees. The Purchaser shall be bound to carry immediately of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

4.5 The Vendor has [illegible] with [illegible] 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 on the [illegible] of the villa and the Purchaser shall not raise any objection for execution of such an agreement. The [illegible] of the Scheduled Plot along with the villa [illegible] shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately transfer [illegible] the Scheduled Plot back to the Vendor for the purpose of carrying on construction for villa therein and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall withdraw the possession of the allotted villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

4.4 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 considering and [illegible] in nature. The Purchaser therefore shall not be entitled to alienate/[illegible] any number the Scheduled Plot registered in the 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 sell the Said Villa or execute for obtaining housing loan for the purpose of purchase and construction of the Said Villa.

4.5 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the Housing Loan and Sale Deed and Agreement of Construction, as mentioned herein above, shall be [illegible] in the part of the Said Deed unless otherwise specifically waived and for deliberately agreed upon in writing.

[illegible]

Authorised Sign. Kishore Modi

5 DETAIL OF [illegible] UNITS

5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot i.e., plot number and [illegible] is as per 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 [illegible] satisfied as to the title of the Vendor.

5.3 That the Purchaser has examined the title deeds, plans, [illegible] of the Scheduled Plot [illegible] 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 in this regard.

5.4 The layout of the Scheduled Plot is attached as Annexure-B hereto and the layout plan of the Housing Project is attached as Annexure-C hereto.

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 in relation to the execution and registration of this 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 reimbursable on such from the Purchaser.

6.3 It is hereby agreed and understood explicitly between the parties hereto that the Purchaser shall be solely responsible for payment of any entire tax, VAT, GST, service tax or any other similar levy that may be 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 reimbursable on demand by the Purchaser.

6.4 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of providing water through government/ quasi government authorities like the water board, municipal corporation, municipality, gram panchayat etc. These charges shall be payable extra as and when the same connection is being provided by such a government/ quasi government authority on a pro-rata basis.

[illegible] PVT. LTD.
[illegible]

[illegible]

7 OWNERS OBLIGATIONS

7.1 That the Purchaser shall be one (or a number of the associations) setting that has been formed (stands of association are given in annexure A) to look after the maintenance of the Housing Project and [illegible] by its owner.

7.2 In case the owners association has not to be formed, the Purchaser shall pay to the Vendor said proportionate cost of [illegible] such as maintenance charges, insurance fights, [illegible] of [illegible], watchman, sweepers, etc., as may be determined by the Vendor. It is [illegible] that the monthly maintenance charges payable by the Purchaser to the Association/Vendor shall be Rs. [illegible] per sft from the deemed date of completion of the Scheduled Title. This rate shall be subject to [illegible] and [illegible] revision.

7.3 If the Purchaser fails to pay maintenance charges, service fees or other charges related to the Said Title the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Title including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, recreation pool, parks, [illegible] facilities.
All such acts of omission are covered.

7.4 The Vendor has promised to deliver the common amenities & facilities as set forth in completion of the Said Title [illegible] of Units. The monthly maintenance charges payable by the Purchaser to the Association shall not be limited to [illegible] of common amenities. The Purchaser shall pay their [illegible] allocation on [illegible].

7.5 The monthly maintenance charges payable to the Association are proposed to be increased. Even then by [illegible] 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. In any [illegible] to withhold or delay payment of [illegible], if any, to the [illegible] 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 shall be free to do so. Rules & [illegible]. 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 [illegible] of the Housing Project by calling the meetings for the purpose of constituting the [illegible]. The cost for the Vendor and its nominees shall not be due today [illegible] of the Association. The Purchaser shall not raise any objection on this count.

For MODI HOUSING PVT. LTD.
[illegible]
[illegible]

Authorised Sig. Former Dirs.

8 NOC FOR FUTURE DEVELOPMENT

8.1 The Vendor proposes to develop other lands in the vicinity of the Schedule Land in phases. The Vendor has to do this in the future except the entire development of the contiguous lands as developed with the Schedule Land as a single housing project with access to all amenities being shared by the residents of the lands to be developed in the vicinity of the Schedule Land. The Purchaser shall not object to the further development being made by the Vendor in the vicinity of the Schedule Land. The Purchaser agrees & will not raise any objections to construction thereof (whether roads, paths, etc., being shared facilities including contribution of the proposed development in other lands in the vicinity of the Schedule Land). The Purchaser shall not cause any hindrance to access to such lands from the Schedule Land. Such land in the vicinity of the Schedule Land shall be commercial in nature with the SCHEDULE 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 Schedule Land on the Schedule Plot, and ownership of same are specifically sold to clients by and persons other holding title 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 by deeds to reflect any relinquishment from the Purchaser.

8.3 That the Purchaser shall not create any encumbrances or blockages and shall give reasonable access, permission and assistance only to the Vendor or its nominated contractors or their agents, workmen etc. to construct roads, amenities, sanitary, drains such additional elevations in the structures etc. that may be necessary for completion of the Housing Project and to connect to the Schedule Land or Schedule Plot and also the adjoining plots.

8.4 The Vendor reserves rights to change the designs of the layout blocks of villas, clubhouse, community amenities, etc., subject to providing reasonable access through common passages to the Schedule Land and Plot and such changes in no other lots goes or affect the Sold 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 Schedule Land and the Housing Project. Any such amendments or notifications imposed on the Vendor or its nominees in this shall automatically be deemed to be applicable to the Purchaser and the nominees in existence. The Purchaser shall inform the Vendor of such the mentioned in consequence thereof concerned in terms of his participation as stated. The compliance and by the following authorities but not limited to these also be binding to be apply to the Purchaser:

9.1.1 The Indian Income or direct taxes laws

9.1.2 Reserve Bank of India

9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Development Authority, Town Planning department, etc., who are authorized to issued consent for completion.

The MODI DEVELOPERS Pvt. Ltd.
[illegible]
[illegible]

Authorised Sign. Director Modi

[illegible]

5.1.4 Fire department

5.1.5 Electricity and water supply board.

5.1.6 Forest [illegible] authorities (i.e. MRD, PCD, Collector, Revenue department etc.

5.1.7 Regulatory department

5.1.8 Environmental department and pollution control board

10 COLLECTIONS:

10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all acts and things as may be required from time to time to fulfil and/or for achieving the Vendor's effort towards reasonably satisfactory with regards the ownership of such share in the Schedule Plot as [illegible] of [illegible] and the contents attributable to number of persons.

10.2 Any liabilities and penalties that may be proposed to be provided in the Sharing Project as contained in the Vendor's Plans, structures, terraces, [illegible], landings etc. shall not be considered as legal offering. The Vendor reserves the right to make any [illegible] or [illegible] or deviations in the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not raise any objection on the same.

10.3 That the Purchaser shall accept all the conditions laid down in the Sale Deed upon the transfer, transfer, acceptance of share of Schedule Plot. However, these [illegible] conditions are not [illegible] [illegible] [illegible] etc. shall be binding on them because these conditions are applicable to the Schedule Plot. [illegible] the majority of [illegible] or any rights thereto shall only be subject to such [illegible].

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area in the extent of [illegible] gts., forming a part of survey nos. [illegible] in [illegible] of Chengalpattu, Village Kapu Moolai, Mandal Pallavaram Taluka (formerly [illegible]) in Chennai District, Tamil Nadu District and bounded by:

North by	[illegible] Village
South by	[illegible]
East by	[illegible]
West by	[illegible]

IN WITNESS WHEREOF the Sale Deed is made and executed on date mentioned above by the [illegible] in presence of the witnesses [illegible].

For [illegible] PVT LTD

[illegible]

Authorised Sign. Subash Mall

WITNESSES:

1.

2.

VENDOR

[illegible] Mandi Housing Pvt. Ltd.,

[illegible]

[illegible]

ANNEXURE – A

1.	Nature of Purchaser	1. Mr. G. Satyanarayana, S/o. Mr. G. S. Gopal Krishna 2. Mrs. G. Sangeeta, W/o. Mr. G. Satyanarayana
2.	Purchaser's permanent residential address	R.S. Nos. 86/2B, Sreedhar Nagar, Hajipur Village, Tapal Mandal, Medchal-Malkajgiri District, Telangana-501301
3.	Pan no. of Purchaser	[illegible]
4.	Aadhar card no. of Purchaser	[illegible]
5.	Name address & PAN Office no. of Sellers Association	M/s. Bhoo Dak Welfare Association, having its office at Sy. Nos. 11, 12, 46, 47, 1, 17, 78 & 79/A, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, Vide regd. no. 279 of 2024, dated 12-06-2024, regd. at the Office of Tahsildar Registrar, Medchal-Malkajgiri District.
6.	Details of Schedule Property	
	1. Total Area	[illegible]
	2. Total Price	[illegible]
7.	Total sale consideration	[illegible]
8.	Details of Payments	

a. Rs. [illegible] (Rupees Thirty Six Lakhs Fifty nine Thousand Only) paid by way of cheques [illegible] dated [illegible] issued by [illegible], Hyderabad (Revised)

b. Rs. [illegible] (Rupees Six Lakhs Eighty Thousand Only) and Rs. [illegible] by way of banker cheque no. [illegible] dated [illegible] issued by [illegible], Hyderabad.

c. Rs. [illegible] (Rupees Three Lakhs Eighty Nine Thousand Only) credit by way [illegible]

9. **Details of the Schedule Property**

All that land admeasuring about [illegible] sq. yds. in the housing project named as "Bhoo Dak Villas" bearing a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 79/A, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, currently known as Gandhi Nagar, Kanga Reddy Districts and bounded by:

North by : Plot No. [illegible]
South by : Plot No. [illegible]
East by : [illegible]
West by : Plot No. [illegible]

For M/s. [illegible] Pvt. Ltd.
[illegible]

Authorised Sign. Director

VENDOR

PURCHASER

(Bhoo Dak Housing Pvt. Ltd., Bhoo Dak Society)

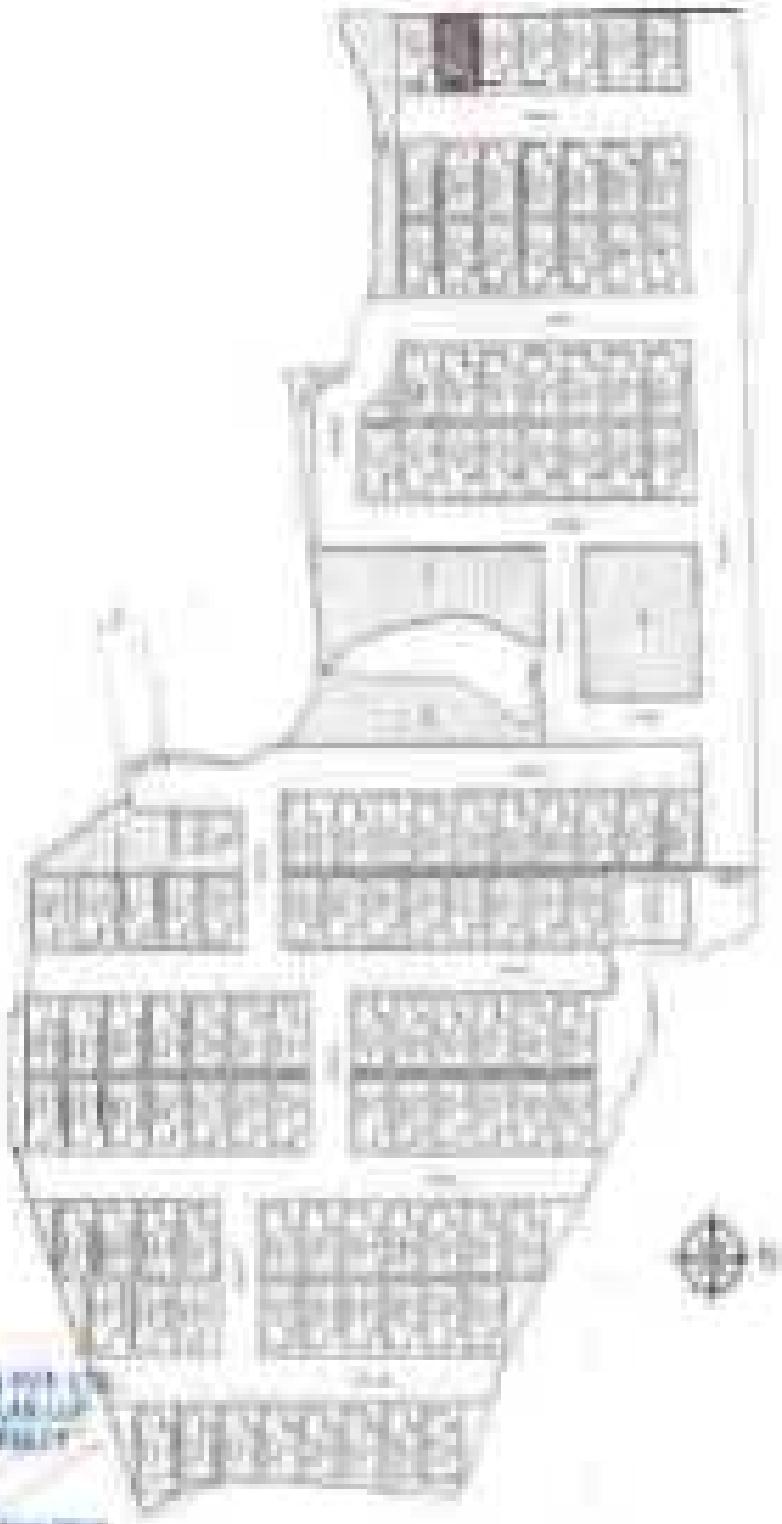
Plan of the Individual Plot

Authorised Sign. Sydney Mall

Proprietor

SCHEDULE

Layout plan of the Complex/Project



VENDOR

PURCHASER

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

Sl.No.	Photograph of Vendor (as per Aadhar)	Photograph of Vendee (as per Aadhar)	Name & Photograph of Other Parties (Witness/Attorney/Guardian/Representative/Medical Practitioner/Seller/Broker)
			VENDOR: [illegible]
			[illegible]
			FIRST PARTIES: [illegible]
			1. [illegible]
			2. [illegible]

[illegible]

1. [illegible]
2. [illegible]

[illegible]

[illegible]

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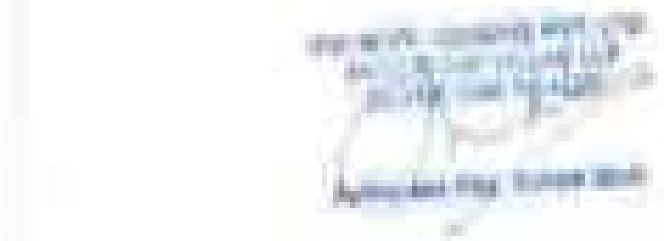
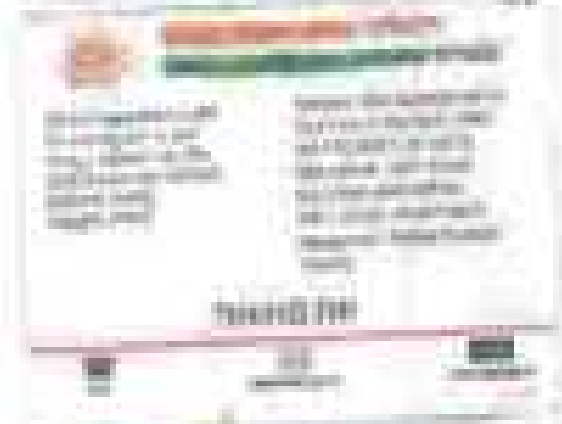




Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

[illegible]

[illegible]

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

SALE DEED

Page

1. Sri. Billa Ravinder Reddy, S/o. Late Bassa Reddy alias Venu Reddy, aged 49 years Occupation Business resident of H.No. 2-5-46, Chathanpally Village Kapra Mandal, Medchal Malkajgiri District.

2. Smt. Billa Prema Reddy, S/o. Late Bassa Reddy, aged 47 years Occupation Business, resident of H.No. 12-2-537, Ramakrishnapuram, Hyderabad.

3. Sri. Billa Purushotham Reddy, S/o. Late K. Narsiha Reddy, aged 38 years Occupation Business, residents of H.No. 8-3-1018, Ahmed Nagar, Ramakrishnapuram, Hyderabad.

4. Sri. Billa Omkar Ram Reddy, S/o. Late K. Narsiha Reddy, aged 47 years Occupation Business, residents of H.No.8-3-1018, Ahmed Nagar, Ramakrishnapuram, Hyderabad.

5. Smt. Pilla Rajkumari, W/o. Late K. Narsimha Reddy aged 52 years Occupation Housewife, resident of H.No.8-3-1018, Ramakrishnapuram, Hyderabad.

6. Sri. Pilla Rajendra Reddy, S/o. Late P. Malla Reddy, aged 47 years Occupation Business, residents of H.No.2-5-141, Chintapalle, Village Kapra Mandal, Medchal Malkajgiri District.

7. Sri. Pilla Narsimha Reddy, S/o. Late P. Malla Reddy, aged 45 years Occupation Business, residents of H.No.2-5-141, Chintapalle, Village Kapra Mandal, Medchal Malkajgiri District.

8. Sri. Pilla Venkat Reddy, S/o. Late P. Malla Reddy, aged 32 years Occupation Business, residents of H.No.2-5-141, Chintapalle, Village Kapra Mandal, Medchal Malkajgiri District.

Parties to Sl. No. 1 to 11 are being represented by their Agreement of Sale cum General Power of Attorney holder, Sri. Sarvar Gale Reddy, having his office at 2-4-187/1 & 2, II Floor, Ashok Mansion, M. G. Road, Secunderabad-500 003, represented by his authorized representative, Mr. Sohan Shah, S/o. Late Ashok Shah, aged about 35 years (AADPS), registered as document no. 4736/08, dated 17.07.2008, registered at MRO Uppal, Hereinafter referred jointly as Vendor and individually as Vendor or 1 & Vendor or Owner/Seller.

AND

M/s. Sohan Raj Villas LLP (PAN: AEBFS-1244-J), a limited liability partnership firm having its office at 2-4-187/1 & 2, II Floor, Ashok Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory, Mr. Sohan Shah, S/o. Late Ashok Shah, aged about 35 years, hereinafter referred to as the Confirming Party.

WITNESSETH

Sri. Shahab Pasha, Son of Mr. M. Hussain, aged about 28 years, Occupation, Business residing at Plot No.25, Lane No.8/A, Yakutpura New Nagar, Yakutpura, Hyderabad, Telangana State-500 023(PAN: GBMPS-7512J), Aadhar No.3177 1817 7171, hereinafter referred to as the "Purchaser".

The Vendor Vendors and Purchaser shall mean and include wherever the context may or implies the successors in interest, administrators, executors, successors, assigns, heirs, legal representatives, etc.

For M/s. Sohan Raj Villas LLP
M/s. SOHAN RAJ VILLAS LLP
Designated Partner

Sohan Ashok Shah - Partner Mark

[illegible]

1. TITLE OF PROPERTY

1.1. Late Shri P. Sai Reddy, Sri. Late Shri Pedda Reddy, Late Shri P. Malla Reddy, Sri. Late Shri Pedda Reddy, Late Shri Ram Reddy, Sri. Late Shri Lingo Reddy and Late Smt. Venu Reddy (also Venu Reddy), W/o. Late Shri Sai Reddy, were the original pattadars of agricultural and assessing about Ac. 10-00 Gts. (Owning a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 299 (part) of Cherlapally Village, Rajpet Mandal, Medchal Malkajgiri District formerly known as Shabbanur Mandal, Ranga Reddy District.

1.2. Pedda Sai P. Sai and Reddy is the only son and legal heir of Late Shri. P. Sai Reddy.

1.3. Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Venkatesh Reddy, Shri P. Narsimha Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Shri Venu Reddy also Venu Reddy was survived by his three sons and legal heirs namely Shri P. Venkatesh Reddy, Shri P. Sai Reddy, the husband of Smt. P. Bhanu, Shri P. Narsimha Reddy and Shri P. Sudhir Reddy. Shri P. Sai Reddy had gifted the agricultural land/Dry land by his sons admeasuring about Ac. 1-20 Gts., in Sy. Nos. 11 (Ac. 0-20 Gts.), Sy. No. 12 (Ac.0-10 Gts.), Sy. No. 14 (Ac. 0-07 Gts.), Sy. No. 15 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. 0-08 Gts.), Sy. No. 18 (Ac. 0-08 Gts.), Sy. No. 20 (Ac. 0-08 Gts.), Sy. No. 148 (Ac. 0-08 Gts.), Sy. No. 149 (Ac. 0-08 Gts.), Sy. No. 299 (Ac. 0-08 Gts.) and Sy. No. 296 (Ac. 0-12 Gts.) of Cherlapally Village, Rajpet Mandal, Medchal Malkajgiri District in two equal parts. P. Bhanu by way of gift unreserved land bearing document no. 10289/2004 dated 17.10.2004 registered at MRO, Rajpet.

1.5. Whereas Late Shri P. Sai Reddy was survived by his three sons and legal heirs namely Late Shri Pedda Reddy, Late Shri Narsimha Reddy and Shri Venu Reddy. Late Shri. Pedda Reddy was survived by his two sons namely Shri P. Venkatesh Reddy and Shri P. Venkat Ram Reddy. Late Shri. P. Narsimha Reddy is presumed dead as he is missing for over 7 decades. Late Shri. P. Venkatesh Reddy was survived by his wife Smt. P. Sunitha and son Shri P. Sai Reddy.

1.6. After the death of the original pattadars referred above, Sri. Pedda Sampoor Reddy, Sri. Pedda Kishtaiah Reddy, Late Pedda Bhanaiah, Sri. Pedda Ramulu Reddy, Sri. Pedda Venu Reddy, Late Pedda Pandurangam Reddy, Sri. Pedda Venkatesh Reddy, Sri. Pedda Sudhakar, Pedda Narsimha Reddy, Pedda Hanumanthu Reddy, Sri. Pedda Venkat Ram Reddy, Smt. Pedda Sudhakar, Pedda Narsimha Reddy, Pedda Hanumanthu Reddy, Sri. Pedda Venkat Reddy and Shri P. Sudhir Reddy inherited their relatives to the original Pattadar holding the only legal heirs of the original pattadar between the family members and possessors of the land admeasuring about Ac. 10-00 Gts., (Owning a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 299 (part), of Cherlapally Village, Rajpet Mandal, Medchal Malkajgiri District. Pattadar Passbook and title deeds have been issued to them by the Mandal Revenue Officer, Rajpet Mandal, Medchal Malkajgiri District as per the details given below:

[illegible]

Authorised Sign. Sriram Bhat

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

1.K. By virtue of the above referred documents, records and records, the Original Owners became the absolute owners and possessors of about [illegible] sq. mtrs., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296 (part) of Chelapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.L. Whereas a portion of the land, measuring about [illegible] sq. mtrs., referred above was encroached and utilized in the existing road. The Original Owners, while in possession of the subject land admeasuring about [illegible] sq. mtrs., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chelapally Village, Cheshwar Mandal, Ranga Reddy District, Whereas vide a registered Sale Deed bearing no. [illegible] dated [illegible] the Original Owners sold the subject land to Sri P. Sanjeev Reddy, who approached by owners and formally, Whereas the Vendors herein, i.e., the Original Owners namely P. Sanjeev Reddy, hereinafter the absolute owners and possessors of the subject share in the subject land admeasuring about sq. mtrs., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chelapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.M. On subdividing, Owners have retained about sq. mtrs. out of the above land and sold the remaining land admeasuring sq. mtrs. to Vendor no. 1 herein by way of sale deed, [illegible] agreement of sale cum GPA, [illegible] of which are given below and registered at SRO Uppal, Vendor no. 1 has paid the entire consideration to the Remaining Owners and the same has been acknowledged in [illegible]

Sl. No.	Type of Document	Document no.	Registration date	Area
1	Sale deed	[illegible]	[illegible]	[illegible] sq. mtrs.
2	Sale deed	[illegible]	[illegible]	[illegible] sq. mtrs.
3	Sale deed	[illegible]	[illegible]	[illegible] sq. mtrs.
4	Agt. of sale cum GPA	[illegible]	[illegible]	[illegible] sq. mtrs.

1.N. Vendor no. 1 has sold land admeasuring sq. mtrs. out of the above sold land to this Vendor herein. Earlier we orders vide sale deed bearing no. [illegible] dated [illegible] registered at SRO Uppal.

1.O. Accordingly, Vendor no. 1 herein absolute owner of land admeasuring sq. mtrs., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chelapally Village, Kapra Mandal, Medchal-Malkajgiri District. The said sq. mtrs. is hereinafter referred to as the Total Land. All the said other developed or proposed to be developed along with residential, commercial/mixed land use, on the Total Land are together herein referred to as the Housing Project.

1.P. Vendor no. 1 obtained building permit from GHMC to divide the said land into several plots, details of which are given below. As said the land was divided into [illegible] + [illegible] + [illegible] plots through process obtained from GHMC. Hence portion of said land sold to 3rd parties, refer to sale deed obtained details for additional clarification.

1.Q. The Vendor and the given Sys. 1 to 5), multiplying part nos. 29 to 31, 42 & 43 on the Schedule Property 1.P to step 1 agreement of sale dated [illegible] and [illegible] registered as document Nos. [illegible] and [illegible] at SRO Uppal. The Vendor no. 2 has further agreed to sell plot nos. 29 to 31, 42 & 43 to mrs. Bhawana Villas LLP as collateral mortgage from GHMC. Mrs. Bhawana Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 32 flats with common amenities like roads, open spaces, parks, clubhouse, [illegible], etc., for the exclusive enjoyment of the co-owners/purchasers of the villas being developed on a portion of the Total Land. Mrs. Bhawana Villas LLP has further obtained a statement on a portion of the Total Land for the common amenities and [illegible] in the Housing Project.

[illegible]

Mallikarjun Rao, Advocate, Medchal

1.15 Vendor no. 2 has further sold additional parcels of land forming a part of the Total Land as per details given below:

1.15.1 Land admeasuring about [illegible] sq. yds was sold to M/s. [illegible] Partners by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Gujrat. This land was developed into a housing complex of 6 Bgts by M/s. Total Mall who had earlier purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Gujrat. The building is marketed as [illegible] and the flats therein are numbered as [illegible]

1.15.2 Land admeasuring about [illegible] sq. yds. was sold to M/s. [illegible] Partners by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Gujrat. The land was developed into a villa by M/s. Total Mall who had earlier purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Gujrat. The villa is numbered as [illegible]

1.15.3 Land admeasuring about [illegible] sq. yds was sold to M/s. [illegible] Partners by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Gujrat. The land was developed into a villa by M/s. Total Mall who had earlier purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Gujrat. The villa is numbered as [illegible]

1.16 Vendor no. 2 has sold [illegible] plots to the Vendor no. 1 herein by way of agreement of sale deed [illegible] registered at Gandhinagar no. [illegible] at SRO, Gujrat. Vendor no. 2 has further agreed to sell plots nos. [illegible] to Vendor no. 3 on terms of the engagement [illegible] Vendor no. 3 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.17 Vendor no. 2 has sold [illegible] plots by [illegible] and [illegible] of belonging to the Mills Land [illegible] by way of agreement of sale deed [illegible] registered at Gandhinagar no. [illegible] at SRO, Gujrat. The details of the transaction of individual plots of land is given in the said agreement of sale. The Mills Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

2. MEETING OF MINDS:

2.1 Meeting minds and entire absolutely [illegible] have been adopted to an appropriate understanding of and able to use Housing Project as per details given below.

2.2 Vendor no. 1/ the owner, 1 applications for building permit for developing the Housing Project in NAME on the Total Land and obtained building permits as per the following details:

2.2.1 Permit No. [illegible] Villas transferred at [illegible] sqm. 1 villa and a club house was obtained from GUDC in file No. [illegible] permit no. [illegible] dated [illegible]

2.2.2 Permit No. [illegible] villas transferred at Villa sqm. [illegible] was obtained from GUDC in file no. [illegible] permit no. [illegible] dated [illegible]

2.2.3 Permit No. [illegible] villas transferred at Villa sqm. [illegible] and a Commercial Complex was obtained from GUDC in file no. [illegible] Permit No. [illegible] dated [illegible]

For [illegible]
[illegible]
[illegible]

Authorised Sign. [illegible]

2.2 [illegible] obtained permit for construction of an apartment complex consisting of villa - A type (Type - [illegible]) vide No. [illegible] dated [illegible] The files are numbered as [illegible]

2.3 The permit for villa no. [illegible] was obtained from [illegible] vide No. [illegible] permit no. [illegible] dated [illegible]

2.4 The permit for villa no. [illegible] was obtained from [illegible] vide No. [illegible] permit no. [illegible] dated [illegible]

2.5 The permit for villa no. [illegible] was obtained from [illegible] vide No. [illegible] permit no. [illegible] dated [illegible]

2.6 Since the Total Land parcel for construction of 159 villas and the common area complex along with villas was above two acres, the land subdivisions above No. 6-19 gts., which is hereinafter referred to as the Schedule Land and more fully described in the first of this document.

3 PROPOSED DEVELOPMENT:

3.1 The Vendor, M/s. [illegible] Villas LLP, along with members of Mohan Family and Mrs. Vasal Malik intends to develop the land "land in accordance with the permit for construction / development and a Building Permit as per Additional permit notice.

3.1.1 Sec. [illegible], Villas LLP shall develop plot nos. 1 to 19 along with villas, municipal facilities as per the land use.

3.1.2 Sec. [illegible], Villas LLP shall develop the residential and common amenities/facilities as permitted in plot no. / villa no. / no. 20 as the sole and use.

3.1.3 Mr. Vasal Malik shall develop villa nos. 20 & 21 along with an apartment complex as plot no. 20 villas as a unit.

3.1.4 Vendor no. 1 shall retain the portion of the Schedule Land relating to villa no. 20 in (1) to provide roads, utility services like water supply, electric power connection, sewage and the other open amenities as provided in the building permit in the sole and use i.e. Vendor no. 1 shall be responsible for developing the Layout.

3.1.5 Vendor no. 1 through its agents/ agents to construct villas for each prospective purchaser of a plot of land as given herein. The cost of construction of the villa shall be paid by the prospective purchaser to Vendor no. 1 as an amount.

3.1.6 Members of the Vendor Family shall construct villa no. 20 plots purchased by them at their own and sole.

3.1.7 Villas of a standard level and type shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.

3.1.8 The purchaser the purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.

3.1.9 Clubhouse consisting of [illegible] ground + 1 upper floors admeasuring about 2,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are - community park, kids, landscape gardens, children park, lawns for vehicles, generator for backup, community hall, security kiosk, overhead tank, sewage, etc.

3.1.10 Each villa shall have a reasonable exclusive electric power connection.

3.1.11 Water for general purposes use shall be provided through borewells. Underground water shall be provided for drinking if found by authority.

For M/s [illegible] Homes Pvt. Ltd.
[illegible]

Authorised Sign. Signatory

3.1.15 [illegible]

3.1.16 [illegible]

3.1.17 [illegible]

3.1.18 [illegible]

3.1.19 [illegible]

3.2 [illegible]

3.3 [illegible]

4. [illegible]

4.1 [illegible]

4.2 [illegible]

4.3 [illegible]

[illegible]

[illegible]

4.6 The Purchaser of the Villa in the housing complex shall share all the common amenities provided by the Vendor within the Schedulled Land such as clubhouse, swimming pool, roads, passages, gardens, entrance, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities/ amenities i.e., such common amenities shall always belong to all the owners of the Housing Project.

4.7 Apart from specifically sold by the Vendor to the prospective purchasers of the Housing Project and that is the part of the common amenities described above, the terrace rights, FSI/ right to power rights, open areas are bundled over as one housing part of the housing complex, and left for future development, etc., shall continue to belong to the Vendor or its nominees.

4.8 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, cesses, GST, maintenance charges, etc., the Vendor shall transfer the land in favour of the Purchaser and in favour of the Purchaser and/or its nominees. The Purchaser shall be entitled to claim possession of the Schedulled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

4.9 The Vendor has received advance from the Purchaser on the condition that the Purchaser shall be bound to enter into a separate Agreement for Construction with the Vendor for the construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. Due to possession of the Schedulled Plot along with the villa constructed thereon (as the case may be) which is to the land Villa shall be delivered by the Vendor to the Purchaser only after registration of the Sale Deed. The Purchaser and/ nominee hereby authorise the Schedulled Plot back to the Vendor for the purpose 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 in no case be liable for possession of the completed villa to the Purchaser only upon purchaser's liability sale consideration and other dues to the Purchaser or the Vendor.

4.10 The Parties hereby confirmed and agreed that the Purchaser has 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 hereby shall not be entitled to choose to any manner the Schedulled Plot registered in his favour and / or even have 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 Sale Villa as security for obtaining financing loan for the purpose of purchase and construction of the Sale Villa.

4.11 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the Building Plan, any Schedulled Agreement for Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically varied and be deemed to agreed upon in writing.

For [illegible] PVT. LTD.

Authorised Sig. Seller/s

5. DETAILS OF PLOT IN SOLD MAP

5.1 The Vendor hereby sells to the Purchaser the Schedulled Plot on the Housing Project and details of the plot (i.e. plot size and plot no.) are as 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 Schedulled 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, documents of the Schedulled Plot properties 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 requisition in this behalf.

5.4 The size of the Schedulled Plot is approx as mentioned in Annexure-A herein and the layout plan of the Housing Project is annexed as Annexure-C herein.

6. SALE CONSIDERATION

6.1 The Vendor hereby sells the Schedulled Plot and the Purchaser hereby shall become the absolute owner of the Schedulled Plot. The Purchaser has paid the entire sale consideration to the Vendor who receives it in the Schedulled Plot and the Vendor only affirm/acknowledge the receipt of the entire sale consideration and the same is in full which are referred in Annexure-B.

7.1 The stamp duty, registration charges and other expenses relevant to the conveyance and registration of this sale deed and any other related documents shall be borne by the Purchaser only and such costs, fees and taxes part of the consideration mentioned in Annexure-B. The Purchaser shall pay stamp duty and/or registration charges as payable for conveyance 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 reimbursable to them from the Purchaser.

7.2 It is hereby agreed and acknowledged by the parties hereto that the Purchaser shall be solely responsible for payment of any value tax, VAT, GST, service tax or any other similar tax, fee or levy/cess or any tax/duty payable with respect to the sale of the Schedulled Plot. Such charges shall be from a part of the consideration mentioned in Annexure-B. 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 reimbursable to them from the Purchaser.

7.3 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of the utility water through government water pipelines/ government deliveries like the open board, municipal services, maintenance, garbage/waste, etc. These charges shall be payable extra as and when the water connection is being provided by such a government agency government body or as per our basis.

For MEED HOUSE INFRA PVT. LTD.

Authorised Sig. Director

7 [illegible] SOCIETY ETC.

7.1 That the Purchaser shall become a member of the association / society that has been formed [illegible] of [illegible] and shall abide by its rules.

7.2 Across the society / association tax yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of conveyance deed, stamp duty, registration charges, connection charges, [illegible] charges, [illegible] charges, etc. as may be determined by the Vendor. It is presumed that the monthly maintenance charges payment by the Purchaser to the Association/Society shall be the [illegible] of from the [illegible] date of completion of the Scheduled Villa. The date shall be subject to change and not [illegible] service.

7.3 If the Purchaser [illegible] Villa or any maintenance charges, [illegible] or other charges related to the Said Villa, the Association shall be entitled to discontinue and stop providing all or any services to the Villa/Said Villa [illegible] water, electricity, etc. Further, the Purchaser may be barred from using [illegible] facilities, swimming pool, parks, open areas, gymnasium, [illegible] etc. [illegible] of [illegible] by [illegible].

7.4 The Vendor has proposed to collect the [illegible] monthly maintenance charges [illegible] of the [illegible] of Villas. The monthly maintenance charges payable by the Purchaser to the Association shall [illegible] on pro rata basis [illegible] of common amenities. The Purchaser shall not have any objection to this [illegible].

7.5 The monthly maintenance charges payable to the Association are presumed to be increased from time to time but the Purchaser shall be liable to pay such increased charges.

7.6 The Purchaser agrees and is informed of being [illegible] of monthly maintenance charges to the Association for [illegible] in consideration. Registration fees of [illegible] is [illegible], if any, to be borne by [illegible] the Vendor and the Purchaser agree to [illegible] payment of monthly maintenance charges.

7.7 The Vendor shall be entitled to form the Primary Association and shall be [illegible] to be owners of [illegible] and [illegible]. 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 [illegible] completion of the sale of complete of the entire Housing Project. In nothing [illegible] the Vendor and its nominees shall not be [illegible] affairs of the Association. The Purchaser shall not interfere [illegible] in this [illegible].

For [illegible] PVT. LTD.

Authorised Sign. Director

6 [illegible]

6.1 [illegible]

6.2 [illegible]

6.3 [illegible]

6.4 [illegible]

7. [illegible]

7.1 [illegible]

7.1.1 [illegible]

7.1.2 [illegible]

7.1.3 [illegible]

[illegible]

9.1.1 Fire department

9.1.2 Electricity and water supply board

9.1.3 Government authorities like MRO, SDO, Collector, Revenue department, etc.

9.1.4 Religious organizations

9.1.5 Educational institutions and public institutions/bodies

10. VARIOUS FORMS

10.1 The Sale Deed/Lease shall be issued in separate such other papers and documents and to do all such acts and things as may be required from time to time to enable and facilitate the transfer of the Vendor which/Lessor comprising the individual units/ and regard to the ownership of such units in the Scheduled Plot or exclusive of right, 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 Plans, Brochures, Banners, website, hoardings, etc. shall not be considered as a legal offering. The Vendor reserves the right to make any reasonable additions or alterations of the time to the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not raise any objections to this effect.

10.3 That the Purchaser shall observe all the conditions and terms as the Sale Deed upon the conditions stated, hereafter or as in all Scheduled Plot. Moreover, none of such conditions are not and cannot, especially such conditions, shall be found by them because these conditions are attached to the Scheduled Plot, and the transfer of it or any rights thereto shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that piece of the land area in the extent of As 0.14 gts, forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19, at Chilkapally Village, Kapra Mandal, Rangareddy District, Telangana State, bounded by:

North By:	Chilkapally Village
South By:	Neighbour's land in Sy. Nos. 7, 8, 9, 10, 13, 14
East By:	Neighbour's land in Sy. Nos. 13, 14 & 15
West By:	18.00 ft Layout Internal Road by Vision Lake Reality and Vision Lake Villas LLP

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

WITNESSES:

1. Signature

2. Signature

For Vision Lake Reality LLP

Authorised Signatory

VENDOR

For Vision Lake Villas LLP

Authorised Signatory

PURCHASER

ANNEXURE - II

1.	Name of Purchaser	Mr. Vishnu Pradeep S/o. [illegible]
2.	Purchaser's permanent residential address	H.No. [illegible], Lane No.[illegible], Venkatesh Sai Nagar, Bodupal, Hyderabad, Telangana
3.	Pan no. of Purchaser	[illegible]
4.	Aadhaar card no. of Purchaser	[illegible]
5.	Name, address & signature of Witnesses for Certain Information	'Silver Oak Villas' Residents' Association' having its office at Sy. No. [illegible], Kopur Mandal, Medchal Malkajgiri District, vide regd. no. [illegible] of [illegible], dated [illegible] & the office of [illegible] District
6.	Details of Schedule Property	
	a. The sale	[illegible]
	b. The party	[illegible]
7.	Total sale consideration	Rs. [illegible] (Rupees Forty Four Lakhs Sixty Thousand Only)
8.	Total of Payments	
	a. Rs. [illegible] (Rupees Thirty Lakhs Only) paid by way of R. D. No. [illegible], dated [illegible] drawn on [illegible] Bank, Lakdikapul, Hyderabad towards booking from Vishnu [illegible]	
	b. Rs. [illegible] (Rupees Seven Lakhs Thirty Five Thousand Only) paid by way of cheque no. [illegible], dated [illegible] drawn on [illegible] Bank, Lakdikapul Branch, Hyderabad	
	c. Rs. [illegible] (Rupees Two Lakhs Only) paid by way of cheque no. [illegible], dated [illegible] drawn on [illegible] Bank, Lakdikapul Branch, Hyderabad	
	d. Rs. [illegible] (Rupees Three Lakhs Twenty Five Thousand Only) paid by way of cheque no. [illegible], dated [illegible] drawn on [illegible] Bank, Lakdikapul Branch, Hyderabad	
9.	**Description of the Schedule Plot**	
	All that land admeasuring [illegible] sq. yds. in the housing project known as 'Silver Oak Villas' situated at [illegible] Sy. Nos. [illegible] of Chenigaidi Village, Kopur Mandal, Medchal Malkajgiri District [illegible]	
	North by : [illegible]	
	South by : [illegible]	
	East by : [illegible]	
	West by : [illegible]	

[illegible]

Authorised Sign. Sangam Mark
VENDOR
(M/s. Mark Housing Pvt. Ltd., Silver Oak Estate & Silver Oak Villas [illegible] by Sri Nihar Shah)

[illegible]
PURCHASER

APPENDIX – II

[illegible]

[illegible]

[illegible]

[illegible]

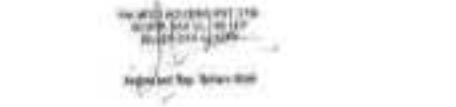
[illegible]

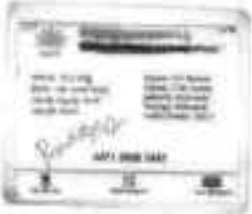
[illegible]

APPENDIX – I

VENDOR

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





17304/2022

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ TELANGANA

AL 975145

[illegible]

AGREEMENT

[illegible]

1. M/s. Modi Housing Pvt. Ltd. a company incorporated under the Companies Act, having its registered office at [illegible], represented by its Director, Mr. Nihar Modi, S/o. Late Satish Modi, aged about [illegible] years, Occupation Business.

2. M/s. Prime Gold Realty (Formerly known as Mrs. Nirmla & Modi Venture), a registered Partnership Firm having its office at [illegible], represented by its authorised signatory, Mr. Nihar Modi, S/o. Late Satish Modi, aged about [illegible] years, Occupation Business.

3. Mr. Palla Satyam Reddy, S/o. [illegible] Reddy aged [illegible] years Occupation Business, resident of [illegible], Hyderabad.

4. Mr. Palla Prabhakar Reddy S/o. Late Nana Reddy alias Nana Reddy, aged [illegible] years Occupation Business, resident of [illegible], Chityala Village, Kapra Mandal, Medchal Malkajgiri District.

5. Smt. Palla Geetha, Wife of Shri Palla Sai Reddy, aged [illegible] years Occupation Housewife, resident of [illegible], Chityala Village, Kapra Mandal, Medchal Malkajgiri District.

FOR MODI HOUSING PVT. LTD.
DELUTION DAE ALLAHTLOP
DIRECTOR

Authorised Sign. Nihar Modi

Page 1

Presentation Endorsement

Presented in the Office of the Sub Registrar, [illegible] on the [illegible] day of [illegible] 2022 at [illegible] hours.

Registration Fees of Rs. [illegible]/- and Scan Fees of Rs. [illegible]/- paid by [illegible]

Serial No. [illegible] of Book-IV, [illegible] and Scan No. [illegible]

Endorsement executed by Persons of all the [illegible] mentioned in page No. [illegible]

S. No.	Thumb Impression	Photo	Address	Signature of Parties
1			[illegible]	
2			[illegible]	
3			[illegible]	

Signature of Witnesses

S. No.	Thumb Impression	Photo	Name & Address	Signature
1			[illegible]	
2			[illegible]	

[illegible] Book-IV, Volume [illegible] & Scan No. [illegible] Sheet 1 of 10 Sub Registrar [illegible]

[illegible] City, of November 2022

Signature of the Registrar [illegible]

Sl.No.	Aadhaar No. / Name	Address	Photo
1	Aadhaar No. [illegible] Name: [illegible]	[illegible]	
2	Aadhaar No. [illegible] Name: [illegible]	[illegible]	

Generated on: [illegible]

[illegible]

6. Sri. Palle Sudhakar Reddy, S/o. Late Sriram Reddy, aged 40 years Occupation: Business, resident of H. No. 2-3-66, Chamanaly Village, Kapra Mandal, Medchal Malkajgiri District.

7. Sri. Palle Pranay Reddy, S/o. Late Ram Reddy, aged 47 years Occupation: Business, resident of H. No. 3-1-701, Barkas Jagir, Hyderabad.

8. Sri. Palle Prasad Ram Reddy, S/o. Late P. Sambha Reddy, aged 38 years Occupation: Business, resident of H. No. 3-3-23/B, Ismail Nagar, Ramachandrapuram, Hyderabad.

9. Sri. Palle Venkat Ram Reddy, S/o. Late P. Sambha Reddy, aged 41 years Occupation: Business, resident of H. No. 3-3-23/D, Ismail Nagar, Ramachandrapuram, Hyderabad.

10. Smt. Palle Sudhada, W/o. Late P. Sambaiah Reddy, aged 72 years Occupation: Housewife, resident of H. No. 3-3-66, Old Ramachandrapuram, Hyderabad.

11. Sri. Palle Ramesh Reddy, S/o. Late P. Malla Reddy, aged 47 years Occupation: Business, resident of H. No. 2-3-65, Cherlapally, Village, Kapra Mandal, Medchal Malkajgiri District.

12. Sri. Palle Venkatesh Reddy, S/o. Late P. Malla Reddy, aged 41 years Occupation: Business, resident of H. No. 2-3-65, Cherlapally, Village, Kapra Mandal, Medchal Malkajgiri District.

13. Sri. Palle Venkat Reddy, S/o. Late P. Malla Reddy, aged 32 years Occupation: Business, resident of H. No. 2-3-65, Cherlapally, Village, Kapra Mandal, Medchal Malkajgiri District.

Parties at Sl. No. 1 to 13 are being represented by their Agnatemar of Sale cum General Power of Attorney holder, M/s. Silver Oak Realty, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised representative, Mr. Sriram Mall, S/o. Late Nalini Mall, aged about 32 years (AADPS [illegible]), hereinafter referred to as the "Vendors" & Vendors 2 to 13 jointly.

AND

M/s. Silver Oak Villas LLP (ID NO. AAB-8113) is a limited liability partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Sriram Mall, S/o. Late Nalini Mall aged about 32 years, hereinafter referred to as the Confirming Party.

WITNESSETH

1. Mr. Anjum Hussain Mohammad, Son of Sh. Md. Akbar Hussain, aged about 44 years, Occupation: Business, Pan No. ALTPM7438M, Aadhar No. [illegible], Mobile No. [illegible] and

2. Mrs. Nelofer Sultana Hussain, Wife of Mr. Anjum Hussain Mohammad, aged about 38 years both are residing at H. No. 4-6-150/1/1/1, Dilsukh Nagar, Nadergul, Uppal Mandal, Medchal Malkajgiri, Hyderabad-500 070, Aadhar No. [illegible], Mobile No. [illegible] hereinafter referred to as the "Purchaser".

"In case Vendor and Purchaser shall mean and include wherever the context may so require its successors-in-interest, administrators, executors, assignees, assignees, heirs, legal representatives, etc.

For M/S SILVER OAK VILLAS LLP
SIGNATORY

Authorised Sign. Sriram Mall

Sl. No.	Author Name	Address	Photo
1	Author No. [illegible] Name: [illegible]	[illegible]	

Endorsement: [illegible]

Description of Fee Payable	Amount in Indian Rupees						
	Paid	Deficit	Excess	Nil	Refund (Rs. Ps.)	Adjust (Rs. Ps.)	Total
[illegible]	[illegible]	0	[illegible]	0	0	0	[illegible]
[illegible]	[illegible]	0	[illegible]	0	0	0	[illegible]
[illegible]	[illegible]	0	[illegible]	0	0	0	[illegible]
[illegible]	[illegible]	0	[illegible]	0	0	0	[illegible]
[illegible]	[illegible]	0	[illegible]	0	0	0	[illegible]
Total	[illegible]	0	[illegible]	0	0	0	[illegible]

[illegible]

Place: [illegible]

Date: [illegible]

Signature of [illegible]

Certificate of Registration

[illegible]

Date: [illegible]

Signature of [illegible]

[illegible]

[illegible]

2

[illegible] Vendor/Purchaser is a female or group of persons, the expressions "He, Him, Himself, His" appearing in this Sale Deed in relation to the Purchaser shall be read and construed as "She, Her, Herself or Their, It". These expressions shall also be modified and read accordingly when the Vendor/Purchaser is a firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY

1.1. Late Shri P. Sai Reddy, S/o. Late Shri Nalla Reddy, Late Shri P. Nalla Reddy, S/o. Late Shri Nalla Reddy, Late Shri Ram Reddy, S/o. Late Shri Lingi Reddy and Late Shri Narsa Reddy (also Narsa Reddy), S/o. Late Shri Sai Reddy were the original patadars of agricultural land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 10, 11, 14, 15, 16, 17, 18 & 284 (Part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Medchal Mandal, Ranga Reddy District).

1.2. Whereas Late P. Sai Reddy is the only son and legal heir of Late Shri P. Sai Reddy.

1.3. Whereas Late Shri P. Nalla Reddy was survived by three sons and legal heirs namely Shri P. Narsimha Reddy, Shri P. Ramachandra Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Shri Narsa Reddy also Narsi Reddy was survived by his three sons and legal heirs namely Shri P. Prabhakar Reddy, Shri P. Sai Reddy, Shri Ramesh of Smt. P. Sowmya, Shri P. Ravinder Reddy and Shri P. Rajesh Reddy. Shri P. Sai Reddy had filed the application for of belonging to their admeasuring about Ac. 1-39 Gts., in Sy. Nos. 11 (Ac. 0-10 Gts.), Sy. No. 12 (Ac.0-01 Gts.), Sy.No. 13 (Ac. 0-07 Gts.), Sy.No. 14 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. 0-04 Gts.), Sy. No. 18 (Ac. 0-05 Gts.), Sy. No. 117 (Ac. 0-08 Gts.), Sy. No. 140 (Ac. 0-03 Gts.), Sy. No. 149 (Ac. 2-08 Gts.) and Sy. No. 284 (Ac. 0-07 Gts.) of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District in his own name. P. Ramesh by way of gift settlement deed bearing document no. 3/2004 dated 13.01.2004 registered at MRO, Uppal.

1.5. Whereas Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Satyam Reddy, Late Shri Narsimha Reddy and Shri Pratap Reddy. Late Shri. Satyam Reddy was survived by his two sons namely Shri P. Prabhakar Reddy and Shri P. Venkat Ram Reddy. Late Shri. P. Narsimha Reddy is presumed dead as he is missing for over 7 decades. Late Shri. P. Narsimha Reddy was survived by his wife Smt. P. Sudhamba and son Shri P. Ramesh Reddy.

1.6. After the death of the original patadars referred above, Shri Nalla Ramjam Reddy, S/o. Nalla Prabhakar Reddy, Smt. Nalla Ramana Sai, Nalla Ramana Reddy, S/o. Nalla Pratap Reddy, S/o. Nalla Ramakrishna Reddy, Shri Nalla Venkat Ram Reddy, Smt. Nalla Sudhamba, Nalla Ramesh Reddy, Nalla Narsimha Reddy, Nalla Venkat Reddy and Shri P. Ramesh Reddy collectively referred to as Original Owners being the only legal heirs of the original patadars became the lawful owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 284 (part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.7. After the proceedings of the MRO/RDC, the names of the Original Owners were mutated in the revenue records. Pahanis for the year 2002-03 reflect their names as owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 284 (part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District. Water Pattadar and Title Book have been issued in them by the Mandal Revenue Officer, Kapra Mandal, Medchal-Malkajgiri District as per the details given below:

[illegible] HOLDING PVT. LTD.
[illegible]

Authorised Sig. [illegible]

Sl. No.	Name Of Bank	Name of Branch	IFSC Code		
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

For [illegible] PVT. LTD.
[illegible]

Authorised Signatory / Director / Partner

[illegible]

1.8. By virtue of the above referred documents, recitals and records, the Original Owners became the absolute owners and possessors of about Ac. 18.10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1 (part), of Chethapally Village, Rajoru Mandal, Medchal-Malkajgiri District.

1.9. Whereas a portion of the land, admeasuring about Ac. 0.10 Gts., referred above was encroached and a [illegible] in the existing road. The Original Owners were in possession of the balance land admeasuring about Ac. 17.32 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1, of Chethapally Village, Ghatkesar Mandal, Ranga Reddy District. Whereas vide a registered Exchange Deed bearing no. 12900/2007, dated 11.10.2007 executed between the Original Owners the share of land of Sri P. Satyam Reddy was exchanged by parties and thereby, Whereas the Remaining Owners i.e., the Original Owners namely P. Satyam Reddy became the absolute owners and possessors of undivided shares in the balance land admeasuring about Ac. 16.81 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1, of Chethapally Village, Rajoru Mandal, Medchal-Malkajgiri District.

1.10. The Remaining Owners have contacted about Ac. 8.40 gts., out of the above land and sold the remaining land admeasuring Ac. 15.77 gts., to Vendor no. 2 hereto by way of sale deeds / Agreement of sale cum GPA, details of which are given below and registered at SRO Uppal. Vendor no. 2 has paid the entire consideration to the Remaining Owners, and the same has been acknowledged by them.

Sl. No.	Type of document	Document no.	Registered date	Area
1	Sale deed	7242/07	07.11.2007	Ac. 4.15 gts.
2	Sale deed	1370/08	07.02.2008	Ac. 2.00 gts.
3	Sale deed	4783/08	07.08.2008	Ac. 6.21 gts.
4	Agr. of sale cum GPA	4734/08	07.08.2008	Ac. 3.41 gts.

1.11. Vendor no. 2 has sold land admeasuring Ac. 5.22 gts., out of the above sold land to Sri [illegible] [illegible] and others vide sale deed bearing no. 7478/2008 dated 27.07.2008, registered at SRO Uppal.

1.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 15.77 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 29/1, of Chethapally Village, Rajoru Mandal, Medchal-Malkajgiri District. The said Ac. 15.77 gts., is hereinafter referred to as the Total Land. All this land when developed or proposed to be developed along with clubhouse, amenities, common areas & [illegible], i.e., out the Total Land are together hereinafter referred to as the Housing Project.

1.13. Vendor no. 2 obtained building permit from GHMC to develop the said land into several plots, details of which are given under. In that the land was divided into 18 + 23 + 123 plots through various Allotment Deed GHMC. Other portion of land were sold to 17 parties, who in turn have obtained permits for construction thereon.

1.14. The Vendor sold 19 plots nos. 1 to 19, excluding plot nos. 20 to 22, 42 & 93 to 104, Mirai Oak Villas LLP by way of agreement of sale dated 31.05.2017 and 17.01.2018 registered as document Nos. 7926/2017 and 425/2018 at SRO, Uppal. The Vendor no. 2 has further agreed to sell plot nos. 20 to 22, 42 & 93 to 104, Mirai Oak Villas LLP on release of mortgage from GHMC. M/s. Mirai Oak Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 90 villas with common amenities like roads, open spaces, parks, clubhouse, facilities, etc. For the ease of the prospective purchasers of the villas being developed on a plot-up of the Total Land, M/s. Mirai Oak Villas LLP has further developed a clubhouse on a portion of the Total Land for the common [illegible] of all residents/occupants in the Housing Project.

[illegible]

[illegible]

1.12. Vendor no. 2 has further sold additional parcels of land forming a part of the Total Land as per details given below:

1.12.1. Land admeasuring about 900 sq yds was sold to M/s. Summit Builders by way of sale deed bearing no. 7024/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a housing complex of 8 flats by M/s. Tejal Modi who had further purchased the land by way of sale deed bearing no. 8049/2018 dated 28.08.2018 registered at SRO, Uppal. The building is numbered as 99 and the flats therein are numbered as 99-1/1, 99-2/2, 99-3/3, 99-4/4, 99-5/5, 99-6/6, 99-7/7, 99-8/8, 99-9/9, 99-10/10.

1.12.2. Land admeasuring about 150 sq yds was sold to M/s. Summit Builders by way of sale deed bearing no. 7024/2017, dated 24.06.2017 registered at SRO, Uppal. This land was developed into a villa by M/s. Tejal Modi who had further purchased the land by way of sale deed bearing no. 8049/2018, dated 28.08.2018 registered at SRO, Uppal. The villa is numbered as 96.

1.12.3. Land admeasuring about 700 sq yds was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 7024/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a villa by M/s. Tejal Modi who had further purchased the land by way of sale deed bearing no. 8049/2018 dated 28.08.2018 registered at SRO, Uppal. The villa is numbered as 97.

1.13. Vendor no. 2 has sold 48 plots to the Vendor no. 3 thereby by way of agreement of sale dated 05/11/2019, registered as document no. 16/11/2019 at SRO, Uppal. Vendor no. 2 has further issued invoices no. 102, 104, 106, 108, 110 & 112 to Vendor no. 3 on account of mortgage dues. Vendor no. 3 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.14. Vendor no. 2 has sold 29 plots to 34 individuals all belonging to the Sibling Family herein by way of agreements of sale dated 09/11/2019 registered as documents no. 16/2019 at SRO, Uppal. The details of the ownership of individual plots of land is given in the said agreement of sale. The Sibling Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

2. DETAILS OF PERMITS:

2.1. Building permit and other statutory permits/NOC's have been obtained from appropriate authorities for all units in the Housing Project as per details given below:

2.2. Vendor no. 3 has made 2 applications for building permit for developing the Housing Project in GHMC on the Total Land and obtained building permits as per the following details:

2.2.1 Permit for 98 villas (numbered as Villa no. 1 to 98) and a club house was obtained from GHMC in the No. 18/8/19/11/2019/BS, permit no. 19/2019/BS/LR/Gr.C/2019 dated 11.05.2019.

2.2.2 Permit for 27 villas (numbered as Villa no. 99 to 125) was obtained from GHMC in the file no. 18/8/19/11/2019/BS, permit no. 19/2019/BS/LR/Gr.C/2019 dated 06.01.2020.

2.2.3 Permit for 216 villas (numbered as Villa nos. 201 to 324) and a Commercial Complex was obtained from GHMC in the no. 18/8/19/11/2019, Permit No. 19/2019/BS/LR/Gr.C/2019 dated 31.10.2019.

For MODI HOMES PVT. LTD.
SUMIT DAS MODI LLP
SUMIT DAS MODI

Authorised Sign. Sumit Modi

2.2 Mr. Sagar Bathina obtained permit for construction of an apartment complex comprising of each [illegible] Project therein in file no. [illegible] vide no. [illegible] dated [illegible] The flats are numbered as [illegible]

2.3 The permit for villa no. [illegible] was obtained from GHMC in file no. [illegible] vide no. [illegible] dated [illegible]

2.4 The permit for villa no. [illegible] was obtained from GHMC in file no. [illegible] vide no. [illegible] dated [illegible]

2.5 Rest of the Total Land meant for construction of [illegible] Villas and the commercial complex along with other amenities was retained for land admeasuring about [illegible] acres, which is hereinafter referred to as the Schedule Land and more fully described in the first of this document.

3. PROPOSED DEVELOPMENT

3.1 The Vendor, Mrs. Shivanali Villas LLP, along with members of Vanita family and Mrs. Tejal Mehta proposed to develop the total land in accordance with the permit for construction / development and a Training Project as particularly given below:

3.1.1. Mrs. Shivanali Villas LLP shall develop flat nos. 1 to 97 along with villa constructed thereon in its own plot and size.

3.1.2. Mrs. Shivanali Villas LLP shall develop the clubhouse and amenities and facilities appurtenant to just now - villas no. 1 to 48 in its plot and size.

3.1.3. Mrs. Tejal Mehta shall develop villa nos. 96 & 97 along with an apartment in duplex as plot no. 99 at its own plot and size.

3.1.4. Vendor no. 1 shall subdivide a portion of the Schedule Land relating to villa nos. 101 to 214 by providing roads, utility services like water supply, electric power connection, sewage and develop open spaces/parks as provided in the building permit at its own plot and size i.e., Vendor no. 1 shall be responsible for developing the Layout.

3.1.5. Vendor no. 1 through its agents agree to construct villas for sale prospective purchasers on a piece of land as given below. The cost of construction of the villa shall be paid by the prospective purchaser to Vendor no. 1 or its nominee.

3.1.6. Members of the Mehta Family shall construct villa on 24 plots purchased by them at their own plot and size.

3.1.7. Villas of a standard look and type shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.

3.1.8. The prospective purchasers shall eventually become stockholders of an elected family plot of land along with the villa constructed thereon.

3.1.9. Clubhouse consisting of still + ground + 1 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are - swimming pool, trees, landscape, gardens, children parc, house for frequent generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.

3.1.10. Each villa shall have a separately metered electric power connection.

3.1.11. Water for potable purposes are shall be provided through municipal. Underground water shall be provided for purposes of water by tankers.

For MODI HOMES PVT. LTD.
IN THE CAPACITY OF
MANAGING DIRECTOR

Authorised Sign. Director

[illegible]

3.1.12 Overhead for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.

3.1.13. The proposed villas will be constructed strictly as per the design prepared by the Vendor. The Vendor reserves the absolute right to design or make changes in the scheme of design, colour and use of building material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.

3.1.14. That the Purchaser shall not be allowed or alter any portion of the villa but may change its internal appearance without that 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 2025, whichever is later and all the villas in the project of Silverton Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any objections / objections.

3.1.15. The Purchaser shall not be entitled to subdivision plots of land and make construction thereon. This restriction on sublimes and amalgamation shall be in force upto year 2[illegible].

3.1.16. The Vendor shall provide temporary 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 in the entire land land is stylized as "Silver Oak Villas" and is hereinafter referred to as the Housing Project. That the name of the project which is stylized by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The apartment complex is stylized as "Silver Oak Residency".

3.3. The Vendor no. 1, Mr. Silverton Villas LLP, members of the Mehta family and Mrs. Tejal Modi shall be free to sell their share of plots/villas/flats to prospective purchasers without any lien or liabilities or further reference to each other. The proposed housing complex of Silver Oak Residency and villas Silver Oak Villas shall be completed into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Consequently purchasers of these flats shall be entitled to share the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

4. SCHEME OF SALE / POSSESSION :

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is exclusively 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 Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 (through its contractor / agencies) shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

For MEHTA HOUSING PVT. LTD.
BUILDER AND DEVELOPER
[illegible]

Authorised Sign. Director Mehta

[illegible]

6.6 The Purchaser of the villas in the housing complex shall share of the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, crèch, passage, corridors, stairs, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities/ amenities, i.e., such common amenities shall jointly belong to all the eventual villa owners in the Housing Project.

6.7 [illegible] 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 garage rights, TDR rights, exclusive rights, open areas not handed over to the Housing part of the Housing complex, [illegible] the Housing Development, etc., shall continue to belong to the Vendor or its successors.

6.8 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, service fees, maintenance charges, etc., the Vendor shall execute a sale deed/ conveyance deed in favour of the Purchaser and in its successors. 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.

6.9 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 (or its successors/ group) 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 transfer/ handover the Scheduled Plot back to the Vendor for the purpose 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 retain 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.

6.10 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 for purchase of the Sale Deed are interdependent, mutually concerning and / or inseparable. The Purchaser therefore shall not be entitled to claim/ to any reason 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. Whereas, 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 purpose of purchase or construction of the Said Villa.

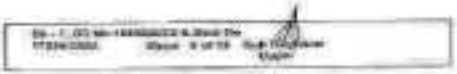
6.11 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as provided from time to time, shall be binding to the part of this Sale Deed unless otherwise specifically waived and/ or differently agreed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

7. [illegible]

7.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot are as given in Annexure-A attached to this deed.

For MODI HOUSING PVT. LTD.
[illegible]

Authorised Sign. Indian Mark



[illegible]

5.7 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.

5.8 That the Purchaser has examined the site, plans, specification of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter raise any objection on this count.

5.9 The plan of the Scheduled Flat is attached as Annexure B hereto and the layout plan of the Housing Project is attached as Annexure C hereto.

6 SALE CONSIDERATION

6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Flat and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-E.

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-E. The Purchaser shall pay stamp duty and/or registration charges as required for execution of the Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall as trustee to pay the same for and on behalf of the Purchaser and shall be reimbursed to claim 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 tax or liability in any form or be liable with respect to the sale of the Scheduled Flat. Such charges shall not form a part of the consideration mentioned in Annexure-E. 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 reimbursed to claim from the Purchaser.

6.4 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of providing water through government/ quasi government authorities like the water board, municipal corporation, municipality, panchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quasi government body in a specific basis.

7 OWNERS ASSOCIATION

7.1 That the Purchaser shall become a member of the association / society that has been formed/ in the process of formation and group in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.

[illegible]

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, watchmen, sweepers, etc., as may be determined by the Vendor. It is proposed that the monthly maintenance charges payable by the Purchaser to the Association/Vendor shall be Rs. 2/- per sft. from the deemed date of completion of the Scheduled Villa. The rate shall be subject to change and periodic upward revision.

7.3. If the Purchaser shall fail to pay maintenance charges, outgoings and 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 to use amenities like clubhouse, swimming pool, parks, open areas, gymnasium facilities, 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 in the interim period will be linked to percentage completion of common amenities. The Purchaser shall see relevant objective in this clause.

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. Regardless/irrespective 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 shall do his best 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., residents association) at the time of completion of the entire Housing Project. To calling for elections for the member of executive committee. Till such time the Vendor and its nominees shall run the day to day affairs of the Association. The Purchaser shall not raise any objection on this point.

8 NOC FOR FUTURE FUNDING 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 as envisaged 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 development being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection or sensitize the authorities, courts, public, etc., to stop, stand, with the construction/completion of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not raise any such issue in future 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 BUILDERS PVT. LTD.
AUTHORISED SIGNATORY

Authorised Sig. Sohan Modi

[illegible]

8.2 Your rights of further construction is not owned the Schedule Land or the Schedule Plot, and ownership of units are 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 right 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 obstruction or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to the nominated contractors or their agents, surveyors etc. to enter on, round, examine, survey, make soil additional alterations in the concrete etc., that may be necessary for completion of the Housing Project and in respect to the Schedule Land or Schedule Plot and also the adjoining plots.

8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, elevations, common amenities, etc., subject to providing reasonable access through common passages in the Schedule Plot and has such changes to take effect the plot or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to close as 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 and laws by respective statutory authorities related to the Schedule Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or by proclamation to take shall automatically be deemed to be applicable to the Purchaser and the successors-in-interest. The Purchaser shall assume that the conditions shall explicitly mentioned in conveyance deeds executed in favour of the 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 Indian authorities or allied organisations.

9.1.2 All-India Industry of India.

9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipalities, Gram-panchayat, 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 Relevant authorities like MSEB, KDPA, Collector, Revenue department, etc.

9.1.7 Irrigation department.

9.1.8 Forest and 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 interests of the Vendor which requires reasonable compliance with regard to the ownership of such plots in the Schedule Plot or in consideration 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 plans, brochures, hoarding, website, brochures etc. shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alterations or deletions to the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not raise any objections to the same.

[illegible] PVT. LTD.
[illegible]

Authorised Sign. Between Vendor

(4.) That the Purchaser shall observe all the conditions laid down in the Sale Deed upon the transfer, whole, [illegible] or part of Schedule Plot. However, even if such conditions are not held to be enforceable such transfer etc., shall be valid by their because these conditions are attached to the Schedule Plot and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that parcel of the land sign to the extent of As will go., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19A, of Cherlapally Village, Rajeev Nagar, Medchal-Malkajgiri Tandur (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

North By:	Cherlapally Village
South By:	Neighbours land in Sy. Nos. 7, 8, 9, 10, 1, 2, 3&4
East By:	Neighbours land in Sy. Nos. 20, 21& 22
West By:	HMDA Layout Developed by Silver oak Realty and Silver Oak Villas LLP

IN WITNESSES WHEREOF the Sale Deed is made and executed on date mentioned above by the parties hereto expressly in the witnesses mentioned below.

WITNESSES:

1.

2.

For MODI HOLDINGS PVT. LTD.
SILVER OAK REALTY
SILVER OAK VILLAS LLP
SILVER OAK REALTY

Authorised Sign. Sohan Modi

VENDOR
(M/s Modi Housing Pvt. Ltd.,
Silver Oak Realty &
Silver Oak Villas LLP rep by Mr. Sohan Modi)

PURCHASER

ANNEXURE - A

1.	Nature of Purchaser	1. Mr. Asghar Hussain Mohammed S/o. Mr. Md. Ashraf Hussain 2. Mrs. Shaik Rubina Parveen W/o. Mr. Asghar Hussain Mohammed
2.	Purchaser's permanent residential address	H.no. 16-11-783/1/B/1, Durga Nagar, Malakpet, Upper Mandal, Malakpet-Mahaqhir, Hyderabad-500 036.
3.	Pan no. of Purchaser	ALEPM8120F / BCHP5682M
4.	Aadhar card no. of Purchaser	5487 4867 3844 / 7913 6487 5171
5.	Name address & registration no. of Finance Association	"Silver Oak Welfare Association" having its office at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chintapally Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no.594 of 2021, dated 13-06-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District
6.	Details of Sale of Plot	
	a. Plot no.	111
	b. Plot area	111 Sq. yds.
7.	Total sale consideration	Rs.6,25,000/-(Rupees Forty Nine Lakhs Twenty Thousand Only)
8.	Details of Payment	
	Rs.6,25,000/-(Rupees Forty Nine Lakhs Twenty Thousand Only) paid by way of cash/ cheque/ pay order.	
9.	**Description of the Schedule Plot**	
	All that vacant housing plot no.111, admeasuring about 111 sq. yds. in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chintapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Gudimalkapur Mandal, Ranga Reddy District) and bounded by: North by : Plot No. 111 South by : Plot No. 109 East by : Plot No. 110 West by : 30' wide road	

For MODI HOUSING PVT. LTD.
MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP
DIRECTOR

Authorised Sign. Sohan Modi

VENDOR
M/s. Modi Housing Pvt. Ltd., Silver Oak Villas LLP
Silver Oak Villas LLP represented by Mr. Sohan Modi

PURCHASER

APPENDIX - B

[illegible]

[illegible]

For MODI HOUSING PVT. LTD.
[illegible]
[illegible]

Authorised Sign. [illegible]

VENDOR
[illegible]

[illegible]

PURCHASER

[illegible]

[illegible]

ANNEXURE – C

Layout plan of the Housing Project

VENDOR

PURCHASER

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

[illegible]	[illegible]	[illegible]
		[illegible]
		[illegible]
		[illegible]
		[illegible]

SIGNATURE OF WITNESSES

1.

2.

[illegible]

SIGNATURE OF THE OWNER

SIGNATURE OF PURCHASER


Aadhaar - Aam Aadmi ka Adhikar

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No. [illegible]

Date: [illegible]

CERTIFICATE OF TRANSFER / MUTATION

As per the powers conferred on the Sub Registrar, [illegible] of Section 107 of Greater Hyderabad Municipal Corporation (GHMC) Act, 2020, and based on the documents/ information submitted by the applicant, the following transfer is effected in the [illegible] of Greater Hyderabad Municipal Corporation (GHMC).

[illegible] No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
District	[illegible]
Circle Name	[illegible]
Locality	[illegible]
Transferor (Name of previous PT Assessee in the Tax Records)	1. [illegible] (AUTH SIGNATORY) (S/o. [illegible]) [illegible] 2. [illegible] (DIRECTOR) (S/o. [illegible]) [illegible] 3. [illegible] (REPRESENTATIVE) (S/o. [illegible]) [illegible] 4. [illegible] (AUTHORIZED SIGNATORY) (S/o. [illegible]) [illegible] 5. [illegible] (S/o. [illegible]) [illegible]
Transferee (Name of PT Assessee now entered in the Tax Records)	1. [illegible] (S/o. [illegible]) 2. [illegible] (S/o. [illegible])
Document Registration No.	[illegible]
Document Registration Date	[illegible]

Note:

1. This certificate does not amount to regularization of unauthorized construction. It is in no way against unauthorized plots.
2. This certificate will be deemed to be cancelled, if it comes to notice that it has been obtained by fraud/misrepresentation of facts.
3. This certificate does not amount to regularization of violations of town planning or other municipal laws or regulations.
4. [illegible] the transferor and transferee. In case the details furnished by [illegible] are found to be false/incorrect and contrary to facts, the [illegible] shall be liable for civil and criminal action.

SUB REGISTRAR

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ TELANGANA

SL No. [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

SALE DEED

This Sale Deed is made and executed on this the 20th day of June 2022 at [illegible] Mahbubabad District by and between:

1. M/s. Modi Housing Pvt. Ltd. a company incorporated under the Companies Act, having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director Mr. Sohan Modi, S/o. Late Satya Pal, aged about 51 years, Occupation: Business.

2. M/s. Silver Oak Realty (formerly known as M/s. Mohan & Modi Homes), a registered Partnership Firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory Mr. Sohan Modi, S/o. Late Satya Pal, aged about 51 years, Occupation: Business.

3. Sri. Pala Sanjeev Reddy, S/o. Late P. Ad Reddy aged 48 years, Occupation: Business, resident of 212, Sy. 2-2-270/B, NMS Colony, High Tension, Hyderabad.

4. Sri. Pala Prabhakar Reddy, S/o. Late Venu Reddy, alias Venu Reddy, aged 51 years, Occupation: Business, resident of Sy. No.2-3-66, Chandapally Village, Kaya Mandal, Nalgonda District, Mahbubabad District.

5. Smt. Pala Ramadevi, W/o. of Sri. Pala Sri Reddy, aged 51 years, Occupation: Housewife, resident of H.No.2-3-66, Chandapally Village, Kaya Mandal, Nalgonda District, Mahbubabad District.

For MODI HOUSING PVT. LTD.

[illegible]

Authorised Signatory

Page 1

[illegible]

6. Mr. Palle Ravindar Reddy, S/o. Late Shree Reddy, alias Nani Reddy, aged 49 years Occupation: Business, resident of H. No. 3-1-616, Chintapally Village, Kapra Mandal, Medchal-Malkajgiri District

7. Mr. Palle Pratap Reddy, S/o. Late Ram Reddy, aged 47 years Occupation: Business, resident of H. No. 3-1-755, Ramachandra, Hyderabad

8. Mr. Palle Purushotham Reddy, S/o. Late P. Sambha Reddy, aged 78 years Occupation: Medicos, resident of H. No. 3-5-2136, Anand Nagar, Ramachandra, Hyderabad

9. Mr. Palle Venkat Ram Reddy, S/o. Late P. Sambha Reddy, aged 57 years Occupation: Business, resident of H. No. 3-5-2139, Anand Nagar, Ramachandra, Hyderabad

10. Smt. Palle Vedavathi, W/o. Late P. Purushotham Reddy, aged 57 years Occupation: Housewife, resident of H. No. 3-5-61, Old Ramachandra, Hyderabad

11. Mr. Palle Narayana Reddy, S/o. Late P. Malla Reddy, aged 47 years Occupation: Business, resident of H. No. 2-3-61, Chintapally, Village, Kapra Mandal, Medchal-Malkajgiri District

12. Mr. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 41 years Occupation: Business, resident of H. No. 2-3-65, Chintapally, Village, Kapra Mandal, Medchal-Malkajgiri District

13. Mr. Palle Vamsi Reddy, S/o. Late P. Malla Reddy, aged 32 years Occupation: Business, resident of H. No. 2-3-67, Chintapally, Village, Kapra Mandal, Medchal-Malkajgiri District

Parties to Sl. No. 1 to 13 are being represented by Joint Agreement of Sale cum General Power of Attorney holder, Mr. Silver Oak Reddy, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised representative, Mr. Soham Modi, S/o. Late Satish Mal Ji, aged about 33 years (AADPA [illegible]) as document no. 6744/08, dated 17-09-2008, registered at SRO Uppal, Hereinafter referred jointly as Vendor and severally as Vendors-1 & Vendor-n, 2 respectively.

AND

M/s. Modi Realty Miles LLP (PAN: AEBFM7388E) is a limited liability partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi aged about 33 years, hereinafter referred to as the Confirming Party.

IN FAVOUR OF

Mr. Nori Gandhi Krishna Murthy, Son of Late Nori Rama Narsimha, aged about 59 years residing at Plot No. G-8, Sy. 11/20/2, Malla Complex, Kothapet, Saroornagar, Rangareddy District, Telangana-500 060 (Pan No. ABCPM8957F, Mobile No. 9533 [illegible]) hereinafter referred to as the Purchaser.

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

For MODI HOUSING PVT. LTD.
MODI REAL ESTATE LLP
MODI REAL ESTATE

Authorised Sign. Soham Modi

S.No.	Applicant Details	Address	Photo
1.	Applicant No. [illegible] Name: [illegible]	[illegible]	
2.	Applicant No. [illegible] [illegible]	[illegible]	
3.	Applicant No. [illegible] [illegible]	[illegible]	

[illegible]

Description of Facility	In lieu Plots of						
	Plots Type	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Total
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

Date: [illegible]

Signature of Registering Officer

[illegible]

Certificate of Registration

[illegible]

Registering Officer

[illegible]

[illegible]

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

1. TITLE OF PROPERTY:

1.1. Late Shri P. Sai Reddy, S/o. Late Shri Yella Reddy, Late Shri P. Malla Reddy, S/o. Late Shri Yella Reddy, Late Shri Ram Reddy, S/o. Late Shri Gopi Reddy and Late Shri Venu Reddy (alias Venu Reddy), S/o. Late Shri Sai Reddy were the original patadars of agricultural land admeasuring about Ac. 18-19 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part) of Chennapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Qualcomm Mansion, Kapra Reddy Division).

1.2. Whereas Shri P. Sai Reddy is the only son and legal heir of Late Shri P. Sai Reddy.

1.3. Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Venkatesam Reddy, Shri P. Ramulu Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Shri Ram Reddy, Shri Venu Reddy were survived by his four sons and legal heirs namely Shri P. Prabhakar Reddy, Shri P. Sai Reddy, the husband of Smt. P. Ramulu, Shri P. Ramulu Reddy and Shri P. Sanjeev Reddy, Shri P. Sai Reddy had gifted his agricultural land belonging to joint admeasuring about Ac. 1-39 Gts., in Sy. Nos. 11 (Ac. 0-18 Gts.), Sy. No.12 (Ac.0-09 Gts.), Sy.No. 13 (Ac. 0-07 Gts.), Sy.No. 14 (Ac. 0-05 Gts.), Sy. No. 17 (Ac. 0-06 Gts.) Sy.No. 18 (Ac. 0-03 Gts.), Sy. No. 137 (Ac. 0-06 Gts.), Sy. No. 148 (Ac. 0-08 Gts.), Sy. No. 149 (Ac. 0-08 Gts.) and Sy. No. 294 (Ac. 0-17 Gts.) of Chennapally Village, Kapra Mandal, Medchal-Malkajgiri District in his wife Smt. P. Ramulu by way of gift settlement deed bearing document no. 6/2006 dated 12.01.2006 registered at SRO, Uppal.

1.5. Whereas Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Sambiah Reddy, Late Shri Narsaiah Reddy and Shri Venu Reddy. Late Shri. Sambiah Reddy was survived by his four sons namely Shri P. Prabhakar Reddy and Shri P. Venkat Ram Reddy, Late Shri. P. Narsaiah Reddy, is presumed dead as he is missing for over 7 decades. Late Shri. P. Venkata Reddy was survived by his wife Smt. P. Ramulu, and sons Shri P. Venkatesh and sons Shri P. Venkatesh Reddy.

1.6. After the death of the original patadars referred above, S/o. Pulla Ranjam Reddy, S/o. Pulla Prabhakar Reddy, Smt. Pulla Ramulu, S/o. Pulla Venkatesh Reddy, S/o. Pulla Venkat Reddy and Shri. P. Sanjeev Reddy collectively referred to as Original Owners) being the only legal heirs of the original patadars became the lawful owners and patadars of land admeasuring about Ac. 18-19 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part) of Chennapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.7. After the passing away of the MINORS, the names of the Original Owners were mutated in the revenue records. Pursuant to the year 2007-08 called their names as owners and possessors of land admeasuring about Ac. 18-19 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part) of Chennapally Village, Kapra Mandal, Medchal-Malkajgiri District. Pattadar Passbooks and title books were issued in their by the Mandal Revenue Officer, Kapra Mandal, Medchal-Malkajgiri District to pay the land revenue.

[illegible] PVT. LTD.
[illegible] LLP
[illegible]

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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I.8. By virtue of the above referred documents, recitals and records, the Original Owners become the absolute owners and possessors of about Ac. 28-13 Gts., forming a part of survey nos. 14, 15, 16, 17, 18 & 294, (part), of Chedipatti Village, Anpur Mandal, Medchal Malkajgiri District.

I.9. Whereas a portion of the land admeasuring about Ac. 0-39 Gts., situated along the approached and affected by the existing road. The Original Owners were in possession of the balance land admeasuring about Ac. 27-13 Gts., forming a part of survey nos. 14, 15, 16, 17, 18 & 294, of Chedipatti Village, Ghatkesar Mandal, Rangareddy District. Whereas vide a registered Partition Deed bearing no. 13000/2007, dated 24.12.2007 executed between the Original Owners the share of Smt. P. Sanjeev Reddy was separated by metes and bounds. Whereas the Remaining Owners (i.e., the Original Owners minus P. Sanjeev Reddy) became the absolute owners and pattadars of and in the share in the balance land admeasuring about Ac. 27-13 Gts., forming part of survey nos. 14, 15, 16, 17, 18 & 294, of Chedipatti Village, Anpur Mandal, Medchal Malkajgiri District.

I.10. The Remaining Owners have retained about Ac. 0-01 gts., out of the above said and sold the remaining land admeasuring Ac. 19-02 gts., to Vendor no. 2 herein by way of sale deeds / agreement of sale cum GPA, details of which are given below and registered at MRO Uppal. Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

Sl. No.	Type of document	Document no.	Document date	Area
1	Sale deed	12341/07	[illegible].2007	Ac. 8-00 gts.
2	Sale deed	11[illegible]/08	[illegible].2008	Ac. 3-00 gts.
3	Sale deed	4981/08	11.03.2008	Ac. 6-31 gts.
4	Agr. of sale cum GPA	4784/08	11.03.2008	Ac. 2-32 gts.

I.11. Vendor no. 2 has sold and admeasuring Ac.0-22 gts., out of the above said land to Mr. Ramkishan Reddy and others vide sale deed bearing no. 7419/2008 dated 31.07.2008, registered at MRO Uppal.

I.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 19-02 gts., forming a part of survey nos. 15, 16, 14, 18, 17, 18 & 294, of Chedipatti Village, Anpur Mandal, Medchal Malkajgiri District. The said Ac. 19-02 gts., is hereinafter referred to as the Total Land. All flats and villas developed or proposed to be developed along with clubhouse, amenities, common facilities, etc., on the Total Land are together hereinafter referred to as the Housing Project.

I.13. Vendor no. 2 obtained building permit from GHMC to develop the said land into series of plots, details of which are given under. Initially the land was divided into 68 + 20 + 113 plots through permits obtained from GHMC. Other parcels of land were sold to 3rd parties, who in turn have obtained permits for construction thereon.

I.14. The Vendor sold 89 plots viz. 1 to 89, including plot nos. 29 to 32, 82 & 89 to M/s. Silverstone Villas LLP by way of agreement of sale dated 31.03.2017 and 17.04.2018 registered as document Nos. 7930/2017 and 9[illegible]/2018 at MRO, Uppal. The Vendor no. 2 has further agreed to sell plot nos. 29 to 32, 82 & 89 to M/s. Silverstone Villas LLP for release of mortgage from GCDC. M/s. Silverstone Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 192 villas with common amenities like roads, open spaces, parks, clubhouse, facilities, etc., for the exclusive enjoyment of the respective purchasers of the villas being developed on a portion of the Total Land. M/s. Silverstone Villas LLP has further developed a clubhouse on a portion of the Total Land for the exclusive enjoyment of all owners/occupants in the Housing Project.

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SILVER OAK VILLAS LLP
SILVER OAK VILLAS LLP

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3.11. Vendor no. 2 has further sold additional parcels of land forming a part of the Total Land as per details given below:

3.11.1. Land admeasuring about [illegible] sq. yds was sold to M/s. Sumeet Builders by way of sale deed bearing no. 7026/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a building complex of 8 flats by M/s. Total Mall who had earlier purchased the land by way of sale deed bearing no. 8500/2018 dated 28.06.2018 registered at SRO, Uppal. The building is numbered as 90 and the flats therein are numbered as 90-1A, 90-1B, 90-2A, 90-2B, 90-3A, 90-3B, 90-4A & 90-4B.

3.11.2. Land admeasuring about 100 sq. yds. was sold to M/s. Sumeet Builders by way of sale deed bearing no. 7284/2017 dated 14.06.2017 registered at SRO, Uppal. This land was developed into a villa by M/s. Total Mall who had earlier purchased the land by way of sale deed bearing no. 8002/2018, dated 28.06.2018 registered at SRO, Uppal. The villa is numbered as 46.

3.11.3. Land admeasuring about 200 sq. yds was sold to M/s. Sumeet Housing LLP by way of sale deed bearing no. 7026/2017 dated 12.06.2017 registered at SRO, Uppal. The land was developed into a villa by M/s. Total Mall who had in turn purchased the land by way of sale deed bearing no. 8394/2018, dated 28.06.2018, registered at SRO, Uppal. The villa is numbered as 47.

3.12. Vendor no. 2 has sold 38 plots to the Vendor no. 1 herein by way of agreement of sale dated 05.11.2019, registered as document no. 16020/19, at SRO, Uppal. Vendor no. 2 has further agreed to sell plot nos. 102, 104, 106, 108, 110 & 112 to Vendor no. 1 in release of mortgage from GHMC. Vendor no. 1 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

3.13. Vendor no. 2 has sold 20 plots to 20 individuals all belonging to the Mehta family herein by way of agreement of sale dated 07.10.2019 registered as document no. 16020/19 at SRO, Uppal. The details of the ownership of individual plots of land is given in the said agreement of sale. The Mehta Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

3. DEVELOPER PERMITS:

3.1. Building permit and other statutory consents/NOCs have been obtained from appropriate authorities in all respects for Housing Project as per details given below:

3.2. Vendor no. 2 has made 3 applications for building permit for developing the Housing Project in GHMC on the Total Land and obtained building permits as per the following details:

3.2.1 Permit for 48 villas: pertaining to Villa nos. 1 to 48; and a club house was obtained from GHMC in file no. [illegible] (permit no. [illegible]) dated 31.05.2021.

3.2.2 Permit for 17 villas: pertaining to Villa nos. 49 to 65; was obtained from GHMC in file no. [illegible] (permit no. [illegible]) dated 16.03.2022.

3.2.3 Permit for 114 villas: pertaining to Villa nos. 101 to 214; and a Commercial Complex was obtained from GHMC in file no. [illegible], Permit No. [illegible] dated 31.10.2019.

For MODI HOUSING PVT. LTD.
SILVER OAK HOLDINGS LLP
SILVER OAK HOLDINGS

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[illegible]

2.3 Mrs. Seema [illegible] obtained permit for construction of an apartment complex consisting of [illegible] 4 upper floors in file no. [illegible], permit no. [illegible], dated [illegible]. The flats are numbered as 99 GA, 99 GB, 99 GC, 99 GD, 99 GE, 99 GF, 99 GG & 99 GH.

2.4 The permit for villa no. 96 was obtained from [illegible] in file no. [illegible], permit no. [illegible] dated [illegible].

2.5 The permit for villa no. 97 was obtained from [illegible] in file no. [illegible], permit no. [illegible] dated [illegible].

2.6 Out of the total land parcel for construction of 114 villas and the commercial complex along with other amenities was obtained for land administration about ha. 4.10 gis., which is hereinafter referred to as the Scheduled Land and more fully described in the Part of this Agreement.

3. PROPOSED DEVELOPMENT:

3.1. The Vendor, Mrs. Silverwoods Villas LLP, along with members of Mehta Family and Mrs. Tejal Khoti propose to develop the total land in accordance with the permit for construction, the proposed title is Housing Project as per details given below:

3.1.1. Mrs. Silverwoods Villas LLP shall develop plot nos. 1 to 90 along with villas constructed thereon at its own risk and cost.

3.1.2. Mrs. Silverwoods Villas LLP shall develop the clubhouse and common amenities/facilities appurtenant to plot nos/ villa nos. 1 to 90 at its risk and cost.

3.1.3. Mrs. Tejal Khoti shall develop villa nos. 96 & 97 along with an apartment complex on plot no. 99 at its risk and cost.

3.1.4. Vendor no. 1 shall subdivide a portion of the Scheduled Land relating to villa nos. 101 to 114 by providing roads, utility services like water supply, electric power connection, sewage and drainage upto specified point as provided in the building permit at its risk and cost. Vendor no. 1 shall be responsible for developing the Layout.

3.1.5. Vendor no. 1 through its agents/ agents to construct villas for each purchaser/s purchased of a plot of land as given herein. The cost of construction of the villas shall be paid by the purchaser/s purchased to Vendor no.1 as mentioned.

3.1.6. Members of the Mehta Family shall construct villa no. 20 plots purchased by them at their risk and cost.

3.1.7. Width of a standard lock and/or plot shall be considered for each plot. Each plot shall be sold along with a/ the constructed thereon.

3.1.8. The prospective purchasers shall eventually become absolute owners of an identified villa plot of land along with the villa constructed thereon.

3.1.9. Clubhouse consisting of [illegible] ground + 1 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, children park, fence for boundary, generator for backup, compound wall, security kiosk, overhead tanks, sewage, etc.

3.1.10. Each villa shall have a separately metered electric power connection.

3.1.11. Water for general purpose use shall be provided through borewells. Underground water shall be provided for purchase of water for drinking.

For MODI HOUSING PVT. LTD.

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3.1.1.2 Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an overall RO plant.

3.1.1.3 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, colour and size of flooring material for the proposed villas, bathrooms, common amenities, etc. as it deems fit and proper.

3.1.1.4 The 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 including of maintenance for an initial period of seven 7 years from date of handing over possession of the constructed villa or till the end of year 2020, whichever is later and all the villas in the project of Silverdale Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any objections / objections.

3.1.1.5 The Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. The restriction on subdivision and amalgamation shall be in force upto end of 2024.

3.1.1.6 The Vendor shall provide amenities and facilities on the Schedulled 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 Total Land is styled as "Silver Oak Villas" and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The apartment complex is styled as "Silver Oak Residency".

3.3. The Vendor no. 1, M/s. Silverdale Villas LLP, members of the Mehta Family and Mrs. Tejal Modi shall be free to sell their share of plots/villas/flats to prospective purchasers without any lay or hindrance or further reference to each other. The proposed housing complex of flats (Silver Oak Residency) and villas (Silver Oak Villas) shall be designed over a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure, for water, electricity, etc. Prospective purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

4. NOMINAL HOMAGE / PURCHASE :

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Schedulled Land and he is absolutely entitled to sell the entire plot of land under consideration with plot of land to any third party purchaser.

4.2 The Vendor proposes to sell a certain plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is specified in Annexure A and is hereinafter referred to as the Schedulled Plot.

4.3 Further, Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 through its nominee / appointee shall construct a Villa on the Schedulled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP
"SILVER OAK REALTY"

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4.4 The Vendor of the Villa in the housing complex shall share all the common amenities provided for the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, [illegible], common open areas, electric power infrastructure, water supply infrastructure, gardens, footpath infrastructure, etc. without creating exclusive ownership rights on any such common facilities and amenities viz., such common amenities shall always belong to all the eligible villa owners in the Housing Project.

4.5 Save as specifically sold to the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, the minerals rights, FSI rights, ownership rights, open areas and basement etc. are not forming part of the housing complex, land left for future development, etc. shall continue to belong to the Vendor or its nominee.

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 nominee. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of other 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 (or its nominee/agency) 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 handover/ handover the Scheduled Plot back to the Vendor for the purpose of marking and construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall to 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 herein for possession of the Sale Deed are interdependent, mutually considering and / or interpretable. The Purchaser therefore shall not be entitled to claim/ or any manner the Scheduled Plot registered in his favour sold/ or other than an Agreement for Construction in respect of the villa with any other third parties. Moreover, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa to a security for obtaining financing loan for the purpose of purchase and construction of the Said Villa.

4.9 That it is mutually agreed upon by the parties herein 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 varied and/ or deliberately agreed upon in writing.

For [illegible] Pvt. Ltd.

Authorised Sign. [illegible]

3 RIVAL AGREEMENT BEING SOLD

3.6 The Vendor hereby sells to the Purchaser the Schedule Plot in the Housing Project and details of the plot are given in Annexure-A attached to this deed.

3.7 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Schedule Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

3.8 That the Purchaser has examined the title deeds, plans, measurements of the Schedule 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 make any objection on this count.

3.9 The plan of the Schedule Plot is attached as Annexure-B hereto and the layout plan of the Housing Project is attached as Annexure-C hereto.

4 SALE CONSIDERATION

4.1 The Vendor hereby sells the Schedule Plot and the Purchaser hereby shall become the absolute owner of the Schedule Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Schedule Plot and the Vendor fully acknowledges the receipt of the sale total consideration and the details of which are mentioned in Annexure-A.

4.2 The stamp duty, registration charges and other expenses related to the execution and registration of this sale deed and any other related documents shall be borne by the Purchaser only and each party to use their 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 reimbursed on demand from the Purchaser.

4.3 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 Schedule 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 reimbursable on demand from the Purchaser.

4.4 It is mutatis mutandis agreed between the parties hereto that the land sale consideration given herein does not include the cost of providing water through government/ quasi 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/ quasi government body on a pro rata basis.

For [illegible] PVT. LTD.
[illegible]

Authorised Sign. Sriram Nair

9 [illegible] ASSOCIATION

7.1 That the Purchaser shall become a member of the association / society that has been formed / [illegible] of association are given to maintain it in lieu with the maintenance of the Housing Project and shall abide by its rules.

7.2 As soon the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate sum as outgoings such as common water charges, common lights, repairs, salaries of clerk, watchmen, sweepers, etc., as may be determined by the Vendor. It is proposed that the monthly maintenance charges payable by the Purchaser to the Association/Vendor shall be Rs. 7/- per sft from the deemed date of completion of the Schedule Villa. The rate shall be revised as charge and payable ground by [illegible]

7.3 If the Purchaser must fails to pay maintenance charges, outgoes fees or other charges related to the Sale Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Schedule Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, premises footpaths, etc., till such time all arrears are cleared.

7.4 The Vendor has proposed to utilize the common amenities to [illegible] on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be [illegible] to provisional completion of common amenities. The Purchaser shall not raise any objection to this [illegible]

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, [illegible] of defects in construction. It 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 shall be free to do [illegible] as and present. The Vendor and its nominees shall be the founding members of the Association. The Association shall be limited only to the members of the Association (i.e., persons who participate in the time of completion of the entire Housing Project, by calling for elections for the executive committee members. Till such time the Vendor and its nominees shall run the entire affairs of the Association. The Purchaser shall not raise any objection to the same.

[illegible] HOLDINGS PVT. LTD.
[illegible]

Authorised Signatory

8. NOC FOR SUBSEQUENT 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 as developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the housing proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further development being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objections or complaints like inconvenience, noise, dust, etc., being caused with the construction of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not create any hindrance to access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be conveyance or Express with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

8.2 The rights of further construction, as 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, concession etc. to the Vendor or its authorised contractors or their agents, workmen etc. to construct, repair, maintain, correct, make and additions alterations to the structures etc., that may be necessary for completion of the Housing Project and in respect to the Scheduled Land or Scheduled Plot and over 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 equivalent or better through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Sold 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 competent statutory authorities related to the Scheduled Land and the Housing Project. Any such constraints or restrictions imposed on the Vendor or its purchasers in this shall automatically be deemed to be applicable to the Purchaser and his successor-in-interest. The Purchaser shall ensure that the conditions shall expressly 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 defence services or allied organisations.

9.1.2 Airports Authority of India.

9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Town panchayat, town planning department etc., who are authorised to issue assent for construction.

For MODI VILLAGE PVT. LTD.
Director / Authorised Signatory

Authorised Signatory Schedule Attd

[illegible]

9.5.4 Fire department

9.5.5 Electricity and water supply board

9.5.6 Government authorities like MRO, ICMC, Collector, Revenue department etc.

9.5.7 Irrigation department

9.5.8 Pollution control department and pollution control board

10. TITLE DEED

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 is given exclusively contributed to the ownership of such areas to the Scheduled Property, inter-alia of the ownership of the common facilities by association of persons.

10.2 Any fund (or) and amenities that have been promised to be provided in the Housing Project as mentioned in the Vendor's Rules, brochures, banners, website, hoardings, etc., shall not be considered as a legal offering. The Vendor reserves the right to make any reasonable additions or alterations or deviations in the proposed amenities and facilities, as it deems fit and proper. The Purchaser shall not raise any objections on this count.

10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed (or) to transferee, heirs, executors (or) assigns of Scheduled Plot. Moreover, even if such conditions are not laid down explicitly with transfers etc., shall be bound to state 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 (or) to the extent of 2a 0-18 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19/C (or) Chankapally Village, Keesara Mandal, Medchal Malkajgiri District (formerly known as Medchal Mandal), Ranga Reddy District and bounded by:

North By	Chankapally Village
South By	Neighbours land in Sy. Nos. 13, 15, 16, 18
East By	Neighbours land in Sy. Nos. 11, 14 & 17
West By	18.00M Approach Road Developed by Silver oak Realty and Silver Oak Villas LLP

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

WITNESSES:

1.

2.

For MODI HOLDINGS PVT. LTD.
SILVER OAK VILLAS LLP
SILVER OAK REALTY

Authorised Sign. Signatory

VENDOR
Modi Holdings Pvt. Ltd.,
Silver Oak Realty &
Silver Oak Villas LLP rep. by Sohan Modi

PURCHASER

ANNEXURE - A

1.	Name of Purchaser	Mr. Amit Gopala Krishna Murthy Sri. Lalit Nath Bahal Banerjee
2.	Purchaser's permanent residential address	Rs. Plot No. 6, H. No. 11-26/7, Modi Complex, Kothapet, Saroornagar, Rangareddy District, Telangana, 500 060.
3.	Phone of Purchaser	[illegible]
4.	E-Mail id of Purchaser	[illegible]
5.	Name address & registration no. of Owners Association	"Silver Oak Welfare Association" having its office at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chankapally Village, Rajeev Mandal, Medchal Malkajgiri District, vide regd. no.[illegible] of 2021, dated 21-06-2021, regd. at the office of District Registrar, Medchal Malkajgiri District
6.	Details of Schedule of Plot	
	a. Plot no.	111
	b. Plot area	181 Sq. yds
7.	Total sale consideration	Rs.[illegible] (Rupees Forty Four Lakhs Eighty Thousand Only)
8.	Details of Payments	
	a. Rs.17,[illegible] (Rupees Thirty Three Lakhs and Five Thousand Only) paid by [illegible]	
	b. Rs.4,[illegible] (Rupees Four Lakhs Twenty Five Thousand Only) paid by way of cheque no.[illegible] dated [illegible] drawn on [illegible] Branch, Saroornagar, Hyd.	
	c. Rs.4,[illegible] (Rupees Four Lakhs Fifty Thousand Only) paid by way of cheque no.[illegible] dated [illegible] drawn on [illegible] Branch, Saroornagar, Hyd.	
	d. Rs.4,[illegible] (Rupees Four Lakhs Only) paid by way of cheque no.[illegible] dated [illegible] drawn on [illegible] Branch, Saroornagar, Hyd.	
	e. Rs.1,[illegible] (Rupees Three Lakhs Fifty Thousand Only) paid by way of cheque no.[illegible] dated [illegible] drawn on [illegible] Branch, Saroornagar, Hyd.	
9.	Boundaries of the Schedule of Plot	
	All that total extent plot no. [illegible], admeasuring about [illegible] sq. yds, in the layout project named as "Silver Oak Villas" having a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chankapally Village, Rajeev Mandal, Medchal Malkajgiri District formerly known as Shabnam Mandal, Rangareddy District and bounded by: North by : Plot No. [illegible] South by : Plot No. 111 East by : Plot No. 117 West by : 30' wide road	

For MODI HOUSING PVT. LTD.
MODI [illegible]
[illegible]

Authorised Sig. Subject Mode
DIRECTOR

(Dba- Modi Housing Pvt. Ltd., Silver Oak Realty & Silver Oak Villas LLP rep by Mr.Sohan Modi)

PURCHASER

ANNEXURE - B

Plan of the Scheduled Plot

For MODI HOUSING PVT. LTD.
SUJITH RAJ VILLAGE
SUDERSAN REDDY

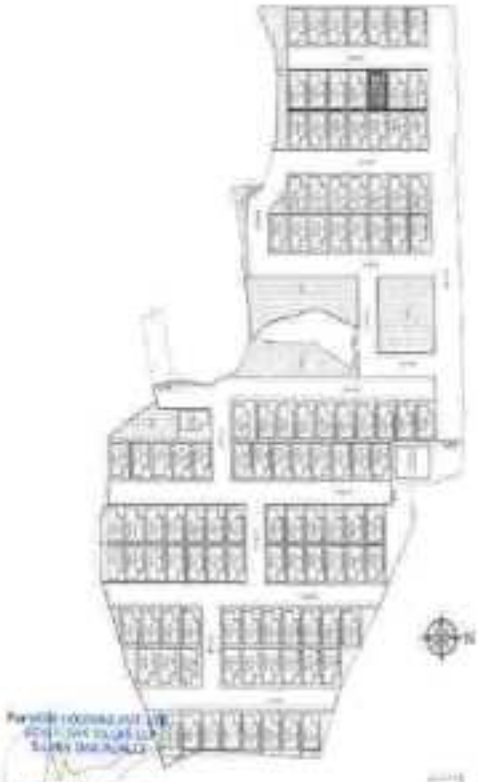
Authorised Sign. Sujith Raj

PURCHASER

VENDOR
(Mr. Modi Housing Pvt. Ltd., Universal Society &
Mr. Sudersan Reddy & Family Ms. Sobana Reddy)

ANNEXURE - C

Layout plan of the Housing Project



VENDOR

PURCHASER

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

Sl.No.	Finger Print of Seller (Left Thumb)	Photograph of Seller	Name & Address of Seller
			SELLER:
			APPLICANT FOR PRESENTING DOCUMENTS
			PURCHASER:

SIGNATURE OF WITNESSES

1.

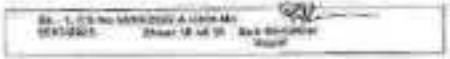
2.

AUTHORISED THE SELLER

SIGNATURE OF THE SELLER

SIGNATURE OF PURCHASER

Authorised - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం

Government of India

9361 0078 0920

ఆధార్ - సామాన్యుడి హక్కు

భారత ప్రభుత్వం

Government of India

6479 9073 3781

ఆధార్ - సామాన్యుడి హక్కు

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

CERTIFICATE OF TRANSFER/ MUTATION

VITTA/Assessment No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
District	[illegible]
Circle Name	[illegible]
Locality	[illegible]
Grantee / Name of previous PT Assessee in the Tax Record	1. [illegible] 2. [illegible] 3. [illegible] 4. [illegible] 5. [illegible] 6. [illegible] 7. [illegible] 8. [illegible] 9. [illegible] 10. [illegible] 11. [illegible] 12. [illegible] 13. [illegible] 14. [illegible] 15. [illegible]
Grantor / Name of PT Assessee (who ceased to be the Assessee)	1. [illegible]
Document Registration No.	[illegible]
Document Registration Date	[illegible]

Note :

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

OFFICE OF THE SUB-REGISTRAR

[illegible]

Signature of Sub-Registrar

Deed No. 8040/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

SALE DEED

This Sale Deed is made and executed on this the 12th day of May, 2023 at SRO, [illegible], Medchal, Ranga Reddy District, Telangana.

1. Mr. Vijay D. Mehta, Son of Late Deepak D. Mehta, aged about 47 years, Occupation: Business, residing at D. No. 1-8-[illegible], Flat No. 401, A-Block, Janak Central Court, Old Labour Lane, Secunderabad-500 027, hereinafter referred to as the Vendor.

2. Mrs. Nilesh Dal Reddy (formerly known as Mrs. Nilesh K. Dal) Reddy, a registered Partnership firm, having its office at 3-6-187/1 & 1, 2nd Floor, Indian Mansion, M.G. Road, Secunderabad-500 003, represented by its authorized Signatory Mr. Sohan Dal, S/o. Late Sohan Dal, aged about 57 years, Occupation: Business.

3. Mr. Pulla Rajiv Reddy, S/o. Late P. Sai Reddy aged [illegible] years, Occupation: Business, residing at D. No. 2-2-[illegible], [illegible] Colony, Bagh Amberpet, Hyderabad.

4. Mr. Pulla Prabhakar Reddy S/o. Late Narsa Reddy alias Narsa Reddy, aged [illegible] years, Occupation: Business, residing at D. No. 2-2-[illegible], Chintamani Nilayam, Kapra Mandal, Medchal-Malkajgiri District.

5. Smt. Pulla Renuka, W/o. of Late Pulla Sai Reddy, aged [illegible] years, Occupation: Housewife, residing at D. No. 2-2-[illegible], Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

[illegible]

T. Shekhar

[illegible]

Page 1

6. Sri. Palle Jitendar Reddy, S/o. Late Nama Reddy alias Nama Reddy, aged 40 years Occupation: Business, resident of H. No. 2-1-66, Chandapally Village, Kapra Mandal, Medchal-Malkajgiri District.

7. Sri. Palle Pratap Reddy, S/o. Late Ram Reddy, aged 47 years Occupation: Business, resident of H. No. 3-1-725, Ramnagar, Hyderabad.

8. Sri. Palle Ramakrishna Reddy, S/o. Late P. Sambiha Reddy, aged 38 years Occupation: Business, resident of H. No.1-3-925/B, Anand Nagar, Ramnagar, Hyderabad.

9. Sri. Palle Venkata Ram Reddy, S/o. Late P. Sambiha Reddy, aged 37 years Occupation: Business, resident of H. No.1-1-21/2, Anand Nagar, Ramnagar, Hyderabad.

10. Smt. Palle Sankamma, W/o. Late P. Sambiha Reddy, aged 72 years Occupation: Housewife, resident of H. No.1-1-65/18, Ramnagar, Hyderabad.

11. Sri. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 42 years Occupation: Business, resident of H. No.2-1-640, Chandapally, Village, Kapra Mandal, Medchal-Malkajgiri District.

12. Sri. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 41 years Occupation: Business, resident of H. No.3-1-641, Chandapally, Village, Kapra Mandal, Medchal-Malkajgiri District.

13. Sri. Palle Venkata Reddy, S/o. Late P. Malla Reddy, aged 37 years Occupation: Business, resident of H. No.2-1-642, Chandapally, Village, Kapra Mandal, Medchal-Malkajgiri District.

Parties at Sl. No. 2 to 13 are being represented by their Agreement of Sale cum General Power of Attorney holder, S/o. P.Pratap Vish Reddy, having its office at 3-4-187/1 & 4, II Floor, Vishnu Dhanvin, St. G. Road, Begumpet-Sec-500 003, represented by its authorized signatory, Mr. Sohum Modi, S/o. Late Satish Modi, aged about 53 years, resident of Secunderabad vide PAN NO. [illegible] & Cancel in Charge/Liability

AND

M/s. SD-ver Dak V Cos LLP (PAN: AC[illegible]) a general liability partnership firm having its office at 3-4-187/1, 4th, II Floor, Vishnu Dhanvin, St. G. Road, Begumpet-Sec-500 003, represented by its authorized signatory, Mr. Sohum Modi, S/o. Late Satish Modi aged about 53 years, Occupation: Business hereinafter referred as as the Confirming Party

IN FAVOUR OF

1. Mr. Jeevitha Rajgopal Reddy, W/o. of Mr. Jeevitha Ravi Reddy, aged about 31 years, Occupation: Business (Pan No.AGTPJ[illegible]), Aadhar No.[illegible] and

2. Mrs. Jeevitha Reddy, W/o. of Mr. Jeevitha Rajgopal Reddy, aged about 45 years both are residing at Villa No. 9, Sri-ver Dak Villas, Chandapally Village, Kapra Mandal, Medchal-Malkajgiri District, [illegible] (PAN) hereinafter as as the "Purchasers" (Pan No.A[illegible]), Mobile No.[illegible] [illegible]

The term Vendor, Confirming Party and Purchasers shall mean and include wherever the context may so signify its successors in interest, administrators, executors, assignees, heirs, legal representatives, etc.

SD-VER DAK VILLAS LLP

Wherever the Vendor/Confirming Party/Purchaser is a partner or partners of a partnership, the expressions "the Firm, Grantee/s", "the" occurring in the Sale Deed in relation to the Purchaser shall be read and/or construed as "the, Themself or They, is". These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY

1.1. Late Shri P. Sri Reddy, S/o. Late Shri Yella Reddy, Late Smt P. Marka Reddy, S/o. Late Sri Yella Reddy, Late Shri Ram Reddy, S/o. Late Sri Yella Reddy and Late Shri Venu Reddy, S/o. Late Sri Yella Reddy were the original patedars of agricultural land admeasuring about Ac. 18-00 Gts., (ranging a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 open), of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District (formerly known as Cherlapally Mandal, Ranga Reddy District).

1.2. Whereas Shri P. Jangam Reddy is the sole lawful legal heir of Late Shri. P. Sri Reddy.

1.3. Whereas Late Smt. P. Marka Reddy was survived by three sons and legal heirs namely Shri P. Narsimha Reddy, Shri P. Narsimha Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Shri Venu Reddy alias Venu Reddy was survived by his four sons and legal heirs namely Shri P. Prabhakar Reddy, Shri P. Shri Reddy, the husband of Smt. P. Renuka Shri P. Ramesher Reddy and Shri P. Suresh Reddy. Shri P. Sri Reddy had gifted the agricultural land admeasuring about Ac. 5.39 Gts., in Sy. Nos. 11 (Ac. 0-30 Gts.), Sy. No. 12 (Ac.2-08 Gts.), Sy. No. 15 (Ac. 0.07 Gts.), Sy. No. 16 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. 0-00 Gts.) Sy. No. 126 (Ac. 0-07 Gts.), Sy. No. 175 (Ac. 0-06 Gts.), Sy. No. 348 (Ac. 0-04 Gts.), Sy. No. 349 (Ac. 0-08 Gts.) and Sy. No. 294 (Ac. 0-17 Gts.) of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District in favor his brother P. Renuka by way of gift settlement deed bearing document no. 16504/2004 dated 22.07.2004 registered at SRO Uppal.

1.5. Whereas Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Sambiha Reddy, Late Shri Narsimha Reddy and Shri Venu Reddy. Late Shri Sambiha Reddy was survived by his two sons namely Shri P. Prabhakar Reddy and Shri P. Venkat Ram Reddy. Late Shri P. Narsimha Reddy is presumed dead as he is missing for over 7 decades. Late Shri P. Narsimha Reddy was survived by his wife Smt P. Renuka, and son Shri P. Ramesh Reddy.

1.6. After the death of the original patedars referred above, Sri. Pidia Sattaiah Reddy, Sri. Pidia Prabhakar Reddy, Smt. Pidia Renuka, Sri. Pidia Ramesher Reddy, Sri. Pidia Suresh Reddy, Sri. Pidia Prabhakar Reddy, Sri. Pidia Venkat Ram Reddy, Sri. Pidia Sambiha Reddy, Pidia Venkatesh Reddy, Pidia Sagarika Reddy, Pidia Venkat Reddy and Sri. P. Jangam Reddy unilaterally referred to as Original Owners being the only legal heirs of the original patedars became the lawful owners and possessors of land admeasuring about Ac. 18-19 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 open, of Cherlapally Village, Kapra Mandal, Medchal – Malkajgiri District.

1.7. After the promulgation of the ceiling act, the names of the Original Owners were mentioned in the revenue records, Pahanis for the year 2002-03 reflect their names as owners and possessors of land admeasuring about Ac. 18-19 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 open, of Cherlapally Village, Kapra Mandal, Medchal – Malkajgiri District. Pahanis Pattadar Passbook and title books have been issued in favor by the Mandal Revenue Officer, Kapra Mandal, Medchal-Malkajgiri District as per the terms is given below.

Pidia Sambiha Reddy

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S. No.	Name of Contractor	Date of Commencement	Completion date		Amount
1.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

1.8. By virtue of [illegible] above-referred documents, recitals and recitals, the Original Owners became the absolute owners and possessors of about Ac. 38-11 Gts., forming a part of Survey nos. 11, 12, 14, 15, 16, 17, 18 & 204 (part), of Cherlapally Village, Rajna Mandal, Medchal Malkajgiri District.

1.9. Whereas portion of the land admeasuring about Ac. [illegible] Gts., referred above was mutated and effected in the revenue land. The Original Owners were in possession of the balance land admeasuring about Ac. 17-17 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 204, of Cherlapally Village, Ghatkesar Mandal, Rangareddy (Rural) District. Whereas vide a registered Partition Deed bearing no. 12000/2007, dated 31.10.2007 executed between the Original Owners the share of land of Sri I.P. Sanjeev Reddy was apportioned to them and thereafter, Whereas the Remaining Owners (i.e., the Original Owners Lessor & Rajeev Reddy) became the absolute owners and possessors of undivided share in the balance land admeasuring about Ac. 17-17 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 204, of Cherlapally Village, Rajna Mandal, Medchal Malkajgiri District.

1.10. The Remaining Owners have retained about Ac. [illegible] gts., out of the above land and sold the remaining land admeasuring Ac. 13-12 gts., to Vendor no. 2 herein by way of sale deeds / Agreement of sale cum GPAs, details of which are given below and registered at SRO Uppal, Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledge by them.

Sl. No.	Type of document	Document no.	Document date	Area
1	Sale deed	[illegible]	[illegible]	Ac. [illegible] gts.
2	Sale deed	[illegible]	[illegible]	Ac. [illegible] gts.
3	Sale deed	[illegible]	[illegible]	Ac. [illegible] gts.
4	Agr. of sale cum GPA	[illegible]	[illegible]	Ac. [illegible] gts.

1.11. Vendor no. 2 has sold total admeasuring Ac.[illegible]-12 gts., out of the above said land to M/s Ramakrishna Reddy and others vide sale deed bearing no. [illegible] dated [illegible] registered at SRO Uppal.

1.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 19-10 gts., forming a part of Survey nos. 11, 12, 14, 15, 16, 17, 18 & 204, of Cherlapally Village, Rajna Mandal, Medchal Malkajgiri District. The said Ac. 19-10 gts., is hereinafter referred to as the Total Land. All Site and villas developed or proposed to be developed along with amenities, amenities on commercial block, etc., on the Total Land are hereinafter here in referred to as the Housing Project.

1.13. Vendor no. 2 obtained building permit from GHMC to develop the said land into several plots, details of which are given below. In total the land was divided into [illegible] + 27 = [illegible] plots through permits obtained from GHMC. Other portion of land were sold to [illegible] parties, who in turn have obtained permits for their respective plots.

1.14. The Vendors I sold [illegible] plots nos. [illegible] to 55, excluding plot nos. 24 to 32, 82 & 90 to 96, Silver Oak Villas LLP (an Unlisted Party herein) by way of agreements of sale dated [illegible] and [illegible] executed at Medchal Sub Registrar Office. The Vendor no. 2 has further sold to sale plot nos. 56 to 72, 82 & 90 to 96, Silver Oak Villas LLP on release of mortgages from GHFL. M/s. Silver Oak Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 95 villas with common amenities like roads, open spaces, parks, clubhouse, [illegible], etc. For the common enjoyment of the prospective purchasers of the villas being developed on a portion of the Total Land, M/s. Silver Oak Villas LLP has further developed a clubhouse on a portion of the Total Land for the common enjoyment of all owners/occupants in the Housing Project.

[illegible]

[illegible]

[illegible]

Page 1

1.15 Vendor no. 2 has further sold subdivided parcels of land forming a part of the Joint Land as per details given below:

1.15.1 Land admeasuring about 500 sq. yds. was sold to M/s. Summit Builders by way of sale deed bearing no. 5524/2017 dated 27.06.2017 registered at SRO, Tigaul. This land was developed into a housing complex of 24 flats by M/s. Tejal Mehta who had lawfully purchased the land by way of sale deed bearing no. 8390/2014 dated 28.04.2014 registered at SRO, Tigaul. The building is numbered as 90 and the flats therein are numbered as 90-1A, 90-1B, 90-2A, 90-2B, 90-3A, 90-3B, 90-4A & 90-4B.

1.15.2 Land admeasuring about 300 sq.yds was sold to M/s. Summit Builders by way of sale deed bearing no. 10804/2017 dated 26.10.2017 registered at SRO, Tigaul. This land was lawfully purchased by Mehta M/s. Tejal Mehta who had in turn purchased the land by way of sale deed bearing no. 8390/2014 dated 28.04.2014 registered at SRO, Tigaul. The sale is acknowledged to M/s.

1.15.3 Land admeasuring about 700 sq.yds was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 7525/2017 dated 12.04.2017 registered at SRO, Tigaul. This land was lawfully purchased by Mehta M/s. Tejal Mehta who had in turn purchased the land by way of sale deed bearing no. 8390/2014 dated 28.04.2014 registered at SRO, Tigaul. The sale is acknowledged to M/s.

1.16. Vendor no. 2 has sold 80 gunta to M/s. Mehta Housing Pvt. Ltd. vide by way of agreement of sale deed 87/17-2019 registered as document No. 10223/19 at SRO, Tigaul. Vendor no. 2 has further agreed to sell gunta no. 102, 104, 106, 108, 110 & 112 to M/s. Mehta Housing Pvt. Ltd., on release of mortgage from ORMC. M/s. Mehta Housing Pvt. Ltd., has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.17. Vendor no. 2 has sold 20 gunta to 13 individuals all belonging to the Mehta Family vide by way of agreement of sale deed 87/11-2019 registered as document No. 10223/19 at SRO, Tigaul. The details of the ownership of individual gunta of land is given in the said agreement of sale. The Mehta Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2. Accordingly, Vendor no. 1 became the absolute owner of the gunta of land details of which are given in Annexure-A hereto.

2. DEVELOPMENT PROJECT

2.1 Building permit and other statutory permissions have been obtained from appropriate authorities for all units in the Housing Project as per details given below:

2.2 The Vendor has made 3 applications for building permit for developing the Housing Project in ORMC on the 3 (3) Contiguous structural building permits as per the following details:

2.2.1 Permit for 48 villas transferred as Villa nos. 1 to 48; and a club house was obtained from ORMC in file No. Notifn 14/2/2011/Ch, permit no. 17/2/2014/Z/Ch/2014 dated 18.09.2017.

2.2.2 Permit for 25 villas transferred as Villa nos. 49 to 95 was obtained from ORMC in file no. 14/2/2011/Z/2013/01, permit no. 14/2/2014/Z/Ch/2016 dated 06.07.2016.

2.2.3 Permit for 116 villas transferred as Villa nos. 96 to 209 and a Community Complex was obtained from ORMC in file no. 14/2/2011/2014, Permit No. 14/2/2017/2009 dated 31.08.2014.

For SUMMIT REAL ESTATES LLP & MEHTA HOUSING

Director

Director

Director

Director

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3.3 M/s. Mehtab Enclave-Phase I permit for construction of an apartment complex consisting of villa + 4 apartments [illegible] vide no. [illegible] dated [illegible] The Plots are identified as [illegible]

3.4 The permit for villa no. 98 was obtained from GMDA vide file no. [illegible] permit no. [illegible] dated 27-02-2018.

3.5 The permit for villa no. 97 was obtained from GMDA vide file no. [illegible] permit no. [illegible] dated 28-12-2017.

3.6 Thus of the Total Land parcel the construction of 134 villas and the commercial complex along with other amenities was completed but land admeasuring about [illegible] sq.m. which is inaccessible as based on ground level and hence fully free shall be the base of this document.

4. PROPOSED DEVELOPMENT:

4.1. The Vendor, M/s. Silver Oak Villas LLP, along with members of Mehta Family and Mr. Tejal Shah, proposes to develop the Total Land in accordance with the permit for construction/development plan in Housing Project as per details given below:

4.1.1. M/s. Silver Oak Villas LLP shall develop plot nos. 1 to 97 along with villas constructed thereon at its own risk and cost.

4.1.2. M/s. Silver Oak Villas LLP shall develop the clubhouse and common amenities/facilities [illegible] at its own risk and cost.

4.1.3. M/s. Tejal Shah shall develop villa nos. 98 & 99 along with an apartment complex on plot no. 98 at its own risk and cost.

4.1.4. M/s. Shah Housing Pvt. Ltd. shall subdivide a portion of the Vendor's land adjoining to villa nos. 101 to 134 by providing roads, utility services like water supply, electric power connection, sewerage and storm water drainage lines as provided in the building permit at its own risk and cost. M/s. Shah Housing Pvt. Ltd. shall be responsible for developing the Layout.

4.1.5. Vendor no. 1 (Gangji) the owner agrees to construct villas for each prospective purchaser of a plot of land as given herein. The cost of construction of the villa shall be paid by the prospective purchaser to Vendor no 1 at its discretion.

4.1.6. Vendors 1-5 of the Mehta Family, shall construct villas on 20 plots purchased by them at their own risk and cost.

4.1.7. Villas of a standard size and type shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.

4.1.8. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.

4.1.9. Clubhouse comprising of [illegible] + gymnasium + 3 square floors admeasuring about 5,000 sft. is proposed to be constructed. Other amenities and facilities proposed to be provided are - swimming pool, roads, landscape gardens, children park, lawns for transport, guard rooms for security, equipped with security locks, confirmed poles, lamps, etc.

4.1.10. Each villa shall have a separate, metered electric power connection.

4.1.11. Water for general purpose use shall be provided through borewells. Underground tanks shall be provided for provision of water to tankers.

[illegible]

[illegible]

3.3.13 Connection for drinking water shall be provided to each villa. Drinking water shall be provided by an outside BD pipe.

3.3.14 The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to change or make changes in the scheme of design, colour and use of building material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.

3.3.14 That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without the authorization from the Vendor and / or Association / Society or change 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 2030, whichever is later and all the villas in the project of Silver Oak Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any objections / objections.

3.3.15 The Purchaser shall not be entitled to amalgamate plots of land and make construction. Persons, Villa which has amalgamated and alterations shall be in force upto end of 2030.

3.3.16 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 project project of the development on the entire Total Land is stylized as "Silver Oak Villas" and is hereinafter referred to as the Housing Project. That the name of the project which is owned by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The apartment complex is to be as "Silver Oak Residency".

3.3. M/s. Shell Housing Pvt. Ltd., M/s. Silver Oak Villas LLP, members of the Vendor Family and Mr. Tejas Modi shall be free to sell their share of plots/Villas/Unit to prospective purchaser without any lien or hindrance or further reference to each other. The proposed housing complex of Silver Oak Residency and villas Silver Oak Villas shall be integrated into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure, for water, electricity, etc. Prospective purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

4. SCHEDULE OF SALE / TRANSFER

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and to sell/mortgage/gift/lease and let out certain plot of land and/or constructed villa with undivided share of land as more fully mentioned hereinafter.

4.2. The Vendor proposes to sell a certain 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, Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 through its nominee / appointee shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

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4.1 The Purchaser of the villa in the housing complex shall share of the common amenities provided by the Vendor within the Schedule Land such as clubhouse, community pool, roads, passages, corridors, entrance, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., and/or claiming exclusive ownership rights on any such common facilities or amenities, etc., such common amenities shall jointly belong to all the owners who resides in the Housing Project.

4.2 Apart from upon duly sold by the Vendor to the prospective purchasers of the Housing Project and further as from the part of the common amenities described above, the terrace rights, OTH rights, easement rights, open areas and Sanded area or any housing part of the housing complex land will be from the common, etc., shall continue to belong to the Vendor as its exclusive.

4.3 Only proportion of the water sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, income Tax, maintenance charges, etc., the Vendor shall receive a sale deed Conveyance deed in favour of the Purchaser sold as its members. The Purchaser shall be entitled to claim possession of the Schedulled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

4.4 The Vendor has executed sale deed in favour of the Purchaser on the condition that the Purchaser shall be executed an other like a separate "Agreement for Construction" with the Vendor for the additional agreed for construction of the villa and the Purchaser shall not have any objection for execution of such an agreement. But the possession of the Schedulled 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 Schedulled Plot back to the Vendor for the purpose of carrying out construction of the villa thereon and the providing other amenities which are part and parcel of the Housing Project. The Vendor shall handover 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 as mentioned agreement.

4.5 That it is mutually understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction executed now between the parties hereto in pursuance of the Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to claimed in any manner the Schedulled Plot registered to 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 purpose of purchase and construction of the Said Villa.

4.6 That it is mutually agreed upon by the parties hereto that all the terms and conditions mentioned 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 varied and to the extent agreed upon in writing.

5 DETAILS OF POST DELIVERY DEFECTS

5.1 The Vendor hereby sells to the Purchaser the Schedulled Plot in the Housing Project and details of facilities, plan specifications given in Annexure A attached to this deed.

Vendor Signature

For Mysore Sale Company LLP
Authorised Signatory

Purchaser Signature

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 site, plans, specifications of the Scheduled Flat permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter raise any objection on this account.

5.4 The plan of the Scheduled Flat is annexed as Annexure B hereto and the layout plan of the Housing Project is annexed as Annexure C hereto.

6 SALE CONSIDERATION

6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Flat and the Vendor fully 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 the 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 on behalf of the Purchaser and shall be reimbursable to them from the Purchaser.

6.3 It is hereby agreed and understood explicitly between the parties herein the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable in any manner/ formulae with respect to the sale of the Scheduled Flat. 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 reimbursable to them 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/ quasi government authorities like the water board, municipal corporation, municipality, panchayat etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quasi government body on a fair rate basis.

7. OWNERS ASSOCIATION

7.1 The Vendor and the Purchaser hereby undertake that they shall form a society of the association / society that has been formed/ formed or proposed to be given to association etc to look after the maintenance of the Housing Project and shall abide by its rules.

Vendor's Partner

Purchaser

5.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of maintenance such as common water charges, common lights, repairs, salaries of clerk, watchmen, sweepers etc., as may be determined by the Vendor.

5.3 If the Purchaser may 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 Schedule Villa including water, electricity, etc. Further, the Purchaser may be barred from using or enjoyment amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

5.4 The Vendor has proposed to deliver the common amenities in phases so as before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be clubbed or postponed pending completion of common amenities. The Purchaser shall not raise any objection on this count.

5.5 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.

5.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any dispute or grievance. The non-payment of arrears to constitute, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

5.7 The Vendor shall be entitled to form the Owners Association and shall be free to do so as 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 nominees of the Association i.e., prospective purchasers in the form 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.

6 VOC FOR SUBSEQUENT DEVELOPMENT

6.1 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 to be developed with the Scheduled Land as a single housing project with same 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 development being undertaken on the lands in the vicinity of the Scheduled Land. The Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks etc., being shared with the residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not raise any objection to access to such lands from the Scheduled Land. Such lands in the vicinity of the Scheduled Land may be constructed or developed with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

For [illegible]

[illegible]

[illegible]

[illegible]

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 persons shall belong only to the Vendor and the Purchaser shall not have any rights, 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 obstruction or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or his nominated contractors or their agents, servants etc. for maintenance, repairs, extensions, services, make such additions alterations to the structures etc., that may be necessary for completion 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 or 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 plot or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to accept as NOC for the same to the Vendor as and when available.

9. [illegible]

9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by competent statutory authorities relevant to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or on performance of this deed 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. Such authorities shall be the following authorities that not limited to these, shall be deemed to be apply to the Purchaser.

9.1.1 The defence services or allied organisations.

9.1.2 Airports Authority of India.

9.1.3 Defence Lands Development Authority, Municipal Corporation, Municipality, Municipal/Rural, town planning department, etc., who are authorized to issue permit for construction.

9.1.4 Fire department.

9.1.5 [illegible] and water supply board.

9.1.6 Government authorities like MTNL, BSNL Collector, Revenue department, etc.

9.1.7 Irrigation department.

9.1.8 Electric power distribution and [illegible] 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 helpers reasonable restrictions with regard to the ownership of such units in the Scheduled Plot or 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 Specs, Brochures, Banners, website, hoardings, etc., shall not be considered as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration to the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not raise any objection on this count.

[illegible]

[illegible]

[illegible]

(b) The Purchaser shall expose all the conditions laid down in the Sale Deed upon the conditions, terms, exceptions or notes of Schedule Plot. However, even if such conditions are not laid down explicitly such conditions etc. shall be bound by these because these conditions are attached to the Schedule Plots and the transfer of all or any rights thereon shall only be subject to such conditions.

16.4 (i) In respect of the Purchaser the Confirming Party has joined in this sale deed to confirm that the childhood and other common amenities shall be jointly enjoyed by all prospective purchasers of Plot Sale in the Total Land Holding Project.

DESCRIPTION OF THE SCHEDULED LAND

All that portions of the total land in the extent of 16.16 (Sq., forming a parts of survey nos. 11, 12, 14, 16, 16, 17, 18 & 19A, of Kothapally Village, Rajeev Mandal, Yadadri Bhuvanagiri District currently known as Ghatkesar Mandal, Ranga Reddy District and bounded by:

North By	Kothapally Village
South By	Neighbours land in Sy. Nos. 5, 6, 9, 10, 12, 14B
East By	Neighbours land in Sy. Nos. 13, 15 & 17
West By	18' (M) Layout Development by Silver oak Realty and Silver Oak Villas LLP

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:

WITNESSES:

1.

2.

Vendor No.1
DR. Vijay B. Sarma

Vendor No. 2 & Confirming Party
SRN. Silver Oak Realty & Silver Oak Villas LLP
Rep by Mr. Sohum Modi

PURCHASER

ANNEXURE - A

1.	Name of Purchaser	1. Mr. Jeevella Sreenivas Reddy, S/o. Mr. Jeevella Bal Reddy 2. Mrs. Jeevella Sunitha, W/o. Mr. Jeevella Sreenivas Reddy
2.	Purchaser's permanent residential address	4Kr. Villa No. 9, Silver Oak Villas, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District-501 301
3.	Pan no. of Purchaser	AGXPJ1447K / AHPPJ2242A
4.	Cell phone no. of Purchaser	9951 999 2409 / 9963 449 8000
5.	Name address & registration no. of Owners Association	M/s. "Silver Oak Villas Association" being an office at Sy. Nos. 12, 13, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no.1776 of 2021, dated 23.06.2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District
6.	Details of Schedule Property	
	a. Plot no.	113
	b. Extent	100 Sq. yds
7.	Total sale consideration	Rs.42,00,000/-(Rupees Forty Two Lakhs Only) Thousand Only
8.	Details of payments	
	1. Rs.4,00,000/-(Rupees Forty Lakhs Only) paid by way of cheque no.[illegible], dated [illegible] drawn on ICICI bank, Kapra Branch, Hyderabad	
	2. Rs.30,00,000/-(Rupees Six Lakhs Only) paid by way of cheque no.[illegible], dated 29-04-2022 drawn on ICICI Bank, Kapra Branch, Hyderabad	
	3. Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.[illegible], dated 23-06-2022 drawn on ICICI Bank, Kapra Branch, Hyderabad	
	4. Rs.5,00,000/-(Rupees Five Lakhs Only) Thousand Only paid by way of online transfer	
9.	**Description of the Schedule Plot:**	
	All that land bearing plot no.113, admeasuring about 167 sq. yds, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 12, 13, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal), Ranga Reddy District and bounded by: North by : Plot No. 114 South by : Plot No. 112 East by : Plot No. 116 West by : 30'-0 wide road	

(Mrs. [illegible])

For SILVER OAK VILLAS LLP &
[illegible]

Authorised Signatory
Member No. 7 of Confirming Party
(M/s. Silver Oak Reddy & Silver Oak Villas LLP
rep by Mr. Sohan Modi)

Witness 1
(Mr. Vikas D. Nirhale)

Witness 2
(Mr. [illegible])

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ANNEXURE-B

Plan of the Scheduled Site :

Plot No. 114

Vendor No. 1

Vendor No. 2 & Confirming Party

ANNEXURE-I

Layout plan of the Housing Project

PURCHASER

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

Sl.No.	FINGER PRINT IN LEAST LEFT HAND	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT (INCLUDE PIN NO)
			**VENDOR NO. 1:** MR. [illegible] S/O. LATE [illegible] R/O. H. NO. [illegible] FLAT NO. [illegible] JUBILEE HILLS CENTRAL COURT OLD JUBILEE LANE SECUNDERABAD-500 [illegible]
			**VENDOR NO. 2:** M/S. SILVER OAK REALTY & M/S. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION 4 FLOOR, M. G. ROAD SECUNDERABAD – 500 003. REP BY ITS AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI
			**SOLD BELOW ON BEHALF OF VENDOR NO. 2 VIDE GPA NO. [illegible] DULY REGISTERED WITH SUB REGISTRAR OFFICE, [illegible]** MR. K. PRABHAKAR REDDY S/O. MR. K. RAGHAVA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 7th FLOOR, M. G. ROAD SECUNDERABAD
			**PURCHASER:** 1. MR. JONNALA NARAYNA REDDY S/O. MR. JONNALA RAJA REDDY R/O. VILLA NO. 5, SILVER OAK VILLAS, CHERLAPALLY VILLAGE KAPRA MANDAL MEDCHAL RANGAREDDY DISTRICT-501 301
			2. MRS. SRI JONNALA SUNITHA W/O. MR. JONNALA NARAYNA REDDY R/O. VILLA NO. 5, SILVER OAK VILLAS, CHERLAPALLY VILLAGE KAPRA MANDAL MEDCHAL RANGAREDDY DISTRICT-501 301

SIGNATURE OF WITNESSES

1. [illegible]

2. [illegible]

[illegible]

[illegible]

SIGNATURE OF THE VENDOR

SIGNATURE OF PURCHASER

Doc. No. [illegible]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

SCANNED

सत्यमेव जयते TELANGANA

AF 71[illegible]

Sl. No. [illegible] Date [illegible]

Sold to : [illegible]

S/o. Late [illegible]

For whom: [illegible]

[illegible]

SALE DEED

This Sale Deed is made and executed on this the 15th day of June 2022, at [illegible], Uppal, Medchal-Malkajgiri District by and between:

1. M/s. [illegible] Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Director, Mr. Soham Modi, S/o. Late Ramesh Modi, aged about 51 years, Occupation: Business.

2. M/s. [illegible] Pvt. Ltd., a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Soham Modi, S/o. Late Ramesh Modi, aged about 51 years, Occupation: Business.

3. Smt. Pulle Rajjaiah Reddy, W/o. Late P. Jai Reddy, aged 58 years, Occupation: Business, resident of H. No. 2-1-[illegible], [illegible] Colony, Bogle Kothapet, Hyderabad.

4. Smt. Pulle Prabhakar Reddy, W/o. Late Venna Reddy alias Rami Reddy, aged 38 years, Occupation: Business, resident of H. No. 2-1-46, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

5. Smt. Pulle Revathi, W/o. of Sri Pulle Raj Reddy, aged 31 years, Occupation: Business, resident of H. No. 2-1-46, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

For [illegible] PVT. LTD.
[illegible]
[illegible]

Authorised Sig. Soham Modi

Page 1

Photographs of Executants

Photographs of Witnesses

Signature of Sub-Registrar

6. Sri. Pulle Surender Reddy, S/o. Late Venu Reddy, alias Vijay Reddy, aged 40 years, Occupation: Business, resident of H. No. 2-140, Cherlapally Village, Rajiv Mandal, Medchal Malkajgiri District.

7. Smt. Pulle Prasna Reddy, D/o. Late Venu Reddy, aged 37 years, Occupation: Business, resident of H. No. 3-1-737/1, Ramakrishnapuram, Hyderabad.

8. Smt. Pulle Pushpalatha Reddy, W/o. Late P. Sambha Reddy, aged 78 years, Occupation: Business, resident of H. No. 3-3-219/B, Anand Nagar, Ramakrishnapuram, Hyderabad.

9. Sri. Pulle Venkat Ram Reddy, S/o. Late P. Sambha Reddy, aged 47 years, Occupation: Business, resident of H. No. 3-3-219/D, Anand Nagar, Ramakrishnapuram, Hyderabad.

10. Smt. Pulle Sudeshna, W/o. Sri. P. Sambha Reddy, aged 72 years, Occupation: Housewife, resident of H. No. 3-1-151, Old Ramakrishnapuram, Hyderabad.

11. Sri. Pulle Narayana Reddy, S/o. Late P. Malla Reddy, aged 87 years, Occupation: Business, resident of H. No. 2-3-61, Cherlapally, Village, Rajiv Mandal, Medchal Malkajgiri District.

12. Smt. Pulle Narsimha Reddy, W/o. Late P. Malla Reddy, aged 81 years, Occupation: Business, resident of H. No. 2-3-61, Cherlapally, Village, Rajiv Mandal, Medchal Malkajgiri District.

13. Sri. Pulle Venkat Reddy, S/o. Late P. Malla Reddy, aged 72 years, Occupation: Business, resident of H. No. 2-2-61, Cherlapally, Village, Rajiv Mandal, Medchal Malkajgiri District.

Parties at Sl. No. 1 to 13 are being represented by their Agreement of Sale cum General Power of Attorney holder, Mr. Sohan Oak Reddy, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory, Mr. Sohan Modi, S/o. Late Satish Modi, aged about 51 years, UIDAI registered as Aadhaar no. 6700 0[illegible], dated 17-05-2008, registered at SRO Uppal, Hereinafter referred jointly as Vendor and severally as Vendor no.1 & Vendor no. 2 respectively.

AND

M/s. Sigma Oak Villas LLP, (PAN: AEBFS 3288 A) a limited liability partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory, Mr. Sohan Modi, S/o. Late Satish Modi aged about 51 years, hereinafter referred to as the Confirming Party.

INTENDED OF

Mrs. Pulakagi Chennaiah Rama, W/o of Sri. B. Ramesh Kumar, aged about 36 years, residing at Flat No. 305, Green Residency, Prajathi Nagar, Nagaram Village, Ramam Mandal, Medchal Malkajgiri District, Hyderabad-501 203, Aadhar No. 8[illegible], Mobile No. 9[illegible] hereinafter referred to as the "Purchaser".

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

MAHESH HOUSING PVT. LTD.
SIGMA OAK VILLAS LLP
SIGMA OAK VILLAS LLP

Authorised Sign. Sohan Modi

Sl. No.	Aadhaar No.	Photo
1	[illegible]	
2	[illegible]	
3	[illegible]	

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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Whatever the Vendor/Purchaser is a female or group of persons, the expressions "He, His, Himself, He/I" appearing in this Sale Deed in relation to the Purchaser shall be read and construed as "She, Her, Herself or "They, Their". These expressions shall also be modified and read suitably whatever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

1.1. Late Shri P. Sai Reddy, S/o. Late Shri Yella Reddy, Late Shri P. Madhi Reddy, S/o. Late Shri Yella Reddy, Late Shri Yeda Reddy, S/o. Late Shri Lingo Reddy and Late Shri Yeda Reddy (also Yeda Reddy), S/o. Late Shri Sai Reddy were the original patadars of agricultural land admeasuring about Ac. 18-00 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Rangareddy District).

1.2. Whereas Shri. P Sanjeev Reddy is the only son and legal heir of Late Shri. P. Sai Reddy.

1.3. Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Narsimha Reddy, Shri P. Narendra Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Shri Yeda Reddy (also Yeda Reddy) was survived by his four sons and legal heirs namely Shri P. Prabhakar Reddy, Shri P. Sai Reddy, the brothers of Smt. P. Renuka, Smt. P. Rajender Reddy and Shri P. Sanjeev Reddy, Shri P. Sai Reddy had gifted the agricultural land belonging to him admeasuring about Ac. 3-20 Gts., in Sy. Nos. 11 (Ac. 0-10 Gts.), Sy. No.12 (Ac.0-08 Gts.), Sy.No. 13 (Ac. 0.07 Gts.), Sy.No. 14 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. Sy. No. 17 (Ac. 0-04 Gts.) Sy. No. 114 (Ac. 0-05 Gts.), Sy. No. 117 (Ac. 0-08 Gts.), Sy. No. 148 (Ac. 0-08 Gts.), Sy. No. 149 (Ac. 0-08 Gts.) and Sy. No. 294 (Ac. 0-17 Gts.) of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District in his wife Smt. P. Renuka by way of gift settlement deed bearing document no. 10801/2 dated 13.07.2004 registered at SRO, Uppal.

1.5. Whereas Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Sandhya Reddy, Late Shri Narendra Reddy and Shri Pratap Reddy. Late Shri. Sandhya Reddy was survived by his two sons namely Shri P. Prabhakar Reddy and Shri P. Venkat Ram Reddy. Late Shri. P. Narendra Reddy is presumed dead as he is missing for over 7 years. Late Shri P. Narendra Reddy was survived by his wife Smt. P. Sunanda, and son Shri P. Sameer Reddy.

1.6. After the death of the original patadars referred above, Sri. Palle Sanjeev Reddy, S/o. Palle Prabhakar Reddy, Smt. Palle Renuka, W/o. Palle Rajender Reddy, S/o. Palle Pratap Reddy, Sri. Palle Prabhakar Reddy, S/o. Palle Venkat Ram Reddy, S/o. Palle Sunanda, Palle Sameer Reddy, Palle Narendra Reddy, Palle Venkat Reddy and Shri P. Sanjeev Reddy collectively referred to as Original Owners being the only legal heirs of the original patadars became the lawful owners and possessors of land admeasuring about Ac. 18-00 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (parts of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.7. After due proceedings of the MRO/DRO, the names of the Original Owners were included in the revenue records. Pahanis for the year 2021-22 reflect their names as owners and possessors of land admeasuring about Ac. 18-00 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (parts of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District. Pahani Passbook and title book have been issued to them by the Mandal Revenue Officer, Kapra Mandal, Medchal-Malkajgiri District as per the details given below:

MODI PROPERTIES PVT. LTD.
SEALED BY SAW IN SOD LOP
SECURED SAW LOP

Authorised Sign. Sriram Bhat

Bk - 1, CS No [illegible]/2022 & Dated the
[illegible] Sheet 4 of 19 Sub Registrar
[illegible]

Sl. No.	Name of Bidder	Bank Guarantee No.	Valid Upto	Amount	
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				[illegible]	[illegible]
2.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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1.8. By virtue of the above referred conveyance, exclusive and absolute, the Original Owners became the absolute owners and possessors of about Ac. 0-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19 (pt), of Chettipally Village, Rajam Mandal, Srikakulam District.

1.9. Whereas a portion of the land admeasuring about Ac. 0-75 Gts., referred above was encroached and utilized as the existing road. The Original Owners were in possession of the balance land admeasuring about Ac. 19-51 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19(pt), of Chettipally Village, Chodavaram Mandal, Rajam Reddy District. Whereas vide a registered Partition Deed bearing no. 12000/2007, dated 18.10.2007 executed between the Original Owners the share of land of Smt. P. Rajyam Reddy was separated by metes and bounds. Whereas the Remaining Owners i.e., the Original Owners namely P. Rajyam Reddy became the absolute owners and possessors of undivided share in the balance land admeasuring about Ac. 19-37 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19(pt), of Chettipally Village, Rajam Mandal, Srikakulam District.

1.10. The Remaining Owners have retained about Ac. 9-43 gts., out of the above land and sold the remaining land admeasuring Ac. 10.26 gts., to Vendor no. 2 (herein by way of sale deeds / Agreement of sale cum GPA, details of which are given below and registered at SRO Ujjeni. Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

Sl. No.	Type of document	Document no.	Document date	Area
1	Sale deed	1746/2007	31.10.2007	Ac. 4.00 gts.
2	Sale deed	1139/08	07.05.2008	Ac. 2.00 gts.
3	Sale deed	1179/08	21.05.2008	Ac. 0.25 gts.
4	Agr. of sale cum GPA	4700/08	27.07.2008	Ac. 3.01 gts.

1.11. Vendor no. 2 has sold land admeasuring 10.0122 gts., out of the above said land to Smt. Sri Bhavya Reddy and others vide sale deed bearing no. 7410/2008 dated 31.07.2008, registered at SRO Ujjeni.

1.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 10.51 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19(pt), of Chettipally Village, Rajam Mandal, Srikakulam District. The said Ac. 10.51 gts., is hereinafter referred to as the Total Land. All flats and villas developed or proposed to be developed along with clubhouse, amenities, commercial block, etc., on the Total Land are together hereinafter referred to as the Housing Project.

1.13. Vendor no. 2 obtained building permit from GMMC to develop the said land into residential plots, details of which are given below. In total the land was divided into 88 + 27 = 115 plots through permits obtained from GMMC. Other parcels of land were sold to 3rd parties, who in turn have obtained permits for construction thereon.

1.14. The Vendor sold 69 plots (nos. 1 to 69, excluding plot nos. 29 & 32, 42 & 50) to M/s. Silverstil Villas LLP by way of Agreements of sale dated 31.03.2017 and 12.12.2018 registered in document No's. 2028/2017 and 9551/2018 at SRO, Ujjeni. The Vendor no. 2 has further signed to sell plot nos. 29 & 32, 42 & 50 to M/s. Silverstil Villas LLP on receipt of mortgage from GMMC. M/s. Silverstil Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 69 villas with common amenities like roads, open spaces, parks, clubhouse, etc., etc., for the exclusive enjoyment of the prospective purchasers of the villas being developed on a portion of the Total Land. M/s. Silverstil Villas LLP has further developed a clubhouse on a portion of the Total Land for the exclusive enjoyment of all owners/occupants in the Housing Project.

For MITCH INFRABUILD PVT. LTD.
and
For Silverstil Villas LLP
Partner

Authorised Signatory

1.16. Vendor no. 2 has further sold additional parcels of land forming a part of the Total Land as per details given below:

1.16.1. Land admeasuring about 600 sq. yds was sold to M/s. Summit Builders by way of sale deed bearing no. 7024/2017 dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a housing complex of 8 flats by M/s. Total Mirch who had earlier purchased the land by way of sale deed bearing no. 8595/2018 dated 28.04.2018 registered at SRO, Ujjain. The building is numbered as 99 and the flats therein are numbered as 99/1A, 99/1B, 99/1C, 99/2B, 99/2A, 99/3B, 99/3A, 99/4B, 99/4A & 99/5B.

1.16.2. Land admeasuring about 300 sq. yds, was sold to M/s. Summit Builders by way of sale deed bearing no. 7024/2017, dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a villa by M/s. Total Mirch who had earlier purchased the land by way of sale deed bearing no. 8595/2018, dated 28.04.2018 registered at SRO, Ujjain. The villa is numbered as 96.

1.16.3. Land admeasuring about 208 sq. yds was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 7024/2017 dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a villa by M/s. Total Mirch who had in turn purchased the land by way of sale deed bearing no. 8595/2018 dated 28.04.2018 registered at SRO, Ujjain. The villa is numbered as 97.

1.16. Vendor no. 2 has sold 08 plots to the Vendor no. 1 thereby by way of agreement of sale dated 05-11-2019, registered as document no. 14102/19, at SRO, Ujjain. Vendor no. 2 has further agreed to sell plot nos. 102, 104, 106, 108, 110 & 112 to Vendor no. 1 on release of mortgage from GIDIC. Vendor no. 1 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.17. Vendor no. 2 has sold 20 plots to 10 individuals all belonging to the Mehta Family, hereto by way of agreement of sale dated 05-11-2019 registered as document no. 14101/19 at SRO, Ujjain. The details of the ownership of individual plots of land is given in the said agreement of sale. The Mehta Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

2. DETAILS OF PROJECT:

2.1. Building permit and other statutory permits/NOC, have been obtained from appropriate authorities for all units in the Housing Project as per details given below:

2.2. Vendor no. 2 has made 3 applications for building permit for developing the Housing Project in GIDIC on the Total Land and obtained building permits as per the following details:

2.2.1 Permit for 68 villas constructed on Villa nos. 1 to 68; and a club house was obtained from GIDIC in the No. 3688/19/2230/3383, permit no. 7192/2018/2225/1-1/2020 dated 11-07-2017.

2.2.2 Permit for 35 villas constructed on Villa nos. 69 to 103 was obtained from GIDIC in the no. 1341/19/1/2230/3383, permit no. 8425/2018/2/Ch-2/2018 dated 16-01-2018.

2.2.3 Permit for 114 villas constructed on Villa nos. 104 to 218 and a Commercial Complex was obtained from GIDIC in the no. 1613/19/2/2230/3383, Permit No. 1553/2022/2 dated 31.10.2019.

For MEHTA HOUSING PVT. LTD.
AS PER A DEED DATED 11.07.2017
DIRECTOR

Authorised Sign. Without Seal

Sr. No. 1, CD No. [illegible] & Stock No.
[illegible] Sheet 1 of 10 Sub Registrar
[illegible]

3.3. M/s. [illegible] obtained permit for construction of an apartment complex consisting of stilt + 4 upper floors in Sy. No. [illegible], permit no. [illegible], dated 19.08.2017. The flats are numbered as 99-1A, 99-1B, 99-2A, 99-2B, 99-3A, 99-3B, 99-4A & 99-4B.

3.4. The permit for villa no. 96 was obtained from GHMC in file no. [illegible], permit no. [illegible] dated 27.03.2018.

3.5. The permit for villa no. 97 was obtained from GHMC in file no. [illegible], permit no. [illegible] dated 08.10.2015.

3.6. ONE of the Total Land permit for construction of 134 villas and the commercial complex along with other amenities was obtained for total admeasuring about Ac. 6.19 gts., which is hereinafter referred to as the Scheduled Land and more fully described in the Sale of Schedule.

4. PROPOSED DEVELOPMENT:

4.1. The Vendor, M/s. Silpamitra Villas LLP, along with members of Mistry Family and Mrs. Tejal Modi propose to develop the total land in accordance with the permit for construction / development plan a Housing Project to get details given below:

4.1.1. M/s. Silpamitra Villas LLP shall develop plot nos. 1 to 96 along with villas, commercial facilities as mentioned above.

4.1.2. M/s. Silpamitra Villas LLP shall develop the roadways and common amenities/facilities appurtenant to plot nos. / villa nos. 1 to 96 in the stilt and one.

4.1.3. Mrs. Tejal Modi shall develop villa nos. 97 & 99 along with an apartment complex on plot no. 99 in the stilt and one.

4.1.4. Vendor no. 1 shall retain/sale a portion of the Scheduled Land relating to villa nos. 101 to 134 for providing roads, utility services like water supply, electric power connection, drainage and develop more amenities/facilities as provided in the building permit of the stilt and one i.e., Vendor no. 1 shall be responsible for developing the Layout.

4.1.5. Vendor no. 1 through its agents agrees to construct villas for each prospective purchaser of a plot of land as given herein. The cost of construction of the villas shall be paid by the prospective purchaser to Vendor no. 1 as its revenue.

4.1.6. Members of the Mistry Family shall construct villa no. 99 jointly purchased by them in their stilt and one.

4.1.7. Villas of a standard look and type shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.

4.1.8. The prospective purchasers shall exclusively become absolute owners of an undivided plot of land along with the constructed thereon.

4.1.9. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, children park, tennis for tennis, grievance for kitchen, compound wall, security kiosk, overhead tanks, sumps, etc.

4.1.10. Each villa shall have a separate metered electric power connection.

4.1.11. Water, fire, ground purpose are made to provided through borewells. Underground sump shall be provided for purchase of water by tankers.

For M/s. Silpamitra Villas LLP
Authorised Sign. Subject Above

7

3.1.12. Connection for drinking water shall be provided to each villa. Drinking water shall be provided by [illegible] M / [illegible].

3.1.13. The proposed Villas will be constructed mostly as per the design prepared by the Vendor. The Vendor reserves the absolute right to change or make changes to the aspects of design, other than as per [illegible] building material for the proposed villas, fixtures, common amenities, etc., as it deems fit and proper.

3.1.14. That the Purchaser shall not be allowed to alter any portion of the villa that may change the external appearance without the authorization from the Vendor and / or Association / Building Committee 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 Silverpak Villas shall have a similar elevation, color scheme, compound wall, landscaping, fence, etc. for which the Purchaser shall not raise any objections / objections.

3.1.15. The Purchaser shall not be entitled to amalgamate plots of land and make construction thereon. This condition in addition and alternative shall be in force upto end of 2024.

3.1.16. The Vendor shall provide amenities and facilities on the Schedulled Land in phases and as 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 Total Land is called as "Silver Oak Villas" and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The apartment complex is styled as "Silver Oak Residency".

3.3. The Vendor no. 1, Mrs. Silverpak Villas LLP, member of the Vendor family no. Mr. Tejal Modi shall be free to sell their share of plots/villas/flats as proposed to purchasers without any lien or interference or further reference to such other The proposed housing complex of Silver Oak Villas (Residency) and Silver Oak Villas shall be designed into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Prospective purchasers of these Villas shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

4. COURSE OF SALE / PURCHASE:

4.1. By virtue of the above documents, the Vendor has absolute rights to develop the Schedulled Land and shall be is also hereby 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 described in Annexure-A and is hereinafter referred to as the Schedulled Plot.

4.3. Further, Vendor no. 1 and the Purchaser have signed this Vendor no. 1 (Design) for construction Agreement and constructed a villa on the Schedulled Plot and the which an Agreement of Construction is being executed along with this Sale Deed.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP
SILVER OAK REALTY

Authorised Sign. Jaitram Modi

[illegible]

[illegible]

4.6 The Purchaser of the villa in the housing complex shall share of the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, school, passages, corridors, toilets, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such amenities. The Purchaser acquiries i.e., such common amenities shall jointly belong to all the constant villa owners in the Housing Project.

4.7 Areas not specifically sold by the Vendor to the prospect or purchaser of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, FSI rights, easement rights, open areas not bounded wise or not forming part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor or its successors.

4.8 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 nominee. 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.

4.9 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 the construction(s) 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 hand over the Scheduled Plot back to the Vendor for the purpose 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.

4.10 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 the Sale Deed are interdependent, indivisible, 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 purpose of purchase and construction of the Said Villa.

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 for Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically varied and / or differently agreed upon in writing.

5 DO'S AND DON'TS OF SELLER

5.1 The Vendor hereby offers to the Purchaser the Scheduled Plot in the Housing Project and details of the plotting, land area and plans in Annexure-4 attached to this Deed.

P.S. MODI HOUSING PVT. LTD.
AYUSH DAS VILLAS LLP
SOLDER DAS PLOTS

Authorised Sign. Director Vendor

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7.7 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Schedulled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

7.8 That the Purchaser has examined the site, plans, specimens of the Schedulled Flat premises 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 make any objection in this regard.

7.9 The plan of the Schedulled Flat is attached as Annexure-B hereto and the layout plan of the Housing Project is attached as Annexure-C hereto.

8 SALE CONSIDERATION

8.1 The Vendor hereby sells the Schedulled Flat and the Purchaser hereby shall become the absolute owner of the Schedulled Flat. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Schedulled Flat and the Vendor duly acknowledges the receipt of the entire sale consideration as and the details of which are mentioned in Annexure-A.

8.2 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 these duties and 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.

8.3 It is hereby agreed and understood by 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 to any business entity with respect to the sale of the Schedulled Flat. 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.

8.4 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of connecting water through government water governance authorities like the water board, municipal corporation, municipality, gramapanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government water governance body on a pro-rata basis.

9 OWNERS ASSOCIATION

9.1 The the Purchaser shall become a member of the association i.e. society that has been formed/ formed of purchasers are given to maintain, fix or look after the maintenance of the Housing Project and shall abide by its rules.

For MODI HOUSING PVT. LTD.
MODI GRAND VILLAGE LLP
MODI GRAND REALTY

Authorised Sig. Seven Well

[illegible]

7.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate share of outgoings such as common water charges, common lights, repairs, salaries of clerks, watchmen, sweepers, etc., as may be determined by the Vendor. It is presumed that the monthly maintenance charges payable by the Purchaser to the Association/Vendor shall be Rs. 2/- per sft from the deemed date of completion of the Scheduled Villa. The rate shall be subject to change and pro-rata upward revision.

7.3 If the Purchaser may fails to pay maintenance charges, corpus fund or other charges related to the Unit 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 amenities including but not limited to swimming pool, parks, open areas, gymnasium, backup etc., till such time all arrears are cleared.

7.4 The Vendor has proposed to deliver the common amenities in phases, so as before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to proportion/completion of common amenities. The Purchaser shall not make 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. Repair/completion 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 shall at first cost to be shared by 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 by the majority of owners/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 to this count.

8 [illegible]

8.1 The Vendor promises 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 as developed with the Scheduled Land as a single housing project with same or all amenities being shared by the residents of the Owners proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further development 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 place any hindrance to 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.

PARWATI HOUSING PVT. LTD.
AUTHORISED SIGNATORY

Authorised Sign. Parwati Housing

Sr. - I, CD No [illegible] & Doc No [illegible]
[illegible] Sheet 11 of 10, Sub-Registrar
[illegible]

[illegible]

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 solely to the Vendor and the Purchaser shall not have any rights, 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 obstruction or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to the nominated contractors or their agents, workmen etc. to construct, repair, maintain, survey, make such additions alterations or the improvements etc. that may be necessary for completion 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 Lawn, Blocks of Office, Clubhouse, amenities and facilities, etc. subject to providing reasonable access through common passages in 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 competent 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 (and approved only) be deemed to be applicable to the Purchaser and the successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of the successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be applicable to the Purchaser:

9.1.1 The defence services or allied organisations.

9.1.2 Airports Authority of India.

9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Panchayat/Gram, town planning department, etc., who are authorized to issue permit for construction.

9.1.4 Fire department.

9.1.5 Electricity and water supply board.

9.1.6 Government authorities like MRTS, RERA, 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 degree reasonable restrictions with regard to the ownership of such areas in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.

For M/s [illegible] PVT. LTD.

Authorised Sign. Director Mark

[illegible]

[illegible]

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 alterations or omissions to the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not raise any objection or dispute.

10.3 That the Purchaser shall impose on the conditions and terms in the Sale Deed upon the transferee, lessee, occupier or users of Schedulled Plot. However, even if such conditions are not laid down explicitly in sub-transfers etc., shall be bound by these conditions as applicable to the Schedulled Plot and the transfer of all or any rights thereto shall vest be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area in the extent of [illegible] acres, forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chilkapally Village, Kapra Mandal, Medchal-Malkajgiri District, formerly known as Dhulapally Mandal, Ranga Reddy District and bounded by:

North By	Chilkapally Village
South By	Neighbours land in Sy. Nos. 7, 8, 9, 10, 11, 108
East By	Neighbours land in Sy. Nos. 119, 120 & 197
West By	HMDA Layout Developed by Silver oak Realty and Silver Oak Villas LLP

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

WITNESSES

1.

2.

For MODI MEGHNA PVT. LTD.
SILVER OAK VILLAS LLP
SILVER OAK REALTY

Authorised Sign. Soham Modi

VENDOR
MEG Modi Housing Pvt. Ltd.,
Silver Oak Realty &
Silver Oak Villas LLP rep by Soham Modi

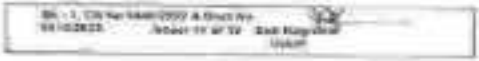
PURCHASER

ANNEXURE - A

1.	Name of Purchaser	Mrs. Palabhaga Prasanna Kumar, W/o. Mr. B. Kapil Kumar
2.	Purchaser's permanent residential address	H.no. Plot No. 302, Laxmi Residency, Pragathi Nagar, Nagaram, Village, Ramram Mandal, Medchal-Malkajgiri District, Hyderabad-500 090
3.	Pan no. of Purchaser	[illegible]
4.	Aadhaar card no. of Purchaser	[illegible]
5.	Name of Society & registration no. of Owners Association	"Silver Oak Welfare Association", arising out of Sy. no. 9, Sy. Nos. 11, 12, 14, 15, Sy. 17, 18 & 299, of Chengicherla Village, Kapra Mandal, Medchal-Malkajgiri District of the regd. no. 176 of 2021, dated 23-08-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Schedulled Plot	
	a. Plot no.	114
	b. Plot area	177 Sq. yds.
7.	Total sale consideration	Rs. 17,10,000/-(Rupees Fifty Lakhs Ten Lakhs Only)
8.	Details of Payments	
	a. Rs.90,13,000/-(Rupees Thirty Lakhs Thirty thousand Two Hundred and Forty Nine Only) paid by way of Cr. Cr. No.[illegible] dated 06-08-2021 issued by Axis Bank, Hyderabad. b. Rs.12,20,000/-(Rupees Twelve Lakhs Only) paid by way of Cr. Cr. No.[illegible] dated 23-09-2021 issued by Axis Bank, Hyderabad. c. Rs.8,48,751/-(Rupees Eight Lakhs forty Eight thousand Seven Hundred and Fifty One Only) paid by way of RTGS/NEFT	
9.	**Description of the Schedulled Plot** All that land bearing plot no. 114, admeasuring about 177 sq. yds, in the layering project named as "Silver Oak Urban" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 299, of Chengicherla Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Medchal Mandal, Rangareddy District) and bounded by: North by : 40' wide road South by : Plot No. 113 East by : Plot No. 115 West by : 30' wide road	

For M/S. [illegible] PVT. LTD.
[illegible]
Authorised Sign. Sriram Modi
VENDOR
(M/s. Modi Housing Pvt. Ltd., Silver Oak Realty & Silver Oak Urban LLP rep by Mr. Sriram Modi)

PURCHASER



ANNEXURE – B

Plan of the Schedule Land Plot.

For SITHYAMANI PVT LTD
SILVER OAK VILLAS LLP
SILVER OAK REALTY LLP

Authorised Sign. Sellers Mob

VENDOR
(Mrs. Mridul Dhawan Pvt. Ltd., Silver Oak Realty & Silver Oak Villas LLP rep by Mr. Indrajit Mukh)

PURCHASER

[illegible]

ANNEXURE – C

Layout plan of the Housing Project

Authorised Sig. Balram Modi

VENDOR

PURCHASER

[illegible]

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 & PHOTOGRAPH POSTAL ADDRESS OF PERSON NOT HAVING VOTER ID
			VENDOR:
			PAN CARD PRESENTING DOCUMENTS
			PURCHASER:

SIGNATURE OF WITNESSES

1.

2.

For MESS HOUSING PVT. LTD.
SILVER OAK VILLAS LLP
SILVER OAK REALTY

Authorised Sig. Silver Oak

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

Aadhaar - Aam Aadmi ka Adhikar

Authorised Sig. System Mark

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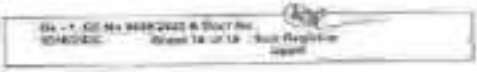

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

Date: [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub Registrar under Sub section [illegible] of Section [illegible] of Telangana Registration Manual Volume [illegible] Rules, and based on the documents furnished/ submitted by the Applicant, the following transfer is effected in the records of Telangana Metro Rail Hyderabad Corporation (TMRC).

MPA Assessment No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
Block No.	[illegible]
Circle Name	[illegible]
Locality	[illegible]
Transferor / Name of previous PT Assessee (As per Sale Deed/ Gift Deed)	1. [illegible] 2. [illegible] 3. [illegible] 4. [illegible] 5. [illegible] 6. [illegible] 7. [illegible] 8. [illegible] 9. [illegible] 10. [illegible] 11. [illegible] 12. [illegible] 13. [illegible] 14. [illegible] 15. [illegible]
Transferee / Name of PT Assessee (As per Sale Deed/ Gift Deed)	1. [illegible]
Document Registration No.	[illegible]
Document Registration Date	[illegible]

Note:

1. This certificate does not constitute a legal certificate of title or of valid transfer of property. Parties of Sale/ agreement are advised to [illegible].
2. This certificate can be amended or be cancelled. If it comes to notice that [illegible] has been obtained by misleading or deceptive [illegible].
3. This certificate does not amount to regularization of unauthorized [illegible] or [illegible] or [illegible].
4. This certificate is issued based on a undertaking from [illegible] and [illegible]. In case the above [illegible] found to be false or [illegible] the Sub Registrar Office, [illegible] shall be liable for such [illegible].

OFFICE OF THE SUB-REGISTRAR [illegible]

Signature of Sub Registrar (Office)

SUB-REGISTRAR [illegible]

भारतीय गैर न्यायिक

एक सौ रुपये

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

तेलंगाना TELANGANA

AK 71594

SALEDEED

This Sale Deed is made and executed on this the 26th day of April, 2022 in Hali, Tippu, Medchal Malkajgiri District by and between:

1. Mr. Sudhir G. Mehta, Son of Late Chandul B. Mehta, aged about 47 years, Occupation: Business, resident of 21, Nagalagh Colony, Ground Floor, P.G. Road, Secunderabad-500 003, hereinafter referred to as the Vendor.

2. M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes), a registered Partnership Firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Sohum Modi, S/o. Late Nirlok Modi, aged about 41 years, Hyderabad, Telangana.

3. Sri. Palla Rajesar Reddy, S/o. Late P. Ni Reddy, aged 48 years, Occupation: Business, resident of H. No. 2-2-78/1/1, MRO Colony, Bagh Lingampally, Hyderabad.

4. Sri. Palla Nagbhushan Reddy, S/o. Late Narsa Reddy alias Narsi Reddy, aged 45 years, Occupation: Business, resident of H. No. 2-5-66, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

5. Smt. Palla Renuka, W/o. of Palla Raj Reddy, aged 35 years, Occupation: Housewife, resident of H. No. 2-5-66, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

[illegible]

2. Sri. Palle Rangaiah Reddy, S/o. Late Pedda Reddy, aged 46 years, Occupation: Business, residing at H. No. 2-5-66, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

3. Smt. Palle Pushpa Reddy, W/o. Late Ram Reddy, aged 45 years, Occupation: Business, residing at H. No. 2-4-73/3, Ramakrishna Colony, Hyderabad.

4. Sri. Palle Ramakrishna Reddy, S/o. Late P. Sambha Reddy, aged 38 years, Occupation: Business, residing at H. No. 3-3-73/B, Anand Nagar, Ramakrishna Hyderabad.

5. Sri. Palle Venkat Ram Reddy, S/o. Late P. Sambha Reddy, aged 45 years, Occupation: Business, residing at H. No. 3-3-73/D, Anand Nagar, Ramakrishna Hyderabad.

6. Smt. Palle Sarojinda, W/o. Late P. Narasimha Reddy, aged 52 years, Occupation: Housewife, residing at H. No. 3-4-65, Old Ramakrishna, Hyderabad.

7. Sri. Palle Narasimha Reddy, S/o. Late P. Malla Reddy, aged 87 years, Occupation: Business, residing at H. No. 3-5-61, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

8. Sri. Palle Narendra Reddy, S/o. Late P. Malla Reddy, aged 42 years, Occupation: Business, residing at H. No. 2-5-61, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

9. Sri. Palle Venkat Reddy, S/o. Late P. Malla Reddy, aged 37 years, Occupation: Business, residing at H. No. 2-5-61, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

Further, Sri. Sl. No. 1 to 12 also being represented by their Agreement of Sale with General Power of Attorney holder Sri. Vikas Gala Reddy, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory Mr. Sohan Modi, S/o. Late Babulal Modi, aged about 51 years (GPA) registered as document no.4 Book-IV, dated 15-01-2008, registered at SRO, Uppal, Secunderabad, referred jointly as Vendor and severally as Vendor no.1 & Vendor no.2 respectively.

AND

M/s. [illegible] Private LLP (PAN: [illegible]) a Limited Liability partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized signatory Mr. Sohan Modi, S/o. Late Babulal Modi aged about 51 years, Occupation: Business hereinafter referred to as the Confirming Party.

PURCHASER

Mr. Sameer Raja Mohan, Son of Late S. Rajamohan Rao, aged about 30 years, Occupation: Service residing at Flat No. 03, Prajathi Nagar, Sadhana Towers Road, A. S. Rao Nagar, Medchal-Malkajgiri District, Telangana-500 062 (Pan No.[illegible], Mobile No.[illegible]) hereinafter referred to as the "Purchaser".

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

For [illegible] Private LLP
[illegible]
Authorised Sig. [illegible]

[illegible]

Whereas the Vendor Confirming Party, Purchaser is a female or group of persons, the expressions "He, His, Himself, She, Consisting, or the Sole Proprietor or owner to the Purchaser shall be construed and interpreted to "She, Her, Herself, or "They, Their". These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. RECITAL OF INGREDIENTS

1.1. Late Shri P. Sai Reddy, S/o. Late Shri Nalla Reddy, Late Smt. P. Malla Reddy, S/o. Late Shri Nalla Reddy, Late Smt Ram Reddy, S/o. Late Shri Ela Reddy, Late Smt. Linga Reddy and Late Shri Narsa Reddy (also Shri Reddy), S/o. Late Shri Ela Reddy were the original patadars of agricultural land admeasuring about Ac. 10.16 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 256 (part), of Chengally Village, Kapra Mandal, Medchal - Malkajgiri District (formerly known as Cherlapally Mandal, Ranga Reddy District).

1.2. Whereas Shri P. Rajiyer Reddy is the only son and legal heir of Late Shri P. Sai Reddy.

1.3. Whereas Late Smt. P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Narayana Reddy, Shri P. Narender Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Smt Narsa Reddy also Smt Reddy was survived by his three sons and legal heirs namely Shri P. Sudhakar Reddy, Shri P. Ravi Reddy, the husband of smt. P. Sulochana Shri P. Sudhakar Reddy and Smt P. Rajiyer Reddy. Shri P. Ravi Reddy, had gifted his agricultural land belonging to him admeasuring about Ac. 5.29 Gts., in Sy. Nos. 11 (Ac. 0.05 Gts.), Sy. No. 12 (Ac.0.38 Gts.), Sy. No. 15 (Ac. 0.07 Gts.), Sy. No. 16 (Ac. 0.02 Gts.), Sy. No. 17 (Ac. 0.04 Gts.), Sy. No. 18 (Ac. 0.15 Gts.), Sy. No. 256 (Ac. 0.03 Gts.), Sy. No. 257 (Ac. 0.04 Gts.), Sy. No. 348 (Ac. 0.04 Gts.), Sy. No. 349 (Ac. 0.08 Gts.) and Sy. No. 394 (Ac. 3.43 Gts.) of Chengally Village, Kapra Mandal, Medchal - Malkajgiri District in favor of his wife Smt. P. Sunita by way of gift settlement deed vide gift deed dated 13.01.2006 registered at Alwal, Cities.

1.5. Whereas Late Smt. P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Krishna Reddy, Late Shri Narsimha Reddy and Shri Pratap Reddy. Late Shri. Krishna Reddy was survived by his two sons namely Shri P. Chandrashekar Reddy and Shri P. Prabhakar Reddy. Late Smt. P. Narsamma Reddy is presumed dead as he is missing for over 7 decades. Late Shri P. Narsimha Reddy was survived by his wife Smt. P. Kalamma and son Shri P. Narender Reddy.

1.6. After the death of the original patadars referred above, Sri. Pally Rajiyer Reddy, Sri. Pally Prabhakar Reddy, Smt. Pally Sunita, Sri. Pally Chandrashekar Reddy, Sri. Pally Pratap Reddy, Sri. Pally Prabhakar Reddy, Sri. Pally Venkat Ram Reddy, Smt. Pally Kalamma, Pally Narender Reddy, Pally Kondaiah Reddy, Pally Venkat Reddy and Shri P. Rajiyer Reddy Co-Brothers inherited to the deceased Patadars being the only legal heirs of the original patadars became the joint patadars and pattadars of land admeasuring about Ac. 10.16 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 256 (part), of Chengally Village, Kapra Mandal, Medchal - Malkajgiri District.

1.7. After the proceedings of the SUCCESSORS, the names of the Original Patadar were mutated in the revenue records. Pahanis for the year 2005-06 reflect their names as owners and pattadars of land admeasuring about Ac. 10.49 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 256 (part), of Chengally Village, Kapra Mandal, Medchal - Malkajgiri District. Sale Pattahs and other Revenue records have been issued in favor by the Mandal Revenue Officer, Kapra Mandal, Medchal Malkajgiri District as per the details given below:

[illegible]

[illegible]

S. No.	Name of Employee	Date of Promotion w.e.	Pay Scale w.e.	Grant
1.	[illegible]	[illegible]	[illegible]	[illegible]
2.	[illegible]	[illegible]	[illegible]	[illegible]
3.	[illegible]	[illegible]	[illegible]	[illegible]
4.	[illegible]	[illegible]	[illegible]	[illegible]
5.	[illegible]	[illegible]	[illegible]	[illegible]
6.	[illegible]	[illegible]	[illegible]	[illegible]
7.	[illegible]	[illegible]	[illegible]	[illegible]
8.	[illegible]	[illegible]	[illegible]	[illegible]
9.	[illegible]	[illegible]	[illegible]	[illegible]
10.	[illegible]	[illegible]	[illegible]	[illegible]
11.	[illegible]	[illegible]	[illegible]	[illegible]
12.	[illegible]	[illegible]	[illegible]	[illegible]
13.	[illegible]	[illegible]	[illegible]	[illegible]

1.8. By virtue of the recitals in these documents, records and records, the Original Owners became the absolute owners and possessors of about Ac. 16-04 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Chetlapally Village, Rajiv Mandal, Medchal, Medchal District.

1.9. Whereas against of the land admeasuring about Ac. 5-39 Gts., which above was encroached and affected in the existing road. The Original Owners were in possession of the balance land admeasuring about Ac. 17-05 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chetlapally Village, Ghatkesar Mandal, Rangareddy District. Whereas with a registered Partition Deed dated on 12/09/2007, dated 31.10.2008 executed between the Original Owners the share of land of Vol.II Sy.nos Rs.Mdl, was apportioned by survey and measure. Whereas the Remaining Owners i.e., the Original Owners owned 5 Sanyasi Reddy became the absolute owners and possessors of undivided share in the Entire land admeasuring about Ac. 17-12 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chetlapally Village, Rajiv Mandal, Medchal-Malkajgiri District.

1.10. The Remaining Owners have retained about Ac. 8-05 gts., out of the above land and sold the remaining land admeasuring Ac. 15-02 gts., to Vendor no. 2 herein by way of sale deeds / Agreements of sale cum GPAs, details of which are given below and registered in SRO Uppal. Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

Sl.No.	Type of Document	Document no.	Document date	Area
1	Sale deed	[illegible]	[illegible]	Ac. 4-07 gts
2	Sale deed	[illegible]	[illegible]	Ac. 1-00 gts
3	Sale deed	[illegible]	[illegible]	Ac. 6-25 gts
4	Agr. of sale cum GPA	[illegible]	[illegible]	Ac. [illegible] gts

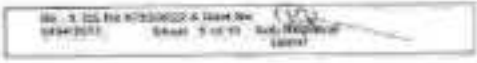
1.11. Vendor no. 2 owned land admeasuring Ac 5-22 gts., out of the above and sold to Sri Ramakrishna Reddy and entered into sale deed bearing no. 5419/2008 dated 11.07.2008, registered at SRO Uppal.

1.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 15-09 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chetlapally Village, Rajiv Mandal, Medchal-Malkajgiri District. The said Ac. 15-09 gts., is hereinafter referred to as the Total Land. All this land is free, developed or proposed to be developed along with roads, pavements, electrical mains, etc., on the Total Land are neither been encroached to or the Remaining Property.

1.13. Vendor no. 2 obtained building permit from GHMC to divide the said land into several plots, details of which are given under. In said the land was divided into 48 + 22 = 112 plots through permits obtained from GHMC. Other parcels of land were sold to 2nd parties, who in turn have obtained permits for constructed houses.

1.14. The Vendors 2 and 3 plot nos. 1 to 48, excluding plot nos. 29 to 32, 42 & 43 to 54 in Sitara Gali Villas LLP (the Confirming Party herein) by way of agreement of sale dated 29.05.2017 and 17.01.2018 registered as document No. 7530/2017 and 979/2018 in SRO Uppal. The Vendor no. 2 has further agreed to sell plot nos. 29 to 32, 42 & 43 to 54 in Sitara Gali Villas LLP on behalf of nominee Sri [illegible]. M/s. Sitara Gali Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 93 villas with common amenities like roads, open spaces, parks, clubhouse, toilets, etc., for the common enjoyment of the persons for purchasers of the villas being the owner in a portion of the Total Land. M/s. Sitara Gali Villas LLP has further developed a clubhouse on a portion of the Total Land for the common enjoyment of all owners constituent to the Housing Project.

[illegible]



1.12. Vendor no. 2 has further sold additional parcels of land totaling [illegible] sqm of the Total Land as per details given below:

1.12.1. Land admeasuring about 648 sq. mtr. was sold to M/s. [illegible] Builders by way of sale deed bearing no. [illegible] dated 27.06.2017 registered at SRO, Uppal. This land was developed into a housing complex of 6 flats by M/s. Uppal Hindi who had hence purchased the land by way of sale deed bearing no. [illegible] dated 28.04.2018 registered at SRO, Uppal. The buildings is numbered as 96 and the flats thereto are numbered as 96-1A, 96-1B, 96-2A, 96-2B, 96-3A, 96-3B, 96-4A & 96-4B.

1.12.2. Land admeasuring about 186 sq. yds was sold to M/s. [illegible] Builders by way of sale deed bearing no. [illegible] dated 24.10.2017 registered at SRO, Uppal. This land was developed into a villa by M/s. Uppal Hindi who had hence purchased the land by way of sale deed bearing no. [illegible] dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 96.

1.12.3. Land admeasuring about 356 sq.yds was sold to M/s. [illegible] Housing LLP by way of sale deed bearing no. [illegible] dated 12.06.2017 registered at SRO, Uppal. This land was developed into a villa by M/s. Uppal Hindi who had hence purchased the land by way of sale deed bearing no. [illegible] dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 97.

1.14. Vendor no. 2 has sold 30 plots to M/s. Modi Housing Pvt. Ltd., herein by way of agreement of sale dated 07-11-2019 registered as document No. [illegible] at SRO, Uppal. Vendor no. 2 has further agreed to sell plots nos. 102, 104, 106, 108, 110, & 112 to M/s. Modi Housing Pvt. Ltd., on refusal of purchase from KHMC. M/s. Modi Housing Pvt. Ltd., has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.15. Vendor no. 2 has sold 30 plots to 12 individuals of belonging to the Mylan Family herein by way of agreement of sale dated 07-11-2019 registered as document No. [illegible] at SRO, Uppal. The details along ownership of land which plots of land is given to the said agreement of sale. The Mylan Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2. Accordingly, Vendor no. 2 became the absolute owner of the plot of land, details of which are given in annexure A herein.

2. DEVELOPMENT PROJECT:

2.1. Building permit and other statutory permits/NOCs have been obtained from appropriate authorities for all units in the Housing Project as per details given below:

2.2. The Allottee has made 2 applications for building permit for developing the Housing Project in GHMC on the Total Land and obtained building permits as per the following details:

2.2.1. Permit for 48 Villas constructed on Villa nos. 1 to 48) and a club house was obtained from GHMC in file No. [illegible] dated [illegible].

2.2.2. Permit for 37 villas constructed on Villa nos. 49 to 85) was obtained from GHMC in file no. [illegible] dated 26.08.2019.

2.2.3. Permit for 114 villas constructed on Villa nos. 102 to 216) and a Commercial Complex was obtained from GHMC in file no. [illegible] dated 10.10.2019.

[illegible]

[illegible]

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2.1 M/s. Serpent Holdings is desirous of permit for construction of an apartment complex consisting of ground + 3 upper floors in Survey No. 247/1/1/1/1/2/1/1/1/1, permit no. 247/1/1/1/1/2/1/1/1/1, dated 31.08.2017. The flats are numbered as 99/A/A, 99/1/B, 99/2/A, 99/2/B, 99/3/A, 99/3/B, 99/4/A & 99/4/B.

2.2 The permit for villa no. 99 was obtained from GHMC in file no. 247/1/1/1/1/2/1/1/1/1, permit no. 247/1/1/1/1/2/1/1/1/1, dated 27.02.2018.

2.3 The permit for villa no. 99 was obtained from GHMC in file no. 247/1/1/1/1/2/1/1/1/1, permit no. 247/1/1/1/1/2/1/1/1/1, dated 08.08.2017.

2.4 One of the Total Land permit for construction of 99 villas and the commercial complex along with other amenities was obtained for land admeasuring about Ac. 9.-00 gts., which is hereinafter referred to as the Schedule of Land and more fully described in the Sale of Site Agreement.

1 PROPOSED DEVELOPMENT

1.1. The Vendor M/s. Silver Oak Villas LLP, along with members of Mehta family and M/s. Total Mind, propose to develop the Total Land in accordance with the permit for construction development into a Housing Project as per details given below.

1.1.1 M/s. Silver Oak Villas LLP shall develop plot nos. 1 to 45 along with villas constructed thereon at its own risk and cost.

1.1.2 M/s. Silver Oak Villas LLP shall develop the electricity and telephone connections/lines, equipment to plot nos. 1 to 45 at its own risk and cost.

1.1.3 M/s. Total Mind shall develop villa nos. 46 & 47 along with an apartment complex on plot no. 99 at its own risk and cost.

1.1.4 M/s. Mehta Housing Pvt. Ltd., shall undertake a portion of the Scheduled Land relating to villa nos. 101 to 104 by providing roads, utility services like water supply, sewage, power connection, storage and drainage, open spaces/parks as provided in the building permit at its own risk and cost. M/s. Mehta Housing Pvt. Ltd., shall be responsible for developing the Layout.

1.1.5. Vendor no. 1 through its agents agree to continue value for each prospective purchaser of a plot of land as given herein. The cost of construction of the villa shall be paid by the prospective purchaser to Vendor no.1 as per payment.

1.1.6. Members of the Mehta Family shall construct villa no. 99 jointly purchased by them at their own risk and cost.

1.1.7. Villas of a standard look and size shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.

1.1.8. The prospective purchasers shall essentially become absolute owners of an identified plot of land along with the villa constructed thereon.

1.1.9. Clubhouse consisting of sub + ground + 3 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, sports, landscape gardens, children park, lawns for barbecue, equipment for barbecue, compound wall, security cabin, overhead tanks, sumps, etc.

1.1.10 Each villa shall have a separately numbered address, phone connection.

1.1.11 Area for guests parking can shall be provided through downside. Underground sump shall be provided for purchasers of home to welcome.

Sri [illegible]
Director
[illegible]

[illegible]

3.1.12. Connection for drinking water shall be provided in each Villa. Drinking water shall be provided [illegible] on [illegible] 10 years.

3.1.13. 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 in the scheme of design, colour and size of building materials for the proposed villas, clubhouse, common amenities etc., as it deems fit and proper.

3.1.14. That the Purchaser shall not be allowed to alter any portion of the villa but any change in external appearance without due authorization from the Vendor and / or Association / Society in charge of maintenance for an initial period of about 2 years from date of handing over possession of the completed villa or till the end of year 2014, whichever is later and all the villas in the project of Silver Oak Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any objections / objections.

3.1.15. The Purchaser shall not be entitled to amalgamate plots of land and make amendments in Layout. This restriction in addition and alterations shall be in force upto end of 2014.

3.1.16. 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 Total Land is entitled "Silver Oak Villas" and is hereinafter referred to as the Housing Project. That the name of the project which is stated by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The signature complex is styled as "Silver Oak Residence".

3.3. M/s. Mark Housing Pvt. Ltd., M/s. Silver Oak Villas LLP, members of the Mohan Family and Mrs. Tejal Modi shall be free to sell their share of project (the plots) to prospective purchasers without any lien or hindrance or further reference or such share. The proposed housing complex of this (Silver Oak Residence) and villas (Silver Oak Villas) shall be integrated into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Prospective purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Villas in Oak Villas.

4. SCHEDULE 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. For and being said to the Vendor is the Purchaser is entitled to Annexure-A and is hereinafter referred to as the Scheduled Plot.

4.3 Further, Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 undertake to execute / register or do required to villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

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4.6 The Purchaser of the villas in the housing complex shall share all the common amenities provided by the Vendor within the Schedule Land such as clubhouse, swimming pool, roads, pavement, elevators, entrance, open spaces, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without obtaining exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the owners villa owners in the Housing Project.

4.7 Apart from exclusively sold by the Vendor to the respective purchasers of the Housing Project and the owner's share the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas are located over or not forming part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor on its sentiment.

4.8 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, origin fees, maintenance charges etc., the Vendor shall execute a sale deed/conveyance deed in favour of the Purchaser and or its nominee. 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.

4.9 The Vendor has assured 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 the construction/erection of the villa and the Purchaser shall not raise any objection for execution of such agreement. Thus the possession of the Scheduled Plot along with the villa constructed/erected thereunder 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 transfer/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 or its nominee/agents.

4.10 This is to 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, inseparably co-existing and i.e. inseparable. The Purchaser therefore shall not be entitled to claim/ or any manner the Scheduled Plot independently/ in his/her/their/ or more than an Agreement for Construction in respect of the villa erected/ or other Plot/ parts. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to let/ sell the Said Villa as a security for obtaining housing loan for the purchase of purchase and construction of the Said Villa.

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 Sale Deed unless otherwise specifically waived and the differently agreed upon in writing.

For [illegible]

Authorised Sign. [illegible]

[illegible]

[illegible]

3. DETAIL OF PLOT BEING SOLD

3.1 The Vendor hereby sells to the Purchaser the Schedulled Plot in the Housing Project and details of the title etc. plot size etc given in Annexure A attached to this Deed.

3.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Schedulled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

3.3 That the Purchaser has examined the title, deeds, plans, measurement of the Schedulled Plot hereinbefore and it has to satisfaction 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 as to the same.

3.4 The plan of the Schedulled Plot is attached as Annexure B hereto and the layout plan of the Housing Project is annexed as Annexure C hereto.

4. SALE CONSIDERATION

4.1 The Vendor hereby sells the Schedulled Plot and the Purchaser hereby shall forever the absolute owner of the Schedulled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Schedulled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and for receipt of which are mentioned in hereunder.

4.2 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 each party to sale deed part of the agreed sale consideration mentioned in Annexure A. The Purchaser shall pay stamp duty, other 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 entitled to claim from the Purchaser.

4.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any taxes etc. VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the use of the Schedulled 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 entitled to claim from the Purchaser.

4.4 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of providing water through permanent water 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 water government body or a private party.

Page 3 of

[illegible]

7. [illegible] ASSOCIATION:

7.1 That the Purchaser shall become a member of the association / society that has been formed (draft of memorandum are given to purchaser (s) to look after the maintenance of the Housing Project and shall duly fill in etc.

7.2 In case the society / association has not so far formed, the Purchaser shall pay to the Vendor such proportionate sum of charges such as common water charges, common lights, repairs, salaries of clerk, watchman, sweeper's etc., as may be determined by the Vendor.

7.3 If the Purchaser over fails to pay maintenance charges, owner fund or other charges referred to the Said Villa the Association shall be entitled to disconnect and stop providing all or any services to the Said Villa including water, electricity, etc. further the Purchaser may be barred from sale / possession or enjoyment the clubhouse, swimming pool, [illegible] water mains, generator facilities etc., all such type of services are charged.

7.4 The Vendor has proposed to deliver the common amenities or 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 completion of common amenities. The Purchaser shall not raise any objection on this ground.

7.5 The monthly maintenance charges payable to the Association are proposed to be charged 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. Rectification/completion 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 shall be functional as the society for said project. The Vendor and its nominees shall be the founding members of the Association. The Association shall be formed prior to the completion of the Association (i.e., prospective purchasers at the time of completion of the entire Housing Project, by calling for nominations for executive committee members). Till such time the Vendor and its nominees shall run the day to day affairs of the Association. The Purchaser shall not raise any objection on this count.

8. NOC FOR FUTURE TOWNSHIP DEVELOPMENT:

8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land as planned. The Vendor may or, as deemed, merge the entire land parcels of the adjacent lands as developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the homes proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further development being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objections to construction [illegible] roads, public 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 claim any [illegible] to access to such lands from the Schedule Land. Such land in the vicinity of the Scheduled Land may be conveyed or developed with the Scheduled Land. The Purchaser agrees to execute NOC for the same to the Vendor as and when called for.

[illegible]

[illegible]

[illegible]

Page 3

[illegible]

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8.7 The rights of further construction on and around the Scheduled Land or the Scheduled Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner to income its without any objection whatsoever from the Purchaser.

8.8 That the Purchaser shall not create any obstructions or hindrances and shall give reasonable access, permissions, assistance etc. to the Vendor or to the nominated contractors or their agents, workmen etc. to construct, install, maintain, service, make such additions, alterations, to the structures etc. this may be necessary for completion of the Housing Project and in respect to the Scheduled Land or Scheduled Flat and also the adjoining plots.

8.9 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 in the Scheduled Flat and that such changes do not affect the size or area of the Sold Villa. The Purchaser shall not raise any objection on this count and agrees to execute 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 nominees in title shall, automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that the conditions shall explicitly mentioned in conveyance deeds executed in favour of the successors-in-interest. The compliance laid by the following authorities that our Vendor is bound shall be deemed to be apply to the Purchaser:

9.1.1 The indicated authority or allied organisations.

9.1.2 Airports Authority of India.

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

9.1.4 Fire department.

9.1.5 Electricity and water supply boards.

9.1.6 Government authorities like MRTS, RERA, Collector, Revenue department etc.

9.1.7 Irrigation department.

9.1.8 Any municipal departments 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 impact materially or attributes with respect to the ownership of such share in the Scheduled Flat or accordance with ownership of the common amenities by vendor all persons.

THE TRUSTEE OF THE VILLA LIFE
PROJECT TRUST

Page 11

[illegible]

(C)

(B.2) Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's Plans, Specifications, Amenities, methods, buildings, etc. shall not be construed as a legal affecting. The Vendor reserves the right to make any reasonable additions or alterations or deletions in the proposed amenities and facilities as it deems fit and proper. The Purchaser shall not raise any objection in this event.

(B.3) That the Purchaser shall impound all the conditions and terms as the Sale Deed upon the signature, mark, assignees or users of Scheduled Plot Hereinafter, even if such conditions are not laid down explicitly such transfer, etc., shall be bound by these terms and conditions as detailed in the Schedule but Plots and the transfer of all or any rights thereto shall vary by subject to such conditions.

(B.4) At the request of the Purchaser the Confirming Party has joined in this calculated to confirm that the conditions and other covenants mentioned shall be jointly enjoyed by all prospective purchasers of villas/Sale in the Civil Land Housing Project.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area in the extent of 3a.0r.0p.gts, forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19A, of Chowdapally Village, Kapra Mandal, Medchal Malkajgiri District, formerly known as Dhulapally Village, Kapra Rural District and bounded by:

North By:	Chowdapally Village
South By:	Neighbours land in Sy. Nos. 9, 8, 6, 10, 13, 100
East By:	Neighbours land in Sy. Nos. 132, 134 & 137
West By:	60 ft. Layout Developed by Silver oak Realty and Silver Oak Villas LLP

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

WITNESSES:

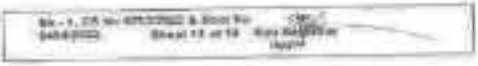
1.

2.

Vendor Rep.
Mr. Rahul C. Shah
Director
Silver Oak Villas LLP
Silver Oak Realty

Confirming Party
(Mr. Suraj Oak Realty & Silver Oak Villas LLP
rep by Mr. Rahul Shah)

PURCHASER



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ANNEXURE - A

1.	Name of Purchaser	Mr. [illegible]
2.	Purchaser's permanent residential address	[illegible]
3.	Pan no. of Purchaser	[illegible]
4.	Aadhaar card no. of Purchaser	[illegible]
5.	Name address & registration no. of Owners Association	[illegible]
6.	Details of the Subject Plot	
	A. Plot area	[illegible]
	B. Plot area	[illegible]
7.	Total sale consideration	[illegible]
8.	Details of payment	
	[illegible]	
9.	Description of the Subject Plot	
	[illegible]	

[illegible]

[illegible]

[illegible]

[illegible]

SCHEDULE-B

Plan of the Scheduled Plot

PURCHASER

[illegible]

ANNEXURE C

Layout plan of the Amenity Projects

Vendor No 1
(Mr. Yogesh G. Mehta)

Vendor No. 2 & Confirming Party
(M/s. Silver Oak Realty & Silver Oak Villas LLP
Acting Mr. Sohan Mehta)

PURCHASER

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

Sl.No.	Thumb Impression in Black Ink (Left Thumb)	Photograph	Name & Permanent Residential Address of Executants/Claimants
			**VENDOR NO.1:**
			**VENDOR NO.2:**
			**PURCHASER:**
			

SIGNATURE OF THE VENDORS

SIGNATURE OF THE BUYER

SIGNATURE OF THE WITNESS

SIGNATURE OF PURCHASER

Sub - 1, C.S. No. 6763/2022 & Court No.
Notice Dated. Sheet 13 of 13 Sub Registrar
Tiruvali

[illegible]

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

Date: [illegible]

No. [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

As per the property details as on the Sub-Registrar under Section [illegible] of Section [illegible] of Greater Hyderabad Municipal Corporation (GHMC) Act, 1955, and based on the [illegible] information furnished by the Applicant, the following transfer is effected in the records of [illegible] Municipal Corporation (GHMC).

Property/Document No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
District	[illegible]
Date No/No	[illegible]
Facility	1. [illegible] 2. [illegible] 3. [illegible] 4. [illegible] 5. [illegible] 6. [illegible] 7. [illegible] 8. [illegible] 9. [illegible] 10. [illegible] 11. [illegible] 12. [illegible] 13. [illegible] 14. [illegible]
Transferor / Name of the Person Available in the Sub Registrar	[illegible]
Transferee / Name of PT Applicant Available in the Sub Registrar	[illegible]
Document Registration No.	[illegible]
Date	[illegible]

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

Signature of Sub Registrar

SUB-REGISTRAR

[illegible]

1496 DN61 [8/198/021]

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

तेलंगाना TELANGANA AB 114288

[illegible]

SALEDEED

[illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

For MODI HOUSING PVT. LTD.
MANAGING DIRECTOR
SOLE DIR. REALTY

6. Smt. Palle Kavitha Reddy, S/o. Late Sripal Reddy, aged 45 years Occupation: Business, resident of H. No. 2-3-66, Cherlapally Village, Kapra Mandal, Medchal District (Vendor)

7. Smt. Palle Preeti Reddy, S/o. Late Ram Reddy, aged 47 years Occupation: Business, resident of H. No. 8-2-293/1, Jubilee Hills, Hyderabad.

8. Smt. Palle Chandrakanth Reddy, S/o. Late P. Narsimha Reddy, aged 38 years Occupation: Business, resident of H. No. 3-5-212/B, Kothi Nagar, Narayanaguda, Hyderabad.

9. Smt. Palle Vinita Rani Reddy, S/o. Late P. Sudhir Reddy, aged 37 years Occupation: Business, resident of H. No. 3-5-212/B, Kothi Nagar, Narayanaguda, Hyderabad.

10. Smt. Palle Sudeepta, W/o. Late P. Narsimha Reddy, aged 77 years Occupation: Housewife, resident of H. No. 3-4-184, Tilak Nagar, Hyderabad.

11. Smt. Palle Vasantha Reddy, W/o. Late P. Indra Reddy, aged 87 years Occupation: Business, resident of H. No. 2-3-65, Cherlapally, Village, Kapra Mandal, Medchal District (Vendor)

12. Smt. Palle Vasanta Reddy, S/o. Late P. Indra Reddy, aged 84 years Occupation: Business, resident of H. No. 2-3-65, Cherlapally, Village, Kapra Mandal, Medchal District (Vendor)

13. Smt. Palle Vimala Reddy, S/o. Late P. Indra Reddy, aged 72 years Occupation: Business, resident of H. No. 2-3-65, Cherlapally, Village, Kapra Mandal, Medchal District (Vendor)

Persons in Sl. Nos. 5 to 13 are being represented by their Attorney, cum Special Power of Attorney holder Mr. Bhavesh Gala Reddy, having his office at 3-4-183/B & 4, II Floor, Nizam Mansion, M. G. Road, Secunderabad-500 003, represented by his authorized Signatory, Mr. Kishore Mittal, S/o. Late Sri G. Mittal, aged about 51 years, (AGPS), registered as Director vide DIN/DIN (02F-2008, registered at ROC Hyd). Hereinafter referred, shall as Vendor and as vendors as Vendor No. 1 & Vendor no. 2 respectively.

AND

M/s. Silver Oak Villas LLP (PAN: ADEFS-3508 A) a limited liability partnership firm having its office at 3-4-183/B & 4, II Floor, Nizam Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorized Signatory, Mr. Nilesh Mittal, S/o. Late Sohan Mittal aged about 51 years, hereinafter referred to as the Confirming Party

RECITALS OF

1. Mr. Jaswant Ram Ashwani, Son of Mr. Jeevan Ram a Hindu aged about 72 years, Occupation: Service

2. Mrs. Jaswant Kumari Ashwani, W/o. of Mr. Jaswant Ram Ashwani aged about 70 years, both are residing at 3-4-183/B&4, Flat No. 303, Shubh-Ki Jagriti Apartments, Gandhi Nagar, Hyderabad-500 080, hereinafter referred to as the "Vendors".

The term Vendor and Purchaser shall mean and include, wherever the context does not repugnant to subject or meaning, all their heirs, executors, successors, assignees, legal representatives, etc.

For MODI HOUSING PVT. LTD.
BUYER DAY REALTY LLP
SELLER DAY REALTY

Whereas the Vendor/Confirming Parties are the owners of certain flat, [illegible] (hereinafter referred to as the said flat) in the Premises shall be read and construed as "the flat" or "flat" or "flat" or "premises" shall also be construed and read accordingly wherever the Vendor/Confirming Parties are [illegible] (collectively or individually) the Corporate Body;

C. TITLE OF PROPERTY:

(1) Late Shri P. Sai Reddy, W/o Late Shri Vidya Reddy, Late Shri P. Malla Reddy, S/o Late Shri Yadav Reddy, Late Shri Ram Reddy, S/o Late Shri Lingaiah Reddy and Late Shri Venu Reddy (Joint Stock Reddy), S/o Late Shri Sai Reddy were the original pattadars of agricultural land admeasuring about Ac. 24-13 Gts, forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Chintalguda Village, Rajna Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

(2) Whereas Late P. Laxmi Reddy is the only lawful legal heir of Late Shri P. Sai Reddy.

(3) Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Narayan Reddy, Shri P. Venkatesh Reddy and Shri P. Venkat Reddy.

(4) Whereas Late Shri Venu Reddy was survived by his two sons and legal heirs namely Shri P. Prabhakar Reddy, Late Smt. Lalitha, the Husband of Late P. Renuka, and Late P. Rajender Reddy and Late P. Sudhir Reddy, Shri P. Sai Reddy had gifted the aforementioned land admeasuring about Ac. 1-13 Gts. in Sy. No. 11 (Ad. 0-11 Gts.), Sy. No.12 (Ac.0-08 Gts.), Sy.No. 15 (Ac. 0.07 Gts.), Sy.No. 16 (Ac. 0-17 Gts.), Sy. No. 17 (Ac. 0-09 Gts.), Sy. No. 18 (Ac. 0.03 Gts.), Sy. No. 17 (Ac. 0-10 Gts.), Sy. No. 18P (1) (0.04 Gts.), Sy. No. 294 (Ac. 0.17 Gts.) of Chintalguda Village, Rajna Mandal, Medchal-Malkajgiri District in favor of P. Venu, P. Renuka by way of a B-registered Gift Deed dated 18/08/2005 registered at SRO, Uppal.

(5) Whereas Late Shri P. Ram Reddy was survived by his Other sons and legal heirs namely Late Shri Sandhya Reddy, Late Smt. Narendra Reddy and Shri Pratap Reddy. Late Shri. Sandhya Reddy was survived by his two sons namely Shri P. Prabhakar Reddy and Shri P. Venkat Ram Reddy. Late Smt. P. Narendra Reddy is presently dead as he is survived by two sons S. Jayadev, Late Shri. P. Narendra Reddy was survived by his wife Smt. P. Vandana, and son Shri P. Jaipreeth Reddy.

(6) After the death of the original pattadars referred above, Sri Palle Narayan Reddy, Sri. Palle Prabhakar Reddy, Sri. Palle Rajender, Sri. Palle Ramakar Reddy, Sri. Palle Venu Reddy, Sri. Palle Pratap Reddy, Sri. Palle Venkat Ram Reddy, Sri. Palle Sudhir, Palle Sunanda, Palle Narendra Reddy, Palle Venkat Ramana and Smt. P. Sandhya Reddy inherited from original Owners being the only legal heirs of the original pattadars became the joint owners and jointly of land admeasuring about Ac. 24-13 Gts. forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Chintalguda Village, Rajna Mandal, Medchal-Malkajgiri District.

(7) After the partitioning of the JOINTURE, the shares of the Original Owners were patented in the revenue records. Pahanis for the year 2013-14 reflect their names as owners and possessors of land admeasuring about Ac. 24-13 Gts. forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Chintalguda Village, Rajna Mandal, Medchal-Malkajgiri District. Pass Pahanis and RoR records have been issued by the Mandal Revenue Officer, Rajna Mandal, Medchal-Malkajgiri District as per the details given below:

Sl. No.	Name of Vendor	Purchase Order No.	File Number	Date
1	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]

M/s MODI HOBBING PVT. LTD.
[illegible]
[illegible]

[illegible] Manager

1.8. On review of the above referred documents, records and records, the Original Owners became the absolute owners and possessors of about Ac. 38.10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296 (part), of Chickagally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.9. Whereas a part out of the land admeasuring about Ac. 8.00 Gts., referred above was encroached and affected by the existing road. The Original Owners were in possession of the subject land admeasuring about Ac. 17.11 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chickagally Village, Medchal Mandal, Ranga Reddy District. Whereas the Government Pleader in Court hearing no. 32 RSO/2002, dated 9.10.2007 received Notices for the Original Owners for share of land of 30.11 F. Sa (pro Rata) now represented by vacant and towards. Meanwhile the Government Orders (Ms. No. Original Government order F. No.pro Rata) became final and as orders and pronounced of such of the Notices for Notices land admeasuring about Ac. 16.27 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chickagally Village, Kapra Mandal, Medchal-Malkajgiri District.

1.10. The Vendors Owners have received about Ac. 9.00 gts., out of the above land and sold the remaining land admeasuring Ac. 17.11 gts., to Vendee no. 2 herein by way of sale deeds / Agreement of sale cum GPA, details of which are given below and registered at SRO Uppal. Vendee no. 2 has paid the entire consideration to the Vendors Owners and the same has been acknowledged by them.

Sl. No.	Type of Conveyance	Document no.	Document Date	Area
1	Sale deed	12442/07	05.10.2007	Ac. 4.00 gts
2	Sale deed	11994	07.12.1995	Ac. 1.00 gts
3	Sale deed	13818	17.07.2007	Ac. 5.33 gts
4	Agt. of sale cum GPA	13834	17.07.2007	Ac. 5.77 gts

1.11. Vendee no. 2 has sold land admeasuring Ac. 9.22 gts. out of the above said land to M/s. Cornerstone Realty and others vide sale deed bearing no. 7695/2018 dated 31.05.2018 registered at SRO Uppal.

1.12. Accordingly, Vendee no. 2 became absolute owner of Ac. 8.00 admeasuring Ac. 15.32 gts. forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 296, of Chickagally Village, Kapra Mandal, Medchal Malkajgiri District. The said Ac. 15.32 gts., is hereinafter referred to as the Total Land. All flats and villas developed or proposed to be developed along with clubhouse, amenities, community hall, etc., in the Total Land are together hereinafter referred to as the Housing Project.

1.13. Vendee no. 2 obtained building permit from GHMC in Circle Office and had also received plans details of which are given below. It is said that land was sold at the rate of Rs. 27 + 1% gross through property obtained from GHMC. Other details of land were sold to 3rd parties, who in turn have obtained permits for construction thereon.

1.14. The Vendee sold 99 cents (nos. 1 to 99, excluding plot nos. 29 to 32, 82 & 83) to M/s. Silver Oak Villas LLP by way of agreements of sale dated 31.03.2017 and 17.04.2018 registered as document Nos. 7010/2017 and 5869/2018 at SRO, Uppal. The Vendors Owners also sold plot nos. 29 to 32, 82 & 83 to M/s. Silver Oak Villas LLP on receipt of mortgage from GHMC. M/s. Silver Oak Villas LLP has developed a portion of the Total Land into a Premium Gated Community consisting of 91 villas with common amenities like roads, open spaces, parks, recreation, sit-outs, etc., for the enjoyment of the prospective purchasers of the villas that being developed on a portion of the Total Land. M/s. Silver Oak Villas LLP has further developed 11 villas on a portion of the Total Land for the exclusive use of the Vendors for the Housing Project.

[illegible]
[illegible]
[illegible]

[illegible]

1.1 M/s. Nemesis Realtors obtained permit for construction of an apartment complex consisting of 6 B + 4 upper floors in file no. 24/189/2018/B3, permit no. 24/[illegible]/2017, dated 31.08.2017. The following numbers 90/1A, 90/3B, 90/3A, 90/5B, 99/1A, 99/3B, 99/4A & 99/4B.

2.4 The permit for villa no. 90 was obtained from GHMC in file no. [illegible]/2018, permit no. [illegible] dated [illegible].

2.5 The permit for villa no. 89 was obtained from GHMC in file no. 58/1/[illegible], permit no. [illegible] dated 09-10-2017.

2.6 Out of the total land permit for construction of 139 villas and the commercial complex along with other amenities was obtained for total admeasuring about Ac. 4.11 gts., which is hereinafter referred as entire Schedule Land and more fully described in the Schedule of this Agreement.

1. PROPOSED DEVELOPMENT:

1.1 The Vendor, M/s. Silver Oak Villas LLP, along with members of Mitha Family and Mr. Vaid Modi propose to develop the total land in question with the permit for composite Residential gated Housing Project as per details given below:

1.1.1 M/s. Silver Oak Villas LLP shall develop villa no. 1 to 93 along with the commercial Pavilion at its own risk and cost.

1.1.2 M/s. Silver Oak Villas LLP shall develop the Infrastructure and common amenities/facilities appurtenant to villa no. / villa no. 1 to 93 at its own risk and cost.

1.1.3 M/s. Vaid Modi shall develop villa nos. 94 to 97 along with an apartment complex in phase III at its own risk and cost.

1.1.4 Vendor no. 1 shall subdivide a portion of the Total Total Land relating to villa nos. 113 to 123 by providing roads, utility services like water supply, electric power connection, drainage and sewerage open spaces as provided in the layout plan at its own risk and cost. Vendor no. 1 shall be responsible for developing the Layout.

1.1.5 Vendor no. 1 through its agents or associates shall sell for each prospective purchaser of a plot of land as given herein. The sum of consideration of the villa shall be paid to the prospective purchaser to Vendor no. 1 or its nominee.

1.1.6 Members of the Mitha Family shall construct villa no. 98 given purchased by them at their own risk and cost.

1.1.7 Villas of a standard lock and type shall be constructed on each plot. Each plot shall be sold along with a fully constructed Villa.

1.1.8 The prospective purchasers shall eventually become absolute owners of an identified plot of land along with the villa constructed thereon.

1.1.9 Clubhouse consisting of G + 1 floors (Ground + 1 upper floor) admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, pools, toddlers pool, children park, lawns, for tennis, gymnasium, leisure, sitting area, soft sand, [illegible], [illegible], etc.

1.1.10 Each villa shall have a separate external electric power connection.

1.1.11 Water for potable purposes shall be provided through borewells. Underground sump shall be provided for purchase of water by vendors.

For MODI HOMES PVT. LTD.
SILVER OAK VILLAS LLP
SILVER OAK REALTY

Authorised Sig. Sidhant Modi

[illegible]

3.1.12 Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.

3.1.13 The proposed villas will be constructed strictly as per the design prepared by the Vendor. The Vendor reserves the absolute right to design or make changes in the scheme of design, colour and use of building material for the proposed villas, clubhouse, common amenities etc., at Vendor's discretion.

3.1.14 That the Purchaser shall not be allowed to alter any portion of the villa (including change in external appearance) without the express permission of the Vendor and / or Association / Society (including of maintenance fee in terms of clause 3.2.2 [illegible]) [illegible] the villa. If the project of Silver Oak Villas shall have a visible elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not alter any elevation/color scheme.

3.1.15 The Handover shall not be affected by programme delay of Force Majeure [illegible] Force Majeure, the completion of villas and clubhouse shall be in Four (4) years end of 2024.

3.1.16 The Vendor shall provide amenities and facilities on the Scheduled Land by [illegible] and 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 Total Land is [illegible] "Silver Oak Villas" and is [illegible] referred to as the Housing Project. That the name of the project villas is stylized by the Vendor as Silver Oak Villas and shall always be referred as such and shall not be changed. The [illegible] complex is stylized as "Silver Oak Residency".

3.3. The Vendor vis. [illegible] Silver Oak Villas LLP, affiliates of the Modi Family and Mr. Vijay Modi shall be free to sell their share of the Villas Project to prospective purchasers without any [illegible] or further [illegible] in such [illegible]. The proposed Housing Complex of Silver Oak Residency and of the Silver Oak Villas shall be integrated into a single gated community with shared amenities and facilities like clubhouse, [illegible], swimming pool, [illegible], etc. Prospective purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

4. SCHEDULE OF SALE PROPERTIES :

4.1. By virtue of the deed of [illegible], the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the vacant plot of land under consideration with [illegible] and [illegible] practices.

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 as the "Scheduled Plot".

4.3. Further, hereto, the Vendor and the Purchaser have agreed that Vendor vis. [illegible] shall execute a [illegible] on the Scheduled Plot and the deed as Agreement of Construction is being executed along with this [illegible].

For MODI HOUSING PVT. LTD.
BY SILVER OAK VILLAS LLP
A LIMITED LIABILITY

Authorised Sign. Sanjeev Modi

4.4 The Purchaser of the Villa in the Housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, park, playgroup, gardens, walkways, open areas, facility power infrastructure, water supply infrastructure, generator backup, [illegible], etc., without claiming exclusive ownership rights in any such amenities (collectively amenities i.e., such common amenities shall remain belonging to all the residents who reside in the Housing Project).

4.5 Apart from 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, the owner rights, TDR rights, easement rights, open areas and landfill, other or not forming part of the housing complex, land lots or future development, etc., shall continue to belong to the Vendor or its assignees.

4.6 Only on receipt of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, other levies, maintenance charges, etc., the Vendor shall execute a sale deed conveyance deed in favour of the Purchaser under its auspices. The Purchaser shall be entitled to exact possession of the Scheduled Flat along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

4.7 The Vendor has recorded 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 (or its assignee/agency) 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 Flat along with the villa constructed thereon (hereinafter referred to as the Sale Villa) shall be delivered by the Vendor to the Purchaser only upon satisfaction of the Sale Deed. The Purchaser shall immediately hand over possession of the Scheduled Flat to the Vendor for the purpose of carrying out construction of the villa thereon and for providing and it amenities which are part and parcel of the Housing Project. The Vendor shall withdraw 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 revocable and [illegible]. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Flat separately to third parties (except in case where Agreement for Construction is prepared for the [illegible] where the [illegible] applies). However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to sell the Sale Villa as a package for obtaining housing loan for the purpose of purchase and construction of the Sale Villa.

4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the housing form, the Sale and Agreement of Construction, as mentioned here above in recitals, shall be deemed to be the part of this Sale Deed unless otherwise specifically varied and/or differently specifically agreed to in writing.

For MODI HOUSING PVT. LTD.
BY THE DIRECTOR
SHARP OAK REALTY

Authorised Sign. Sunil Gupta

5. DETAILS 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 are as given in Annexure A annexed 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 agrees such inspection to be deemed as notice of the title of the Vendor.

5.3 That the Purchaser has examined the title deeds, plans, measurement of the Scheduled Plot, specifications and other documents and is fully satisfied and is aware of 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 the same.

5.4 The plan of the Scheduled Plot is attached as Annexure-B hereto and the layout plan of the Housing Project is attached as Annexure-C hereto.

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 hereby 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 and such costs do not form part of the agreed sale consideration mentioned in Annexure-A. The Purchaser shall pay such stamp duty, registration charges as required for execution of 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 reimbursed to date from the Purchaser.

6.3 It is hereby agreed and understood that GST, Service tax and/or any other taxes the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is imposed or may hereafter be imposed 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 reimbursed to date from the Purchaser.

6.4 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of providing water through government water pipelines, sewer line, sewer lines, municipal connections, meter/MCB, pumpsets/motor, etc. These charges shall be payable extra as and when the water connection is being provided by such a government agency/municipal body/authorities.

For Mitty Housing Pvt. Ltd.
Authorised Signatory

Authorised Sign. (Seller's Rep.)

7. OWNERS ASSOCIATION.

7.1 [illegible]

7.2 [illegible]

7.3 [illegible]

7.4 [illegible]

7.5 [illegible]

7.6 [illegible]

7.7 [illegible]

For ADITI [illegible] PVT. LTD
[illegible]
[illegible] REALTY

Authorised Sig. [illegible]

8. [illegible] DEVELOPMENT

8.1 The Vendor proposes to develop a [illegible] in the vicinity of the Schedule Land as shown. The Vendor may at its discretion change the entire development of the adjacent lands or development with the Schedule Land as a single housing project with some or all amenities being shared by the residents of the Scheme proposed to be constructed on the Schedule Land. The Purchaser shall not object to the further development being taken up on the lands in the vicinity of the Schedule Land. Further the Purchaser agrees not to raise any objection to access lines, distributary roads, pathways, being placed with the concurrence of the proposed development on the lands in the vicinity of the Schedule Land. The Purchaser shall not demand any easement or access to such lands from the Schedule Land. Such land in the vicinity of the Schedule Land may be mortgaged or charged with the Schedule 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 Schedule Land or the Schedule 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 rights, title or claim thereto. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection or claim or interference by Purchaser.

8.3 That the Purchaser shall not create any obstruction or hindrance and shall give reasonable access, permission and facilities any to the Vendor or his or its authorised representatives or their agents, contractors etc. to enter into, remain, operate, work and do such other activities in the premises etc., that may be necessary for execution of the Housing Project and as regards to the Schedule Land or Schedule Plot and also for all living units.

8.4 The Vendor reserves right to change the designs of the scheme, blocks of villas, clubhouse, common amenities, etc., related to providing reasonable access for the common passages in the Schedule Plot and the NOC changes do not affect the plan or size of the Villa V-21. The Purchaser shall not raise any objections on this account 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 both statutory or regulatory authorities related to the Schedule Land and the Housing Project. Any such conditions or stipulations imposed on the Vendor or his 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 and liability mentioned in conveyance deeds executed in favour of the successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be applicable to the Purchaser:

9.1.1 The different services of the organisations

9.1.2 Airport Authority of India

9.1.3 Municipal Urban Development Authority, Municipal Corporation, Municipality, Sanctioned plan, town planning department, etc., who are authorised to issue permission for construction.

PARADISE HOUSING PVT. LTD.
ROYAL GARDEN VILLAS LLP
ROYAL GRAND REALTY

Authorised Sign. Director/Partner

[illegible]

9.1.4 Tax deposit;

9.1.5 Clearance and same stamp Notes;

9.1.6 Development agreement, [illegible] NOC, CC, Sale or, Revenue documents, etc.

9.1.7 Original documents;

9.1.8 Environment department pollution stamp; bond.

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 effectuate the transaction of the Vendor which [illegible] necessary to transfer the property to the ownership of such share in the Schedule Flat on account of joint ownership of the aforesaid transfer of another [illegible].

10.2 Any facilities and amenities that have been promised to be provided in the Housing Project as mentioned in the Vendor's flyer, brochures, banners, website, hoardings, etc., shall not be considered as a right of living. The Vendor reserves the right to make any reasonable additions or alterations or deletions to the proposed activities and facilities as it deems fit and proper. The Purchaser shall not raise any objection on this count.

10.3 That the Flat hereunder shall impose all the conditions (i.e. [illegible] to the Sale Deed or in the matter of [illegible] transfer, conveyance [illegible] of Schedule Flat. However, some of such conditions are not binding [illegible] such transfer etc. shall be based on those terms and conditions incorporated in the Schedule. Thus, with the transfer of all or any rights thereon shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land, and in the mouza of Sadi [illegible], forming a part of Survey nos. [illegible], Chakpalli Village, Lajpat Nagar, Hooghly District [illegible] known as Bhattacharjee Mondal, [illegible] and bounded by:

North By:	Chakpalli Village
South By:	Neighbours land [illegible]
East By:	Neighbours land [illegible]
West By:	[illegible]

IN WITNESS WHEREOF this Sale Deed is duly and [illegible] on the date mentioned above by the parties hereto [illegible] the witnesses namely and before:

WITNESSES:

1.

2.

FOR MITE HOMES PVT. LTD.
[illegible]
[illegible]

Authorised Sign. Director Mobil

VENDOR
[Mrs. Mobil Housing Pvt. Ltd.,
Sonal Gold Realty [illegible]
Silver Gold Villas LLP [illegible] Mobil]

[illegible]

ANNEXURE – A

1.	Name of Purchaser:	1. [illegible] Rao Associate, [illegible], [illegible] Reddy 2. Smt. [illegible], [illegible], W/o. Mr. [illegible] Reddy
2.	Purchaser's permanent residential address:	Rs. [illegible], Flat No. 108, [illegible], Gangotri Homes, Gandhi Nagar, Hyderabad-500 080.
3.	Income-Tax Number:	ACJPR[illegible]A, ACJPR[illegible]A
4.	Aadhar number(s) of Purchaser:	[illegible]
5.	Sound address & registration no. of Vendor/Attorney:	'Silver Oak Villas' Apartment' having Sy. [illegible] in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 79/A of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, vide regd. no. [illegible], dated 15.[illegible], and in the Office of Sub-Registrar Medchal Malkajgiri District
6.	Details of Individual Plot:	
	a. Plot No:	118
	b. Plot Area:	161 Sq. yds
7.	Total sale consideration:	Rs.[illegible]/- (Rupees Forty Nine Lakhs Eighty Thousand Only)
8.	Details of Payments:	
	1. Rs.[illegible] (Rupees Thirty Five Lakhs Twenty Seven Thousand [illegible]) paid by way of banker's cheque no.[illegible], dated [illegible] issued by State Bank of India, [illegible], Hyderabad.	
	2. Rs.[illegible] (Rupees Nine Lakhs Ninety Six Thousand [illegible]) paid by way of banker's cheque no.[illegible], dated [illegible] issued by State Bank of India, [illegible], Hyderabad.	
	3. Rs.[illegible] (Rupees Three Lakhs Ninety Seven Thousand [illegible]) by way of cheque no. [illegible], dated [illegible] drawn on HDFC Bank, [illegible] in Road Branch, Hyderabad.	
9.	**Description of the Scheduled Plot:**	
	All that land admeasuring plot no. 118, admeasuring about 161 sq. yds. in the layout project named as 'Silver Oak Villas' forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 79/A of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District (Formerly Situated in Ghatkesar Mandal, Ranga Reddy District) and bounded by: North by: Plot No. 117 South by: Plot No. 119 East by: 30' wide road West by: Plot No. 119	

For MITS SOHAM PVT. LTD.
DIRECTOR/AUTHORISED SIGNATORY

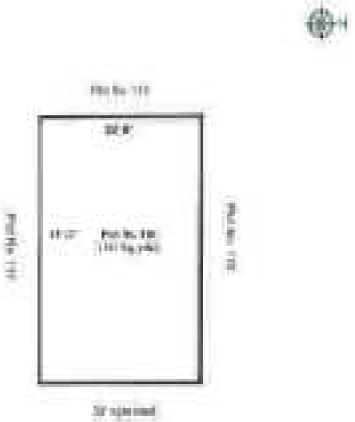
Authorised Sign. Sohan Shah

VENDOR

PURCHASER

ANNEXURE – B

Plan of the Scheduled Plot



For MODI HOUSING PVT LTD
SILVER OAK VILLAS LLP
SILVER OAK REALTY
Authorised Rep. Soham Modi

VENDORS
(M/s. Modi Housing Pvt. Ltd., Silver Oak Realty &
Silver Oak Villas LLP rep. by Soham Modi)

PURCHASER

ANNEXURE – C

Layout plan of Sai Enclave Project

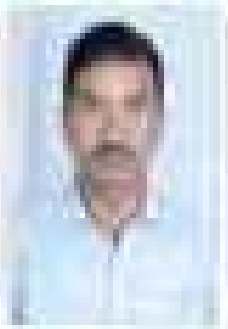
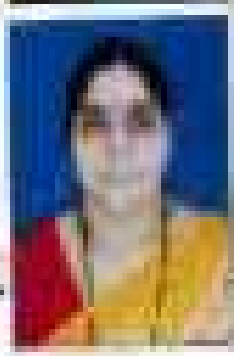
For M/S. [illegible]
[illegible]
[illegible] GAS REALTY

Authorised Sign. Sylvia Shah

NIRDOSH

PURCHASER

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

Sl.No.	Finger Print Areas (Left Thumb)	Photograph (Executants)	Name & Permanent Residence (Executant / Claimant / Witness)
			**SELLER:** M/S. MODI HOUSING PVT. LTD. & M/S. SILVER OAK REALTY & Mr. [illegible] HAVING OFFICE AT 5-4-187/3 & 4 SOHAM CHAMBERS, B.G. ROAD, [illegible] REPRESENTED BY ITS AUTHORISED SIGNATORY Mr. SOHAM MODI AGE: [illegible] **BEING FOR THE SELLING DOCUMENTS** **[illegible]** Mr. K. PRABHAKAR REDDY S/O Mr. K. PARAS REDDY R/O 5-4-187/3 & 4 SOHAM CHAMBERS 7th FLOOR, M.G. ROAD SECUNDERABAD
			
			**PURCHASER:** 1. Mr. [illegible] S/O Mr. [illegible] R/O 1-4-66/2/2, FLAT NO. 302 [illegible] OMKAR NAGAR HYDERABAD-500 [illegible]
			2. Mrs. [illegible] W/O Mr. [illegible] R/O 1-4-66/2/2, FLAT NO. 302 [illegible] OMKAR NAGAR HYDERABAD-500 [illegible]

MODI HOUSING PVT. LTD.
SILVER OAK REALTY

Authorised Sign. Seller Mod

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDOR

1.

2.

For MODI HOUSING PVT. LTD.
(IN CEO HAS VILLAS LLP)
SUPERTECH REALTY

Authorised Sign. Sohan Singh

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No: [illegible]

Date: [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-registrar under Sub-section (1) & (2) of Section 197 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1955, and as per the documents or information furnished by the applicant, the following mutation effected in the records of Greater Hyderabad Municipal Corporation (GHMC).

PT/Assessment No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
District	[illegible]
Circle Name	[illegible]
Owed By	[illegible]
Transferor (Name of previous PT Assessee in the Tax Records)	1. [illegible] 2. [illegible]
Transferee (Name of PT Assessee now entered in the Tax Records)	1. [illegible] 2. [illegible]
Document Registration No.	[illegible]
Document Registration Date	[illegible]

Note:

1. This certificate does not attest to registration of valid and/or complete title, if any, or ownership of the property.
2. This certificate will be deemed by the [illegible] if it is found to be [illegible] or [illegible] of fraud.
3. This certificate does not provide [illegible] or [illegible] from a [illegible] bank.
4. This certificate is valid based on the [illegible] and [illegible] [illegible] and if found to be false, then [illegible] shall be liable for [illegible] action.

SUB-REGISTRAR

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

SR 990074

SALE DEED

This Sale Deed is made and executed on this the 23rd day of February 2022 at A.R.O., Uppal, Medchal-Malkajgiri District by and between:

1. Mrs. Black Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 3-4-187/1 &3, II Floor, Ashok Mansion, M. G. Road, Secunderabad-500 003 represented by its Director Mr. Sohan Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business.

2. Mrs. Silver Oak Realty (Formerly known as Mrs. Mehta & Modi Homes), a registered Partnership Firm having its office at 3-4-187/1 & 4, 2nd Floor, Ashok Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Sohan Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business.

3. Mr. Pulkit Sanjeev Reddy, S/o. Late P. Sri Reddy, aged 40 years Occupation: Business, resident of H. No. 2-2-23/1/3, MIG Colony, Hugh Asthma, Hyderabad.

4. Mr. Pulkit Prabhakar Reddy S/o. Late Venu Reddy alias Venu Reddy, aged 31 years Occupation: Business, resident of H. No.2-1-96, Chethapally Village, Keesara Mandal, Medchal-Malkajgiri (District).

5. Kum. Pulkit Kusuma, D/o. of Mr. Pulkit Sri Reddy, aged 31 years Occupation: Housewife, resident of H. No.2-1-96, Chethapally Village, Keesara Mandal, Medchal-Malkajgiri (District).

MODI BUILDERS PVT. LTD.
RANGA DAN VILLAS LLP.
DIRECTOR/MANAGER

Authorised Sign. Sohan Modi

Page 1

[illegible]

1. Smt. Palle Ravinder Reddy, W/o. Late Narsa Reddy alias Narsa Reddy, aged 40 years, Housewife, Business, resident of H.No. 3-7-66, Chethipally Village, Kapra Mandal, Medchal Malkajgiri District.

2. Mr. Palle Pranay Reddy, S/o. Late Ram Reddy, aged 47 years, Unemployed, Business, resident of H.No. 3-4-777/1, Ramakrishna Nagar, Hyderabad.

3. Mr. Palle Purushotham Reddy, S/o. Late P. Sambha Reddy, aged 38 years, Unemployed, Business, resident of H.No. 3-9-217/B, Anand Nagar, Ramakrishna Nagar, Hyderabad.

4. Mr. Palle Venkat Ram Reddy, S/o. Late P. Sambha Reddy, aged 47 years, Unemployed, Business, resident of H.No. 2-2-217/1, Anand Nagar, Ramakrishna Nagar, Hyderabad.

5. Smt. Palle Nirmala W/o. Late P. Narsimha Reddy, aged 52 years, Unemployed, Unemployed, resident of H.No. 3-1-65, 60/3 Ramakrishna Nagar, Hyderabad.

6. Mr. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 47 years, Unemployed, Business, resident of H.No. 2-2-61, Chethipally, Village, Kapra Mandal, Medchal Malkajgiri District.

7. Mr. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 47 years, Unemployed, Business, resident of H.No. 2-2-61, Chethipally, Village, Kapra Mandal, Medchal Malkajgiri District.

8. Mr. Palle Venkat Reddy, S/o. Late P. Malla Reddy, aged 32 years, Unemployed, Business, resident of H.No. 3-7-66/1, Chethipally, Village, Kapra Mandal, Medchal Malkajgiri District.

Parties 1 to 8, No. 1 to 8 are being represented by their Agreement of Sale cum General Power of Attorney holder M/s. Silver Oak Realty, having its office at 3-4-187/7 & 8, II Floor, Sylvan Mansion, M. G. Road, Secunderabad-500 003, represented by its authorised signatory, Mr. Amreen Mirza, S/o. Late Sabir Mirza, aged about 31 years, [illegible] as Generator as [illegible] dated 17-10-2008, registered at SRO Uppal, Ranga Reddy authorised jointly as Vendor and severally as Vendor as 2 & Vendor as 3 - hereinafter

AND

M/s. Silver Oak Villas LLP (CIN: [illegible]) is a limited liability partnership firm having its office at 3-4-187/7 & 8, II Floor, Sylvan Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorised signatory, Mr. Soham Modi, S/o. Late Sri [illegible], aged about 31 years, hereinafter referred to as the Confirming Party.

WHEREAS

Mr. Thimmaiah Bhaskarlal, Son of Sri. T. Mallaiah Swamy, aged about 31 years, Businessman, Residing at Plot No. 242, SFHS, [illegible], House No. 8, Phase-4, Yousufguda, Hyderabad-500 045, hereinafter referred to as the Purchaser, PAN No. [illegible], Mobile No. [illegible]

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

For SILVER OAK VILLAS LLP
Authorised Sign. Soham Modi

[illegible]

Description of Charges	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

Date

[illegible]

Certificate of Registration

[illegible]

[illegible]

[illegible]

Whenever the Vendor Parties/Vendors is/Vendor or groups of persons, the expressions "the Plot Owners/The" according as the facts legal in relation to the Purchaser shall be read and construed as "the Vrs. Vendor or "Vrs. If ... Time expressions shall also be read and construed similarly wherever the Vendor/Vendors/Vendors/Parties, Joint Venture Company or any Corporate Body.

1. DESCRIPTION OF PROPERTY

1.1. Late Shri P. Ana Reddy, Late Late Shri Neha Reddy, Late Shri P. Mallu Reddy, Late Late Smt. Ayilu Reddy, Late Shri Ram Reddy, Late Late Smt. Lingu Reddy and Late Smt. Sarra Reddy (Shri Sarra Reddy), Late Late Smt. Ana Reddy were the original patentees of agricultural land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19 (part), 24 (part), of Chetlapally Village, Rajeev Marshal, Medchal Malkajgiri District (formerly known as Shamirpet Mandal, Ranga Reddy District).

1.2. Whereas Shri P. Sanjeev Reddy is the only son and legal heir of Late Shri P. Ani Reddy.

1.3. Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Ramulu Reddy, Shri P. Narsimha Reddy and Shri P. Venkat Reddy.

1.4. Whereas Late Smt. Sarra Reddy alias Sarra Reddy was survived by her four sons and legal heirs namely Shri P. Prabhakar Reddy, Late P. Ani Reddy, the husband of late P. Yamuna, Shri P. Narender Reddy and Shri P. Sanjeev Reddy. Shri P. Ani Reddy had gifted his agricultural land belonging to him admeasuring about Ac. 5-39 Gts., in Sy. Nos. 11 (Ac. 0-15 Gts.), 12 (Ac. 0-28 Gts.), 14 (Ac. 0-07 Gts.), 15 (Ac. 0-07 Gts.), 16 (Ac. 0-07 Gts.), 17 (Ac. 0-07 Gts.), 18 (Ac. 0-07 Gts.), 19 (Ac. 0-07 Gts.), 24 (Ac. 0-07 Gts.), 25 (Ac. 0-07 Gts.), 26 (Ac. 0-07 Gts.), 27 (Ac. 0-07 Gts.), 28 (Ac. 0-07 Gts.), 29 (Ac. 0-07 Gts.), 30 (Ac. 0-07 Gts.), 31 (Ac. 0-07 Gts.), 32 (Ac. 0-07 Gts.), 33 (Ac. 0-07 Gts.), 34 (Ac. 0-07 Gts.), 35 (Ac. 0-07 Gts.), 36 (Ac. 0-07 Gts.), 37 (Ac. 0-07 Gts.), 38 (Ac. 0-07 Gts.), 39 (Ac. 0-07 Gts.), 40 (Ac. 0-07 Gts.) and 41 (Ac. 0-07 Gts.) of Chetlapally Village, Rajeev Mandal, Medchal-Malkajgiri District to his wife Smt. P. Renuka by way of gift cum-power deed bearing document no. 10918/2004 dated 12.11.2004 registered at SRO, Uppal.

1.5. Whereas Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Narsimha Reddy, Late Shri Narender Reddy and Shri Prabhakar Reddy. Late Shri. Narsimha Reddy was survived by his two sons namely Shri P. Prabhakar Reddy and Shri P. Venkat Ram Reddy. Late Shri. P. Narsimha Reddy is presumed dead as he is missing for over 7 decades. Late Shri. P. Narender Reddy was survived by his wife Smt. P. Sudeesha and son Shri P. Sandeep and son Shri P. Prabhakar Reddy.

1.6. After the death of the original patentees referred above, Sri. Pally Ganjaiah Reddy, Sri. Pally Prabhakar Reddy, Sri. Pally Ramulu, Sri. Pally Narender Reddy, Smt. Pally Renuka Reddy, Sri. Pally Prabhakar Reddy, Sri. Pally Venkat Ram Reddy, Sri. Pally Sandeesha, Pally Narsimha Reddy, Pally Narender Reddy, Pally Venkat Reddy and Sri. P. Sanjeev Reddy (collectively referred to as Owners/Vendors) being the only legal heirs of the original patentees inherited by Sale/Conveyance and possession of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19 (part), 24 (part), of Chetlapally Village, Rajeev Mandal, Medchal Malkajgiri District.

1.7. After the proceedings of the MRO/RDO, the names of the Original Owners were mutated in the revenue records. Pahani for the year 2021-22 reflect their names as owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19 (part), 24 (part), of Chetlapally Village, Rajeev Mandal, Medchal Malkajgiri District. Pahani for the year 2021-22 reflect their names as owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 19 (part), 24 (part), of Chetlapally Village, Rajeev Mandal, Medchal Malkajgiri District, as per the details given below:

For MODI VILLAGE PVT. LTD.
Director
Authorised Signatory

Authorised Sign. Sellers Mark

Sl. No.	Name of Shareholder	Name of Registered Holder	Folio Number		Shares
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]
				[illegible]	[illegible]

For [illegible] PVT. LTD.

[illegible]

Authorised Signatory

1.8. By virtue of the above referred documents, records and records, the Original Owners became the absolute owners and possessors of about Ac. 16.38 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarabi Village, Rajeev Gruhakalpa, Medchal Mandal, Medchal District.

1.9. Whereas a portion of the land, admeasuring about Ac. 6.39 Gts., referred above was encroached and evicted in the existing road. The Original Owners were in possession of the balance land, admeasuring about Ac. 15.11 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarabi Village, Ghatkesar Mandal, Rangareddy District. Whereas vide a registered Deed of Gift vide Doc. 12101/2007, dated 31.10.2011 executed between the Original Owners the share of land of Smt. P. Sanjeev Reddy was appointed by owners and records. Whereas the Remaining Owners, the Original Owners minus P. Sanjeev Reddy became the absolute owners and possessors of totally 8.86 Acres in the Subject land admeasuring about Ac. 15.07 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarabi Village, Rajeev Mandal, Medchal Malkajgiri District.

1.10. The Remaining Owners have retained about Ac. 8.00 gts., out of the above land and sold the remaining land admeasuring Ac. 15.32 gts., to Vendor no. 2 hereby by way of sale deeds / agreement of sale cum GPAs, details of which are given below and registered at SRO Uppal. Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

Sl. No.	Type of document	Document no.	Document date	Area
1	Sale deed	12961/07	31.10.2011	Ac. 4.00 gts
2	Sale deed	12960/08	30.05.2008	Ac. 1.00 gts
3	Sale deed	6793/08	11.07.2008	Ac. 0.16 gts
4	Agt. of sale cum GPA	6794/08	17.07.2008	Ac. 2.16 gts

1.11. Vendor no. 2 has sold land admeasuring Ac. 0.21 gts., out of the above sai land to Smt. Sunita Jain, Smt. Sunita and others vide sale deed bearing no. 9484/2008, dated 11.07.2008, registered at SRO Uppal.

1.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 15.32 gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Chembarabi Village, Rajeev Mandal, Medchal Malkajgiri District. The said Ac. 15.32 gts., is hereinafter referred to as the Total Land. All flats and villas developed or proposed to be developed along with clubhouse, amenities, recreational facilities, etc., on the Total Land are together herein referred to as the Housing Project.

1.13. Vendor no. 1 obtained building permit from GHMC to develop the said land into several plots, details of which are given below. In total the land was divided into 38 + 27 = 132 plots through permits obtained from GHMC. Other parcels of land were sold to 3rd parties, who in turn have obtained permits for construction thereon.

1.14. The Vendor sold 39 plots (nos. 1 to 39, excluding plot nos. 29 to 32, 82 & 91) to M/s. Silver Oak Villas LLP by way of agreement of sale dated 31.03.2017 and 17.01.2018 registered as document Nos. 7024/2017 and 930/2018 at SRO, Uppal. The Vendor no. 2 has further agreed to sell plot nos. 29 to 32, 82 & 91 to M/s. Silver Oak Villas LLP on release of mortgage from GHMC. M/s. Silver Oak Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 91 villas with common amenities like roads, open spaces, parks, clubhouse, utilities, etc., for the common enjoyment of the prospective purchasers of the villas being developed on a portion of the Total Land. M/s. Silver Oak Villas LLP has further developed a clubhouse on a portion of the Total Land for the common enjoyment of all prospective purchasers in the Housing Project.

M/s. SILVER OAK VILLAS LLP
SILVER OAK VILLAS LLP
SILVER OAK VILLAS

Authorised Sign. Silver Oak

1.17 Vendor no. 2 has further sold additional parcels of land forming a part of the Total Land as set details given below:

1.17.1 Land admeasuring about 500 sq. yds. was sold to M/s. Summit Buildtech by way of sale deed bearing no. 5324/2017, dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a housing complex of 8 flats by M/s. Vipul Modi who has since purchased the land by way of sale deed bearing no. 4745/2019 dated 28.04.2018 registered at SRO, Ujjain. The building is numbered as 99 and the flat flats are numbered as 99/1A, 99/1B, 99/2A, 99/2B, 99/3A, 99/3B, 99/4A & 99/4B.

1.17.2 Land admeasuring about 240 sq. yds. was sold to M/s. Summit Buildtech by way of sale deed bearing no. 5890/2017, dated 22.12.2017 registered at SRO, Ujjain. This land was developed into a villa by M/s. Vipul Modi who had since purchased the land by way of sale deed bearing no. 4592/2018, dated 28.04.2018 registered at SRO, Ujjain. The villa is numbered as 96.

1.17.3 Land admeasuring about 200 sq. yds. was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 5537/2017, dated 12.06.2017 registered at SRO, Ujjain. This land was developed into a villa by M/s. Vipul Modi who had further purchased the land by way of sale deed bearing no. 4594/2018, dated 28.04.2018 registered at SRO, Ujjain. The villa is numbered as 97.

1.18 Vendor no. 2 has sold 88 plots to the Vendor no. 3 hereto by way of agreement of sale dated 07.11.2019 registered as document no. 3422/19 at SRO, Ujjain. Vendor no. 3 has further agreed to sell plot nos. 102, 104, 106, 108, 109 & 112 to Vendor no. 1 as scheme of mortgage for a LOFSC. Vendor no. 1 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.19 Vendor no. 2 has sold 20 plots to 10 individuals all belonging to the Intra family vide sale deed/ agreement of sale dated 07.11.2019 registered as document no. 3423/19 at SRO, Ujjain. The details of the ownership of individual plots of land is given in the sale agreement of sale. The Mr/Ms Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

2. SALE DEED OF PORTIONS

2.1 Building permit and other statutory permits/NOCs have been obtained from appropriate authorities. Sale deeds in the Housing Project in the details given below.

2.2 Vendor no. 1 has made 9 applications for building permit for developing the Housing Project to UDMC as the Total Land and obtained building permits as per the following details:

2.2.1 Permit for 48 villas (numbered as Villa nos. 1 to 48) and a club house was obtained from UDMC in file no. [illegible] permit no. [illegible] dated 30.08.2017.

2.2.2 Permit for 37 villas (numbered as Villa nos. 49 to 85) was obtained from UDMC in file no. [illegible] permit no. [illegible] dated [illegible] 2018.

2.2.3 Permit for 104 villas (numbered as Villa nos. 86 to 214) and a Commercial Complex was obtained from UDMC in file no. [illegible] Permit No. [illegible] dated [illegible]

For [illegible] PVT. LTD.
[illegible]
[illegible]

Authorised Sig. [illegible]

[illegible]

[illegible]

3.3 M/s. Sunrise Builders obtained permit for construction of an apartment complex consisting of G+1+4 upper floors in the sec. [illegible], permit no. [illegible], dated [illegible]. The flats are numbered as 96-1A, 96-1B, 96-1C, 96-2B, 96-2C, 96-3B, 96-3C & 96-4B.

3.4 The permit for villa no. 96 was obtained from GMDC in file no. [illegible], permit no. [illegible] dated [illegible].

3.5 The permit for villa no. 97 was obtained from GMDC in file no. [illegible], permit no. [illegible] issued on [illegible].

3.6 Out of the Total Land parcel for construction of 114 villas and the commercial complex along with other amenities was conveyed for land admeasuring about 3a. 0-78 gts., which is hereinafter referred to as the Scheduled Land and more fully described in the Schedule hereunder.

3. PROPOSED DEVELOPMENT:

3.1. The Vendor/Mr. Shree Om Villas LLP, along with members of Mehta Family and Mr. Tejas Vakil propose to develop the total land in accordance with the permit for construction / building cum site development Project as per details given below:

3.1.1 Mr. Shree Om Villas LLP shall develop plot nos. 1 to 95 along with villas constructed thereon in the non-sale and use.

3.1.2 Mr. Tejas Om Villas LLP shall develop the clubhouse and common amenities/facilities appurtenant to plot nos. 1-villa nos. 1 to 95 in the sale and use.

3.1.3 Mr. Tejas Vakil shall develop villa nos. 96 & 97 along with an apartment complex on plot no. 96 in the sale and use.

3.1.4 Vendor no. 1 shall subdivide a portion of the Scheduled Land relating to villa nos. 101 to 114 by providing roads, utility services like water supply, drainage, power connection, sewerage and develop open spaces/parks as provided in the building permit, in the sale and use. Vendor no. 1 shall be responsible for developing the Layout.

3.1.5 Vendor no. 1 through its agency agrees to construct villas for such prospective purchasers of a share of land as given below. The cost of construction of the villa shall be paid by the prospective purchaser to Vendor no.1 as mentioned.

3.1.6 Members of the Mehta Family shall construct villa no.96 plot purchased by them as their desired and use.

3.1.7 Villas of a standard look and type shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.

3.1.8 The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.

3.1.9 Clubhouse comprising of stilt + ground + 3 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are: entrance gate, roads, landscape gardens, children park, tennis for hospital, gazebo for holding congested well, security kiosk, overhead tanks, sample etc.

3.1.10 Each villa shall have a separately metered electric power connection.

3.1.11 Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.

[illegible]

Authorised Sign. Vendor Shri

[illegible]

[illegible]

1.1.12. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an inside 10 [illegible]

1.1.13. The proposed villas will be constructed strictly as per the design prepared by the Vendor. The Vendor reserves the absolute right to design or make changes in the scheme of design, colour and use of building material for the proposed villas, elevations, [illegible] as, as it deems fit and proper.

1.1.14. That the Purchaser shall not be allowed to alter any portion of the villa but may change in external appearance without due authorization from the Vendor and / or Association / Society in lieu of maintenance for an initial period of about 3 years from date of handing over possession of the completed villa or till the end of year 2016, whichever is later and all the villas in the project of Silver Oak Villas shall have a similar elevation, color scheme, compound wall, landscaping, etc. for which the Purchaser shall not raise any objections / objections.

1.1.15. The Purchaser shall not be entitled to amalgamate plots of land and make improvements thereon. This is in addition to additional and alternate [illegible] at every site and of [illegible]

1.1.16. 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.

1.2. The proposed gated-community development on the entire Total Land is styled as "Silver Oak Villas" and is hereinafter referred to as the Housing Project. But the name of the project which is styled as the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The [illegible] complex is styled as "Silver Oak Residency".

1.3. The Vendor no. 1, M/s. Silver Oak Villas LLP, members of the Vendor Family and Mr. Tejas Doshi shall be free to sell their share of plots/flat/flats or proportionate undivided [illegible] without any lien or hindrance or further reference to each other. The proposed housing complex of [illegible] Residency and Villas Silver Oak Villas shall be composed into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Purchasers/ purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with the prospective purchasers of Silver Oak Villas.

4. SALE OF SALE / PURCHASE :

4.1. By virtue of the above covenants, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the various plots of land and/or constructed villa with plot of land to any intending purchaser.

4.2. The Vendor proposes to sell a certain plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is hereinafter to [illegible] and is hereinafter referred to as the Scheduled Plot.

4.3. Further, Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 through its nominee / [illegible] shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

For [illegible] Pvt. Ltd.
[illegible]

Authorised Sig. Director / Partner

[illegible]

4.6 The Purchasers of the villas in the housing complex shall share of the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, walk, passages, corridors, staircase, open areas, common power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights or any such common hall/open spaces, etc., such common spaces shall jointly belong to all the eventual villa owners in the Housing Project.

4.7 Items not specifically sold by the Vendor to the prospective purchasers of the Housing Project are that do not form the part of the common amenities described above, the owner rights, TDR rights, easement rights, open areas not limited then to and housing part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor or its successors.

4.8 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 in favour of the Purchaser not to be earlier. 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.

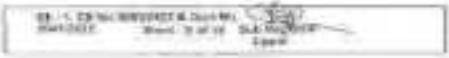
4.9 The Vendor has executed sale deed in favour of the Purchaser on the condition that the Purchaser shall be obliged to enter into a separate "Agreement for Construction" with the Vendor for the construction of the villa and the Purchaser shall not raise any objection for deviation of such an agreement. Until the possession of the Scheduled Plot along with the villa is handed over to the Purchaser (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 hand over the Scheduled Plot back to the Vendor for the purpose 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 undertake the construction of the remaining villas to the Purchaser only upon payment of entire sale consideration and other levies by the Purchaser to the Vendor.

4.10 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 Parties to these deed shall not be entitled to choose to any manner the Scheduled Plot registered in the Sale deed or enter into an Agreement for Construction in respect of the villa only to 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 loan/s for the purpose of purchase and construction of the Said Villa.

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, or 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.

For [illegible] HOLDINGS PVT. LTD.
[illegible]

Authorised Sig. Subam Singh



[illegible]

5. FINAL OR PLOT REDEMPTION:

5.1. The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project with details of the plot etc. also as are given in Annexure-A annexed 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 size, shape, measurement of the Scheduled Plot independently and that 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 plan of the Scheduled Plot is annexed as Annexure-B hereto and the layout plan of the Housing Project is annexed as Annexure-C hereto.

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.

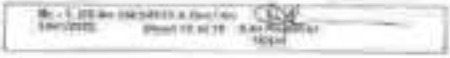
6.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other relevant documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure-A. The Purchaser shall pay 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 reimbursable to them from the Purchaser.

6.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payments 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 reimbursable to them from the Purchaser.

6.4. It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of providing water through government/quasi 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/quasi government body on a pro-rata basis.

For MODI HOLDINGS PVT. LTD.
MODI DAN TELAI CLAP
GAURAV DAN MEHTA

Authorised Sign. Director Mob



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 area charges, common lights, repairs, salaries of clerks, watchman, sweepers, etc., as may be determined by the Vendor. It is proposed that the monthly maintenance charges payable by the Purchaser to the Association/Vendor shall be Rs. [illegible] p.a. till from the deemed date of completion of the Scheduled Villa. The rate shall be subject to change and periodic upward revision.

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 any / all of 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 [illegible] 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/rectification 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 [illegible] committee members. Till such time the Vendor and its nominees shall run the day to day affairs of the Association. The Purchaser shall not raise any objection on this count.

For [illegible] BUILDERS PVT. LTD.
[illegible]
[illegible]

Authorised Sign. [illegible]

8 NOC FOR FUTURE HOUSING 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 assign the entire development of the adjacent lands to developers 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 future development being undertaken 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 raise any hindrance in access to such lands from the Scheduled Land. Such lands in the vicinity of the Scheduled Land may be contiguous or adjacent to 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 to and around the Scheduled Land or the Scheduled Plot, and owners/rights of lands 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 right 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, continuance etc. to the Vendor or to the associated contractors or their agents, workmen etc. to construct, install, maintain, repair, make such additions, alterations in the structures etc. for the purpose 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, amenities, etc., subject to providing reasonable access through necessary passages to the Scheduled Plot and that such changes do not affect the plot or area of the Said Villa. The Purchaser shall not take any objections to the same 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 that deem by competent authority authorities related to the Scheduled Land and the Housing Project. Any such prohibition or restriction imposed on the Vendor or the management in title shall automatically be deemed to be applicable on the Purchaser and the covenants herein. The Purchaser shall ensure that the workforce shall explicitly abstained to participate more remained or forms of the executive etc. Inform. The workforce held by the following authorities (but not limited to them) shall be deemed to be binding to the Purchaser:

9.1.1 The defense services of India organizations.

9.1.2 All police forces/city of Delhi.

9.1.3 Municipal, Urban Development Authority, Municipal Corporation, Municipality, Cantonment Board, town planning department, etc. who are authorized to issue permit for construction.

For MODI HOUSING PVT LTD
MODI CHT CO LIMITED
MODI CHT REALTY

Authorised Sign. Rohit Modi

SCHEDULE – A

1.	Name of Purchaser:	Mr. [illegible]
2.	Purchaser's permanent residential address:	[illegible]
3.	Pan no. of Purchaser:	[illegible]
4.	Aadhar card no. of Purchaser:	[illegible]
5.	Name and address & registration no. of Owners Association:	'Silver Oak Villas Association' having its office at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 20C of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, vide regd. no. 190 of 2021, dated 17.06.2021, regd. at the Office of District Registrar, Medchal Malkajgiri District.
6.	Details of Scheduled Plot:	
	a. Plot no.:	118
	b. Plot size:	300 Sq. yds
7.	Total sale consideration:	Rs.[illegible] (Rupees [illegible] Lakhs Eighty Thousand Only)
8.	Details of Payments:	
	1. Rs.[illegible] (Rupees Thirty Two Lakhs Eighty Seven Thousand Only) paid by way of bankers cheque no.[illegible] dated 27.12.2020 issued by State Bank of India, RACPC, Himayathnagar (Hyderabad).	
	2. Rs.[illegible] (Rupees Nine Lakhs Ninety Six Thousand Only) paid by way of banker cheque no.[illegible], dated 04.12.2021 issued by State Bank of India, RACPC, Himayathnagar (Hyderabad).	
	3. Rs.[illegible] (Rupees Three Lakhs Ninety Seven Thousand Only) paid by way of RTGS.	
9.	***Description of the Scheduled Plot:***	
	All that land bearing plot no. 118, admeasuring about 300 sq. yds, in the layering project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 20C, of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District (formerly known as Ghatkesar Mandal), Kapra Bounded and bounded by:	
	North by: Plot no. 117	
	South by: Plot No. 119	
	East by: 30' wide road	
	West by: Plot No. 101	

For [illegible]
[illegible]

[illegible]
VENDOR
(M/s. Mall Housing Pvt. Ltd., Silver Oak Realty & Silver Oak Villas Project by Mr. Sriram Naidu)

[illegible]
PURCHASER

[illegible]

[illegible]

[illegible]

[illegible]

ANNEXURE – I

Layout plan of the Housing Project

For M/S [illegible]
[illegible]

Authorised Sign. Subject Wise

VENDOR

M/s. [illegible] Pvt. Ltd., Silver Oak Reality &
Silver Oak Villas LLP (up by Mr. Sohan Modi)

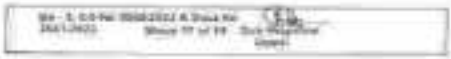
PURCHASER

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PHOTOGRAPH (BLACK & WHITE)	NAME & PERMANENT POSTAL ADDRESS OF PERSONS NOT WILLING TO WRITE
			**VENDOR**
			**SELLER (IN THE ABOVE SALE DEED)**
			**PURCHASER**

SIGNATURE OF THE VENDOR

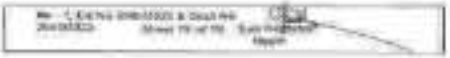
SIGNATURE OF THE PURCHASER



आपका - आपकी - सेवाकार्यालय प्राधिकृत हस्ताक्षर

Authorised Signatory

आपका - सेवाकार्यालय प्राधिकृत



Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

Ref: [illegible]

Date: [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

[illegible]

HCMDA Account No.	[illegible]
Survey No.	[illegible]
Plot No.	[illegible]
District	[illegible]
Circle Name	[illegible]
Locality	[illegible]
From (Name / Name of previous PT Assessee in the Tax Records)	1. M/S [illegible] (AUTHORISED SIGNATORY) S/o. LATE [illegible] 2. PALLE [illegible] S/o. LATE P [illegible] 3. PALLE [illegible] 4. PALLE [illegible] S/o. LATE [illegible] 5. PALLE [illegible] S/o. LATE [illegible] 6. PALLE [illegible] S/o. LATE P [illegible] 7. PALLE [illegible] S/o. LATE P [illegible] 8. M/S [illegible] (AUTHORISED SIGNATORY) S/o. LATE [illegible] 9. P. PRABHAKAR REDDY S/o. [illegible] S/o. P [illegible] 10. PALLE [illegible] S/o. LATE P [illegible] 11. M/S [illegible] (AUTHORISED SIGNATORY) S/o. LATE [illegible] 12. M/S [illegible] LTD. [illegible] (DIRECTOR) S/o. LATE [illegible] 13. PALLE PRABHAKAR REDDY S/o. LATE [illegible] 14. PALLE [illegible] S/o. LATE P [illegible] 15. PALLE [illegible] S/o. LATE P [illegible] 16. PALLE [illegible] S/o. P [illegible]

Scanned Registration No.

Scanned Registration Date

Date

Signature of Sub-Registrar

SUB-REGISTRAR

UPPAL

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

[illegible]

AGREEMENT OF SALE

[illegible]

5. Sri. Pulla [illegible] Reddy, S/o. Late Shri. [illegible] Reddy alias [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], Chandanvelly Village, Shabad Mandal, R.R. District.

6. Sri. Pulla [illegible] Reddy, S/o. Late Shri. [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], [illegible], Hyderabad.

7. Sri. Pulla [illegible] Reddy, S/o. Late Shri. P. [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], Anand Nagar, [illegible], Hyderabad.

8. Sri. Pulla [illegible] Reddy, S/o. Late Shri. P. [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], [illegible] Nagar, [illegible], Hyderabad.

9. Smt. Pulla [illegible], W/o. Shri. P. [illegible] Reddy, aged [illegible] years Occupation: House wife, resident of [illegible], [illegible], Hyderabad.

10. Pulla [illegible] Reddy, S/o. Late Shri. P. [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], Chandanvelly Village, Shabad Mandal, R.R. District.

11. Pulla [illegible] Reddy, S/o. Late Shri. P. [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], Chandanvelly Village, Shabad Mandal, R.R. District.

12. Pulla [illegible] Reddy, S/o. Late Shri. P. [illegible] Reddy, aged [illegible] years Occupation: Business, resident of [illegible], Chandanvelly Village, Shabad Mandal, R.R. District.

Parties 1 to 12 [illegible] represented by their Agreement of Sale cum General Power of Attorney [illegible] having its office at [illegible], II Floor, [illegible] Mansion, [illegible] Road, Secunderabad – 500 003, [illegible] registered as document No. [illegible] dated [illegible], registered at SRO [illegible] [illegible].

AND

M/s. [illegible] LLP [illegible] is a limited liability partnership firm having its office at [illegible], II Floor, [illegible] Mansion, [illegible] Road, Secunderabad – 500 003, represented by its designated partner [illegible], aged [illegible] years, resident of Plot No. [illegible], Road No. [illegible], Jubilee Hills, Hyderabad – 500 033 [illegible].

[illegible]

M/s. [illegible] Pvt Ltd. [illegible], a company incorporated under the Companies Act having its registered office at [illegible], II Floor, [illegible] Mansion, [illegible] Road, Secunderabad – 500 003 represented by its Director [illegible], aged [illegible] years, resident of Plot No. [illegible], Road No. [illegible], Jubilee Hills, Hyderabad – 500 033 [illegible].

The expressions of Vendors, Company, Party and Developer shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assigns and [illegible].

For [illegible] For [illegible] LLP For [illegible] Pvt. Ltd.

[illegible] [illegible] Partner [illegible]

WHEREAS:

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

H. [illegible]

I. [illegible]

[illegible]

[illegible] The Vendor [illegible] parcels of land [illegible] Scheduled Land [illegible]

[illegible] Land admeasuring [illegible]

[illegible] Land admeasuring [illegible]

[illegible] Land admeasuring [illegible]

[illegible] The Purchaser [illegible]

- [illegible] The Vendor [illegible]
- [illegible] The Purchaser [illegible]
- [illegible] The Vendor [illegible]
- [illegible] The Purchaser [illegible]
- [illegible] The Vendor [illegible]
- [illegible]
- [illegible] The Vendor [illegible]
- [illegible] The Housing Project [illegible]

For [illegible] For [illegible]

[illegible] [illegible] Vendor

[illegible]

Purchaser

iv. [illegible]

v. [illegible]

vi. [illegible]

8. The details of the layout of the Housing Project is attached as Annexure - I hereto. [illegible]

9. At the request of the Vendor the Consenting Party has agreed to join in executing this Agreement [illegible]

10. [illegible]

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase [illegible]

2. That the Purchaser has agreed to pay the total sale consideration [illegible]

3. The VENDOR hereby covenants that the Scheduled Plots [illegible]

4. The VENDOR hereby covenants that the VENDOR [illegible]

5. That the VENDOR shall execute and register [illegible]

[illegible]

6. The VENDOR shall protect the PURCHASER in every way for [illegible] and shall [illegible] the PURCHASER [illegible] the said property.

7. The vendor agrees to perform all such acts and do such things as are required by law to give effect to this agreement and perfect the title.

SCHEDULE-A
DETAILS OF THE PROPERTY

ALL THAT [illegible] bearing a part of Sy. Nos. [illegible] in Sy. No. [illegible] of Cherlapally Village, [illegible] Mandal, Ranga Reddy Dist. [illegible] Survey Number [illegible] under [illegible] and is not in dispute.

Survey No.	Cherlapally Village and Sy. Nos. [illegible]
Extent	Sy. Nos. [illegible]
Total Sy.	Sy. No. [illegible]
Price/Sy.	[illegible]

SCHEDULE-B
DETAILS OF PLOTS SOLD BY THE VENDOR TO THE PURCHASER

[illegible] Ltd., [illegible] Cherlapally and [illegible] Cherlapally [illegible] Ranga Reddy Dist. [illegible]

Sl. No.	Plot No.	Area of plot in Sq.yds	Sale consideration in Rs.
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]
Total	[illegible]	[illegible]	[illegible]

IN WITNESS WHEREOF the VENDOR, the PURCHASER and the CONFIRMING PARTY have affixed their signature on this Agreement of Sale on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. [illegible]

2. [illegible]

[illegible]

[illegible]

[illegible]

T/O 16858/2019

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

GOVT OF TELANGANA

S.No. 16700 Date: 06.09.2019

Appl. No.: 94032

D/o: LAKE DREAMS INC

Prof. Nature: [illegible]

G10734

K.JATIN KUMAR

[illegible]

AGREEMENT OF SALE

This Agreement of Sale is made and entered into this the 7th day of September, 2019 at Hyderabad by and between:

1. M/s. Silver Oak Realty Developers represented by Sri. [illegible] S/o. [illegible] aged [illegible] years, a registered partnership firm having its office at 6-3-[illegible], R. K. [illegible] Plaza, Krishna Nagar, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner, Sri. Sohan Shah, S/o. Late Sajid Shah, aged about 50 years, resident of Plot No. 286, Road No. 12, Banjara Hills, Hyderabad – 500 034.

2. Sri. Pole Sagar Reddy, S/o. Late P. Sai Reddy, aged 60 years, Occupation: Business, resident of H. No. 3-2-[illegible], Abid Colony, Jagir Sadaipet, Hyderabad.

3. Mr. Pole Prabakar Reddy, S/o. Late Venu Reddy, alias Venu Reddy, aged 50 years, Occupation: Business, resident of H. No. 3-2-[illegible], Chaitanyapuri, Village: Gaddiannaram, Saroor, R.R. District.

4. Smt. Pole Sunitha, W/o. Sri. Pole Sai Reddy, aged 35 years, Occupation: Business, resident of H. No. 3-2-[illegible], Chaitanyapuri, Village: Gaddiannaram, Saroor, R.R. District.

For SILVER OAK REALTORS

Partner

For SUMMIT OAK VILLAS LLP

Partner

For MODI HOUSING PVT LTD

Partner

Proportionate Endorsement

[illegible]

Transaction executed by Shareholders of [illegible] under Rule [illegible]

S.No.	Code	Thumb Impression	Photo	Signature
1	[illegible]			[illegible]
2	[illegible]			[illegible]
3	[illegible]			[illegible]
4	[illegible]			[illegible]

Executed by Witnesses

S.No.	Thumb Impression	Photo	Name & Address	Signature
1			[illegible]	[illegible]
2			[illegible]	[illegible]

[illegible] Sub-Registrar
Nepal

[illegible] day of [illegible]

Signature of Sub-Registrar
[illegible]

5. Sri. Pallu Ramulu Reddy, S/o. Late Nama Reddy alias Nama Reddy, aged 49 years Occupation: Business, resident of H. No. 2-1-60, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

6. Sri. Pallu Pratap Reddy, S/o. Late Ram Reddy, aged 47 years Occupation: Business, resident of H. No. 5-1-737, Ramnathapur, Hyderabad.

7. Sri. Pallu Narasimhulu Reddy, S/o. Late P. Ramulu Reddy, aged 38 years Occupation: Business, resident of H. No. 3-1-20/D, Anand Nagar, Ramnathapur, Hyderabad.

8. Sri. Pallu Venkat Ram Reddy, S/o. Late P. Ramulu Reddy, aged 47 years Occupation: Business, resident of H. No. 3-1-20/D, Anand Nagar, Ramnathapur, Hyderabad.

9. Smt. Pallu Sulochana, W/o. Late P. Narasimha Reddy, aged 32 years Occupation: House wife, resident of H. No. 3-1-142, Old Ramnathapur, Hyderabad.

10. Sri. Pallu Narayana Reddy, S/o. Late P. Malla Reddy, aged 47 years Occupation: Business, resident of H. No. 2-1-61, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

11. Sri. Pallu Narsimha Reddy, S/o. Late P. Malla Reddy, aged 43 years Occupation: Business, resident of H. No. 2-1-61, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

12. Sri. Pallu Prabhakar Reddy, S/o. Late P. Malla Reddy, aged 32 years Occupation: Business, resident of H. No. 2-1-61, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

Parties to Sl. no. 2 to 12 are being represented by their Agreement of Sale cum General Power of Attorney Holder Mr. Silver Oak Realty (Formerly known as Modi & Modi Heaven), having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorised representative Mr. Soham Modi, S/o. Late Ramesh Modi, aged about 39 years (AGM) registered as Incorporated vide CIN:U70200 dated 17-05-2006, registered at ROC Delhi hereinafter referred parties to Sl. No. 1 to 12 are collectively referred to as the VENDORS.

AND

M/s. Silver Oak Villas LLP (PAN: AEBFS 6358 A) a limited liability partnership firm, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Designated Partner Mr. Soham Modi, S/o. Late Ramesh Modi, aged about 39 years, Occupation: Business, vide LLP Id No. 295, Road No. 36, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the DEVELOPER/PARTY.

For SILVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Designated Partner

For MODI HOUSING PVT. LTD.

Director

Page 2

S.No.	Auction Details	Bidder	Photo
1.	Auction No. [illegible] Name: [illegible]	[illegible]	
2.	Auction No. [illegible] Name: [illegible]	[illegible]	
3.	Auction No. [illegible] Name: [illegible]	[illegible]	
4.	Auction No. [illegible] Name: [illegible]	[illegible]	
5.	Auction No. [illegible] Name: [illegible]	[illegible]	
6.	Auction No. [illegible] Name: [illegible]	[illegible]	

[illegible]

Description of Vehicle	Vehicle [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

Signature of [illegible]

Date

[illegible]

INDAVER OF

M/s. Modi Housing Pvt. Ltd. (MAN: AADCM 3960) a company incorporated under the Companies Act having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its authorised representative Mr. P. Rama Rao, S/o. Mr. P. Satyanarayana Murthy, aged about 53 years, Occupation: Service resident of 26/1047, Plot No. 28, Venkata Rama Colony, Mallapur, Hyderabad hereinafter referred as the PURCHASER.

The expressions of Vendor, Confirming Party and Purchaser shall mean include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successor in interest assignees, nominees and the like.

WHEREAS:

A. The Vendor herein was the sole and absolute owner and possessor of land admeasuring about Ac. 6.44 gts., equivalent to 31,218 sq yds forming part of Sy. nos. 11, 12, 14, 15, 16, 17, 18 & 204 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) having purchased the same from P. Satyanarayana Reddy & others vide Sale Deed bearing document nos 12403/2007 dated 19.10.2007 (Ac. 4.40 gts.) and 10102/2008 dated 07.10.2008 (Ac.2.04 gts.) registered at SRO, Uppal, Medchal-Malkajgiri District.

B. On a further sale deed of Ac. 7.00 gts the Vendor had as mentioned in favour of Shri Ramdas Mina Reddy & others a portion of land admeasuring Ac.0.22 gts., equivalent to 2,662 sq. yds, vide sale deed no. 7630/2009 dated 11.07.2008 registered at SRO, Uppal, District. The Vendor was in possession of the balance land admeasuring Ac. 6.18 gts.

C. The Vendor had further purchased Ac.0.30 gts., forming a part of Sy. no. 11, 12, 14, 15, 16, 17, 18 & 204 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) from P. Satyanarayana Reddy & others vide Sale Deed bearing document No. 4751/2009 dated 17.07.2008 registered at SRO, Uppal, Medchal-Malkajgiri District.

D. The Vendor had further purchased Ac.1.37 gts., forming a part of Sy. no. 11, 12, 14, 15, 16, 17, 18 & 204 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) from P. Satyanarayana Reddy & others vide Agreement of Sale cum General Power of Attorney bearing document No.4784/2008 dated 17.10.2008 registered at SRO, Uppal, Medchal-Malkajgiri District.

E. The total land purchased by the Vendor was Ac. 13.39 (in Hectares) the total land purchased by the Vendor is referred as the Schedule Land and more fully described in the schedule given hereunder.

For SILVER OAK REALTY	For SILVER OAK VILLAS LLP	For MODI HOUSING PVT LTD
Partner	Designated Partner	Authorised Signatory

F. The Vendor has made 3 applications for building permit for developing a housing project in GIDAC for Scheduled Land and obtained building permits as per the following details:

i. Permit for 48 villas (numbered as Villa nos. 1 to 48) was obtained from GIDAC in file No. [illegible] permit no. [illegible] dated [illegible].

ii. Permit for 27 villas (numbered as Villa nos. 49 to 95) was obtained from GIDAC in file No. [illegible] permit no. [illegible] dated [illegible].

iii. Permit for 114 villas (numbered as Villa nos. 96 to 210) was obtained from GIDAC in file No. [illegible] Permit No. [illegible] dated [illegible].

G. The Vendor sold 89 plots (nos. 3 to 95, excluding plot nos. 29 to 32, 82 & 93) to the Conveying Party herein by way of agreements of sale dated [illegible] and [illegible] registered as documents Nos. [illegible] and [illegible] at SRO, Ujjain. The Vendor has further agreed to sell plot nos. 29 to 32, 82 & 93 to the Conveying Party on release of mortgage from GIDAC. The Conveying Party has developed a portion of the Scheduled Land into a Housing Complex consisting of 95 villas with common premises like roads, open spaces, parks, clubhouse, utilities, etc., for the common enjoyment of the prospective purchasers of the villas being developed on the Scheduled Land. The Conveying Party has further developed a clubhouse on the Scheduled Land for the common enjoyment of all owners/occupants in the Housing Project.

H. The Vendor has further sold additional parcels of land forming a part of the Scheduled Land as per details given below:

i. Land admeasuring about 348 sq. yds. was sold to Mrs. Saurabh Builders by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. This land was developed into a housing complex of 8 flats by Mrs. Tejal Modi who had earlier purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. The building is numbered as 98 and the flat numbers are numbered as 98-1A, 98-1B, 98-2A, 98-2B, 98-3A, 98-3B, 98-4A & 98-4B.

ii. Land admeasuring about 348 sq. yds. was sold to Mrs. Saurabh Builders by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. This land was developed into a villa by Mrs. Tejal Modi who had earlier purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. The villa is numbered as 99.

iii. Land admeasuring about 708 sq. yds. was sold to Mrs. Kanwal Housing LLP by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. This land was developed into a villa by Mrs. Tejal Modi who had in turn purchased the land by way of sale deed bearing no. [illegible] dated [illegible] registered at SRO, Ujjain. The villa is numbered as 97.

I. The Purchaser has approached the Vendor for developing Housing Complex as part of the Scheduled Land for which building permit was received recently. The Purchaser has made the following proposal to the Vendor and the Vendor has accepted the same:

i. The Vendor will sell 94 plots (94 plots under this agreement and 4 mortgaged plots on release of mortgage out of the 114 plots to the Purchaser by way of this agreement, as [illegible]). Notwithstanding

For [illegible] PVT. LTD.

Partner

For [illegible] LLP

Designated Partner

For MODI HOUSING PVT LTD

Director

i. The Purchaser shall develop the Housing Project as part of the Schedule C and as in situ and [illegible].

ii. The Vendor shall pay the building permit fees and charges to GBDC and other authorities.

iii. The Purchaser shall develop all common amenities like roads, paths and private utility services like water, electricity, drainage, etc. so as to ensure that are appurtenant of plots being purchased by it.

v. The Vendor shall pay all taxes, levies, charges, etc., related to the Housing Project that are payable for the period prior to the date of this agreement. The Vendor shall be responsible for cost of obtaining NOC, from any statutory authorities or government to enable the Purchaser to develop the Housing Project.

vi. The roads or parks are specifically sold by the Vendor and continue to be owned by the Vendor herein.

vii. The Vendor has shared with a copy of purchaser (transferee) referred to as the Mehraj for the indicative 20 plots and the said plots shall be sold to the Mehraj shortly.

viii. The Housing Project consisting of about 80 villas developed by the Consenting Party, 2 villas and one apartments building consisting 8 flats developed by Mrs. Tejal Modi, 30 villas proposed to be developed by Mehraj and 19 villas proposed to be developed by the Purchaser shall become part of a single housing project with shared amenities like roads, parks, open spaces, utilities, compound wall, entrance gate along with the Clubhouse developed by the Consenting Party (vide of villas no. 23 & 24). Such common amenities shall be enjoyed by the prospective purchasers of the plots/villas/flats developed on the Scheduled Land without any exclusive ownership of such common areas.

ix. The overall design, elevation and color scheme of the villas being developed in plot no. 30 to 211-A shall be in line with villas already developed by the Consenting Party.

x. All prospective purchasers of the Complex/Villas in the housing project on the Scheduled Land shall become members of the Association that shall be formed for managing the common amenities of the housing project. They shall abide by its rules and make payment of various fees and monthly maintenance charges and other charges to the Association as per its rules.

xi. Plot nos. 196 to 211-A plots have been mortgaged to GDBC as a personal loan for rebuilding of building project. The Vendor agrees to sell these plots to the Purchaser on its own terms on a date to be fixed when the development is completed and mortgage is released by GDBC.

3. The details of the layout of the Housing Project is attached as Annexure – I hereto. The details of the plots (30 numbers) being sold by the Vendor to the Purchaser and area of each plot are given in Annexure – II attached hereto.

4. At the request of the Vendor the Consenting Party has agreed to join in executing this Agreement as and for the sole purpose of accepting the terms and conditions mentioned herein.

5. The parties hereto are desirous of recording the same into writing.

For SELVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Authorised Signatory

For MODI HOUSING PVT. LTD.

Authorised Signatory

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase 01 (Eighty sq.yr) plots which are constituted in the schedule given under having a total area of 11,000 sq. yds. forming a part of Sy. Nos. 11, 12, 14 to 18 & 194 situated at Chevella Village, Rajeev Marrisal (old Shankaran Marrisal), Mandal Shabnagar District and Ranga Reddy District for a total consideration of Rs.7,21,00,000/- (Rupees Seven Crore Twenty One Lakhs and Eighty Thousand Only) calculated at the rate of Rs. 5,000/- per sq. yds. These plots are collectively hereinafter referred to as the Schedule Plots.

2. That the Purchaser has agreed to pay the total sale consideration mentioned herein to the Vendor within one year from the date of this agreement.

3. The VENDOR hereby covenants that the Schedule Plots are the absolute property belonging to it solely and no other person other than the VENDOR has any right, title or interest in respect of the Schedule Plots or any portion thereof. The Vendor gives warranty of title to the Purchaser and indemnifies the Purchaser against any loss if any be yet to be accrued or defect in the title of the Schedule Plots.

4. The VENDOR hereby covenants that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Schedule Plots/ Schedule Land payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.

5. That the VENDOR shall execute and register sale deeds, agreement of sale, agreement of sale cum GPA, GPA or other deeds either in favour of the Purchaser or in favour of its nominees on receipt of the agreed consideration. It is hereby agreed that the PURCHASER shall be entitled for registration of sale deeds/GPA or its favour or in favour of its nominees, for a part/ portion of the Schedule Plots for which proportionate payment has been received by the VENDOR from time to time.

6. The VENDOR shall permit the PURCHASER to enter into the Schedule Land/Schedule Plots in order to undertake development works like making roads, compound wall, provision of utility services, development of parks and villas etc.

7. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement whether just herein.

For KOVVURI GAS PRIVATE LIMITED

Director

For NUTRI GAS VILLAGE LLP

Designated Partner

For MODI HOUSING PVT LTD

Authorised Signatory

SCHEDULE –A

DETAILS OF SCHEDULED LAND

All the [illegible] land admeasuring about [illegible] gm, forming a part of Sy. Nos. 11, 12, 16, 17, 18, 19, 17, & 234 of Cherlapally Village, Kapra Mandal and Medchal Mandal, Medchal-Malkajgiri District (Ex-Ranga Reddy District) under S.R.O. Uppal marked in red in the plan enclosed.

North by	:	Cherlapally Village and Sy. Nos. 111 & 116
South by	:	Sy. Nos. 5, 8, 9, 10, 14 & 256
East by	:	Sy. No. 177
West by	:	Main Road

SCHEDULE –B

DETAILS OF PLOTS MORE FULLY BY THE VENDOR TO THE PURCHASERS

[illegible] of 88 plots totally admeasuring 14,438 sq. yds. forming a part of the Scheduled Land sold by the Vendor to the Purchasers as given under:

S. No.	Plot No.	Area of plot in Sq. yds.	Sale consideration in Rs.
1	102	161	[illegible]
2	104	161	[illegible]
3	106	161	[illegible]
4	108	161	[illegible]
5	110	161	[illegible]
6	112	161	[illegible]
7	114	161	[illegible]
8	116	161	[illegible]
9	118	161	[illegible]
10	120	161	[illegible]
11	122	161	[illegible]
12	124	161	[illegible]
13	126	161	[illegible]
14	128	161	[illegible]
15	130	161	[illegible]
16	131	161	[illegible]
17	133	161	[illegible]
18	135	161	[illegible]
19	137	161	[illegible]
20	139	161	[illegible]
21	141	161	[illegible]
22	143	161	[illegible]
23	145	161	[illegible]
24	147	161	[illegible]
25	149	161	[illegible]

For [illegible] OAK REALTY

Partner

For [illegible] OAK VILLAS LLP

Authorised Partner

For MODI HOUSING PVT. LTD

Authorised Signatory

26	146	151	[illegible]
27	147	152	[illegible]
28	148	153	[illegible]
29	149	154	[illegible]
30	150	155	[illegible]
31	151	156	[illegible]
32	152	157	[illegible]
33	153	158	[illegible]
34	154	159	[illegible]
35	155	160	[illegible]
36	156	161	[illegible]
37	157	162	[illegible]
38	158	163	[illegible]
39	159	164	[illegible]
40	160	165	[illegible]
41	161	166	[illegible]
42	162	167	[illegible]
43	163	168	[illegible]
44	164	169	[illegible]
45	165	170	[illegible]
46	166	171	[illegible]
47	167	172	[illegible]
48	168	173	[illegible]
49	169	174	[illegible]
50	170	175	[illegible]
51	171	176	[illegible]
52	172	177	[illegible]
53	173	178	[illegible]
54	174	179	[illegible]
55	175	180	[illegible]
56	176	181	[illegible]
57	177	182	[illegible]
58	178	183	[illegible]
59	179	184	[illegible]
60	180	185	[illegible]
61	181	186	[illegible]
62	182	187	[illegible]
63	183	188	[illegible]
64	184	189	[illegible]
65	185	190	[illegible]
66	186	191	[illegible]
67	187	192	[illegible]
68	188	193	[illegible]
69	189	194	[illegible]
70	190	195	[illegible]

For [illegible] REALTY For [illegible] For [illegible]

Partner Partner

[illegible]

71	171	181	[illegible]
72	172	182	[illegible]
73	173	183	[illegible]
74	174	184	[illegible]
75	175	185	[illegible]
76	176	186	[illegible]
77	177	187	[illegible]
78	178	188	[illegible]
79	179	189	[illegible]
80	180	190	[illegible]
81	181	191	[illegible]
82	182	192	[illegible]
83	183	193	[illegible]
84	184	194	[illegible]
85	185	195	[illegible]
86	186	196	[illegible]
87	187	197	[illegible]
88	188	198	[illegible]
		TOTAL	[illegible]

IN WITNESS WHEREOF the VENDOR, PURCHASER and the CONFIRMING PARTY have affixed their signature on this Agreement of Sale on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. [illegible]

2. [illegible]

For [illegible] OAK REALTY

Partner

VENDOR

For [illegible] OAK VILLAS LLP

Designated Partner

CONFIRMING PARTY

For MODI HOUSING PVT. LTD.

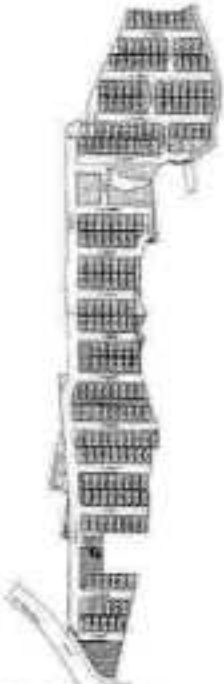
Authorised Signatory

PURCHASER

[illegible]

Schedule – I

Plan of the housing project on the Scheduled Land



For SILVER OAK REALTY

Partner

VENDOR

For SILVER OAK VILLAS LLP

Designated Partner

CONFIRMING PARTY

For HIGH HOMES PVT. LTD.

Authorised Signatory

PURCHASER

Page 10

Modi Housing Pvt Ltd

[illegible]

[illegible]

[illegible]

CUST-Flat No-E-101 Sahil Vihar[illegible]

Ledger Account

[illegible]

Date	Particulars	Vch Type	Vch No.	Debit	Credit
[illegible]	By DAMC Yes Bank Ltd	Receipt	[illegible]		[illegible]
[illegible]	By DAMC Yes Bank Ltd	Receipt	[illegible]		[illegible]
	By DAMC Yes Bank Ltd	Receipt	[illegible]		[illegible]
[illegible]	By DAMC Yes Bank Ltd	Receipt	[illegible]		[illegible]
[illegible]	By DAMC Yes Bank Ltd	Receipt	[illegible]		[illegible]
[illegible]	By DAMC Yes Bank Ltd	Receipt	[illegible]		[illegible]
					[illegible]
	To Closing Balance			[illegible]	
				[illegible]	
				[illegible]	[illegible]

Modi Housing Pvt Ltd

[illegible]

[illegible]

[illegible]

CUST-Flat No-E-101 Sahil Vihar[illegible]

Ledger Account

[illegible]

Date	Particulars	Vch Type	Vch No.	Debit	Credit
[illegible]	**Opening Balance**				[illegible]
[illegible]	**By SBI[illegible] Ltd**	**Receipt**	[illegible]		[illegible]
	[illegible]				
[illegible]	**By [illegible]**	**Journal**	[illegible]	[illegible]	
	[illegible]				
[illegible]	**By [illegible]**	**Journal**	[illegible]	[illegible]	
	By [illegible]	**Journal**	[illegible]	[illegible]	
[illegible]	**By SBI[illegible] Ltd**	**Receipt**	[illegible]		[illegible]
	[illegible]				
				[illegible]	[illegible]

Modi Housing Pvt Ltd

[illegible]

[illegible]

[illegible]

C2/07-Flat No-E-113 Mrs. P.K Vijay Lakshmi

Ledger Account

[illegible]

Date	Particulars	Vr Type	Vch No.	Debit	Credit
[illegible]	By SBBJ Ho Bank (A) [illegible] Being amount received from Customer No-113 [illegible] for booking [illegible]	Receipt	[illegible]		[illegible]
[illegible]	By SBBJ Ho Bank (A) [illegible] Being amount received from customer-113 [illegible]	Receipt	[illegible]		[illegible]
[illegible]	By SBBJ Ho Bank (A) [illegible] Being amount received from Customer No-113 [illegible] [illegible]	Receipt	[illegible]		[illegible]
[illegible]	By [illegible] Being [illegible]	Journal	[illegible]	[illegible]	
[illegible]	By [illegible] [illegible] Being [illegible]	Journal	[illegible]		[illegible]
				[illegible]	[illegible]

Government of Telangana

Registration And Stamps Department

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

S.No. 8177 Date: 31.12.2020

Issd. To: [illegible]

Ref. [illegible]

For: [illegible]

K.SATISH KUMAR

SALE DEED

This Sale deed is made and executed on this the 2nd day of July 2021 at [illegible] Kadapa Dist[illegible] Wherein [illegible] by and between

1. Mrs. [illegible], a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd floor, [illegible], Hyderabad-500001, represented by its Partners (1) Mr. [illegible] (2) Mr. [illegible] (3) Mr. [illegible] hereinafter referred to as the Vendors, [illegible]

2. Mr. [illegible], aged about 46 years, Occupation [illegible], residing at Plot No. 270, [illegible], Hyderabad, represented by his Attorney of the vendors herein [illegible] hereinafter referred to as the Vendors, [illegible]

[illegible]

[illegible]

1	[illegible]				
2	[illegible]				
3	[illegible]				

1				
2				

1			
2			

AND

M/s. [illegible] Pvt. Ltd., [illegible], a company incorporated under the Companies Act, having its registered office at [illegible], [illegible] Floor, [illegible], [illegible] Road, [illegible], [illegible] represented by its Director, Mr. [illegible], [illegible], aged [illegible] years, [illegible] hereinafter referred to as the Consenting Party

WHEREAS

Mr. [illegible], Son of Mr. [illegible], aged about [illegible] years, [illegible], residing at [illegible], hereinafter referred to as the "Vendor"

The term Vendor and Purchaser shall mean and include whenever the context may so require to mean and include their successors, administrators, executors, assignees, heirs, legal representatives etc.

Whereas the Vendor/Purchaser is a female or people of parents the expression Mr./Ms./Smt./Sri/ etc.[illegible] in this deed in relation to the Purchaser shall be read and construed as "Son, Daughter of", "Wife of". These expressions shall also be modified and read accordingly whenever the Vendor/Purchaser is a firm, a Hindu Undivided Company or any Corporate Body.

1. TITLE OF PROPERTY

1.1 The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land bearing survey nos. [illegible] of Kapra Village, Kapra Mandal, Medchal Malkajgiri District admeasuring about [illegible] acres in [illegible] of various registered sale deeds and Agreement of Sale over Joint Venture Project of Sale deed as given hereunder

S. No.	Deed No.	Dated	Extent of Land
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]

1.2 The said land admeasuring [illegible] Gts. in survey nos. [illegible] of Kapra Village, Kapra Mandal, Medchal Malkajgiri District, is hereinafter referred to as the Schedule Land and is more particularly described in Schedule A given below.

1.3 The Vendors purchased the Schedule Land for a consideration from the previous owners, possessors and peaceful family

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

- [illegible]
- [illegible]
- [illegible]
- [illegible]

2. DESCRIPTION OF PROPERTY

2.1 [illegible]

2.2 [illegible]

3. PROPOSED DEVELOPMENT

3.1 [illegible]

3.1.1 [illegible]

3.1.2 [illegible]

3.1.3 [illegible]

3.1.4 [illegible]

3.1.5 [illegible]

3.1.6 [illegible]

3.1.7 [illegible]

3.1.8 [illegible]

3.1.9 [illegible]

3.1.10 [illegible]

3.1.11 [illegible]

3.1.12 [illegible]

3.2. [illegible]

4. SCHEME OF SALE / PURCHASE:

4.1 By virtue of the above documents the Vendor has [illegible]

4.2 The Vendor proposes to [illegible]

4.3 The Consenting Party has agreed to purchase [illegible]

4.4 [illegible]

4.5 [illegible]

4.6 [illegible]

3. [illegible]

3.1 The Vendor [illegible]

3.2 [illegible]

3.3 The Vendor [illegible]

3.4 The Vendor [illegible]

3.5 That the Purchaser [illegible]

3.6 [illegible]

3.7 The plan of the Schedule [illegible]

3.8 The Vendor [illegible]

4. [illegible]

4.1 The Vendor [illegible]

4.2 [illegible]

[illegible]

7. COMPLETION OF CONSTRUCTION AND POSSESSION

7.1. The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed to all intents and that the Purchaser shall not raise any objection of whatsoever nature.

7.2. Hereafter the Purchaser shall be responsible for any loss, theft, breakage, damages, mishaps and the Vendor and the Purchaser shall not be charged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor/Association shall be entitled to recover such loss, if any, from the Purchaser.

7.3. Hereafter the Purchaser shall be responsible for payment of all taxes, levies, cess, fees, those charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property tax, sales tax, water and electricity charges either jointly/separately/collectively or collectively and such other taxes, etc. payable to the Government or other local bodies or any other statutory body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

7.4. The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION

8.1. The the Purchaser shall become a member of the association / society that has been formed details of association are given in annexure-C to look after the maintenance of the Housing Project and shall abide by its rules.

8.2. In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of carpeting area to compute water charges, common rights, electric meters of flats, windows, compound, etc. in case to be determined by the Vendor.

8.3. The Purchaser over time to pay maintenance charges, sinking fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser shall be bound to pay taxes, charges, penalties. The Collection, maintenance, pest control, open areas, parking facilities, etc. of such area of common area shall.

8.4. The Vendor has proposed to follow the common amenities in phases as or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be liable to pay maintenance of common amenities. The Purchaser shall not take any objection on this count.

8.5. The monthly maintenance charges payable to the Association are proposed to be accepted to the date of this and the Purchaser shall be liable to pay such increased charges.

8.6. The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any reason or circumstance despite completion of defects in construction of flats, as the responsibility of the Vendor and the Purchaser agrees to pay without payment of monthly maintenance charges.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

10. [illegible]

10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may, at its discretion, vary the order, design and plan of the adjacent lands to be developed with the Scheduled Land in a way as to bring greater benefit to all concerned in bringing about the development of the larger proposed to be undertaken on the Scheduled Land. The Purchaser undertakes either to be further development being taken up on the lands in the vicinity of the Scheduled Land, further the Purchaser agrees to not raise any objection to same for the roadways, roads, paths, etc., being shared with the owners/vendors of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance to access to and lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be transferred or developed with the Scheduled Land. The Purchaser agrees to hold and NOT for the same to the Vendor as and when called for.

10.2 Easement rights or further permanent lease of sewage the Scheduled Plot, and ownership of areas and amenities will be affected in any manner shall belong only to the Vendor and the Purchaser shall not have any rights title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any [illegible] from the Purchaser.

10.3 That the Purchaser shall not cause any obstruction or hindrance and shall pay reasonable access, compensation, [illegible] to the Vendor or its [illegible] contractors or their agents, employees etc. to carry out higher sewerage, [illegible] and allotment [illegible] the [illegible]. The [illegible] for completion of the Housing Project and be subject to the Scheduled Plot and not for adjoining Plot/Lands.

10.4 The Vendor reserves right to change the design of the [illegible] Blocks of Flats, [illegible] etc., subject to [illegible] Authorities where [illegible] changes to the Scheduled Plot and not and [illegible] the plot in size of the Scheduled Plot. The Purchaser shall not raise any objection to the same and agrees to execute NOC for the same as the Vendor as and when called for.

11. [illegible]

11.1 The Purchaser agrees to abide by and follow all rules and regulations that may be imposed by statutory authorities related to the Scheduled Land and the Housing Project. Any [illegible] or [illegible] imposed on the Vendor or its [illegible] or the said [illegible] shall be deemed to be applicable to the Purchaser and be [illegible] in nature. The Purchaser shall cause for the [illegible] shall [illegible] and [illegible] shall [illegible] to the [illegible] of the [illegible]. The [illegible] by the Office [illegible] shall be deemed to be apply to the Purchaser.

11.1.1 [illegible]

11.1.2 [illegible]

11.1.3 [illegible] Town Development Authority, Municipal Corporation, Municipality, [illegible], [illegible], etc., [illegible] to [illegible] [illegible] the [illegible]

11.1.4 [illegible]

11.1.5 [illegible] and other [illegible]

11.1.6 [illegible]

11.1.7 Irrigation Department.

11.1.8 [illegible]

11.2 [illegible]

12. ASSURANCE OF TITLE

12.1 [illegible]

13. OTHER TERMS

13.1 [illegible]

13.2 [illegible]

DESCRIPTION OF THE SCHEDULED LAND

[illegible]

North By	Sy. No. [illegible]
South By	Sy. No. [illegible]
East By	Sy. No. [illegible]
West By	Sy. No. [illegible]

VENDOR

VENDOR

CONFIRMING PARTY

PURCHASER

ANNEXURE - A

1.	Name of Purchaser	[illegible]
2.	Purchaser's residential address	[illegible]
3.	PAN of Purchaser	[illegible]
4.	Aadhaar card No. of Purchaser	[illegible]
5.	[illegible]	[illegible]
6.	Details of Scheduled Flat	
	a. Flat No.	[illegible]
	b. Undivided share of land	[illegible]
	c. Super built-up area	[illegible]
	d. [illegible]	[illegible]
	e. Carpet area	[illegible]
	f. Car parking space	[illegible]
7.	Total sale consideration	Rs. [illegible]
8.	Mode of Payment	
	1. [illegible] 2. [illegible]	
9.	**Description of the Schedule Flat** [illegible]	

VENDOR

[illegible]

VENDOR

[illegible]

CONFIRMING PARTY

PURCHASER

ANNEXURE - I (A)

1. Description of the Building	[illegible]
(a) Nature of the Unit	R. C. C. (Basement + Ground Floor + 4 Upper Floors)
(b) Type of Structure	Framed Structure
2. Age of the Building	[illegible]
3. Total Area of the Plot	[illegible]
4. Built up area Particulars	
(a) Under Basement Floor	[illegible]
(b) Under Ground Floor	[illegible]
5. Annual Rental Value	[illegible]
6. Municipal Taxes per annum	[illegible]
7. Estimated Fair Market Value of the Building	Rs. [illegible]

Date: [illegible]

Signature of the Valuer

CERTIFICATE

I hereby certify that value is actual above value is the best of my knowledge and belief.

Date: [illegible]

Signature of the Vendor

Signature of the Contending Party

Signature of the Purchaser

ANNEXURE – A

Plan of the Schedule Flat

VENDOR
(Mr. Sourabh Sah LLP
Rep. by Ashish Shah)

VENDEE
(Shweta V. Mehta)

PARKING SLOTS

PURCHASER

[illegible]

ANNEXE A

Layout plan of the housing future

VENDOR
(Mr. Yannick Sale LLP,
Bay by Sylvie Mellin)

VENDOR
(Marcel Y. Mellin)

CONSENTING PARTY

PURCHASER

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

[illegible]	[illegible]	[illegible]	[illegible]
			[illegible]
			[illegible]
			[illegible]
			[illegible]
			[illegible]

[illegible]

[illegible]

ANNEXURE

Aadhaar No 3287 6951 9384

Sub-Registrar
Kharar


Government of India
3798


भारत सरकार
Government of India
2684

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No. [illegible]

Date: [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

[illegible]

House No.	
PTIN/Assessment No.	[illegible]
Owner	[illegible]
City Name	[illegible]
Locality	[illegible]
Transferee / Name of previous PT Assessee in (for Tax Assessee)	1. [illegible] 2. [illegible] 3. [illegible] 4. [illegible] 5. [illegible] 6. [illegible]
Transferee / Name of PT Assessee (also to be mutated in the Tax Assessee)	1. [illegible]
Transaction Registration No.	[illegible]
Document Registration Date	[illegible]

[illegible]

[illegible]

Registration And Stamps Department

RECEIVED

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

S.No. 488 Date: 29-01-2021

Sold to: [illegible]

S/o: [illegible]

For Whom: VISTA HOMES

AF 402713

K SATISH KUMAR

[illegible]

SALEDEED

This Sale Deed is made and executed on this the 18th day of October 2021 at R.R.D. Kapra, Medchal Malkajgiri District by and between:

1. M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Partners, (1) Mr. Rajesh Kumar LLP (Formerly known as M/s. Rajesh Housing Pvt. Ltd.) represented by its authorised signatory, Sri Sohan Modi, S/o. Late Sadik Modi, aged about 51 years, Occupation: Business and (2) Mr. Bhavesh V. Mehta, S/o. Late Vasant C. Mehta, aged about 50 years, Occupation: Business, resident of Vista Homes, D.N. Colony, Secunderabad.

2. Smt. Sunitha Rani Kanjar, W/o. Late Mallikarjun Reddy, aged about 46 years, Occupation: Business, resident of Plot No. 250, Venkateswara Colony, Sitapur, Nizamabad, represented by Agreement of Sale cum General Power of Attorney holder M/s. Vista Homes, a registered Partnership Firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partners (1) M/s. Rajesh Kumar LLP (Formerly known as M/s. Rajesh Housing Pvt. Ltd.) represented by authorised signatory, Sri Sohan Modi, S/o. Late Sadik Modi, aged about 51 years, Occupation: Business and (2) Mr. Bhavesh V. Mehta, S/o. Late Vasant C. Mehta, aged about 50 years, Occupation: Business, resident of Vista Homes, D.N. Colony, Secunderabad, hereinafter jointly referred as to the Vendors and collectively as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Transcriptions (Reference)

1	[illegible]				
2	[illegible]				

1				
2				

1	[illegible]		
2	[illegible]		

TO ANDHRA

Mrs. [illegible], Wife of Late [illegible], aged about [illegible] years, Occupation [illegible], residing at Flat No. [illegible], [illegible], Secunderabad, [illegible] [illegible] hereinafter referred to as the "Purchaser".

The term Vendor and Purchaser shall mean and include wherever the context does not require to [illegible] interest, title, [illegible], executors, assigns, heirs, legal representatives, etc.

Whereas the Vendor/Purchaser is a [illegible] of property, the representative Mr. [illegible] [illegible] [illegible] to the Purchaser shall be read and interpreted as "Mr. [illegible]" to "Mrs. [illegible]". These representations shall also be satisfied and [illegible] whatever the Vendor/Purchaser is a firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

1.1 The Vendor is the absolute owner, possessor and in peaceful enjoyment of the land having survey no. [illegible] (Ac.[illegible]) Gts. [illegible] (Ac.[illegible]) Gts. [illegible] (Ac.[illegible]) Gts. [illegible] Village, Kowkur Mandal, Vikarabad Mandal, [illegible] admeasuring about Ac.[illegible] Gts. by virtue of various registered sale deeds and Agreements of Sale with General Power of Attorney as given hereunder:

S. No.	Deed Doc. No.	Date	Extent of Land
1.	[illegible]	[illegible]	Ac. [illegible] Gts.
2.	[illegible]	[illegible]	Ac. [illegible] Gts.
3.	[illegible]	[illegible]	Ac. [illegible] Gts.
4.	[illegible]	[illegible]	Ac. [illegible] Gts.

1.2 The total land admeasuring Ac. [illegible] Gts. in survey no. [illegible] (Ac. [illegible] Gts.) [illegible] (Ac. [illegible] Gts.) [illegible] (Ac. [illegible] Gts.) of Kowkur Village, Kowkur Mandal, Vikarabad Mandal, [illegible] hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given below.

1.3 The Vendor purchased the Scheduled Land for a consideration from the previous owners, possessors and joint pattadars namely:

- Smt. [illegible] Venkatamma, W/o. Late [illegible], Sole Owner
- Smt. [illegible] Bhagyalakshmi, W/o. Late [illegible], Sole Owner
- Smt. [illegible] Mallamma, Sole Owner
- Smt. [illegible] Anjaiah, W/o. Late [illegible], Sole Owner
- Smt. [illegible] Venkatamma, W/o. Late [illegible], Sole Owner
- M/s. [illegible] Limited, represented by [illegible], S/o. [illegible]
- Smt. [illegible] Laxmi, W/o. [illegible], Sole Owner
- Smt. [illegible] Krishna, W/o. Late [illegible]
- Smt. P. [illegible], S/o. Late [illegible]
- Smt. [illegible], S/o. [illegible]
- Smt. [illegible] Kumar, S/o. [illegible]

For VISTA HOMES

Partner

For VISTA HOMES

Partner

[illegible]

Description of Facilities	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

Date

[illegible]

Signature of [illegible]

Name

[illegible]

[illegible]

[illegible]

Name

[illegible]

[illegible]

[illegible]

[illegible]

2. DETAILS OF PROJECT:

2.1. The Vendor have obtained sanction from GMDC in file no. [illegible] vide [illegible] dated 31.12.2012 for development the Schedule Land into a residential complex of 400 Nos comprising of bungalows, pent-house type apartments along with common amenities like roads, drainage, electric power connections, plantations, landscaped areas, etc.

2.2. The Vendor had made an application to GMDC for revision of the building permit given therein. Besides the [illegible] that were contracted by [illegible] were converted by collection of market fee in lieu of providing [illegible] area. [illegible] GMDC has approved the plans in file no. [illegible] dated [illegible]. All [illegible] were allotted and possessed [illegible] collections. GMDC has approved the plans in file no. [illegible] dated [illegible]. All [illegible] were allotted and possessed [illegible] in the name of the Vendor.

3. PROPERTIES OF CONSIDERATION:

3.1. The Vendor proposes to develop / has developed the Schedule Land in accordance with the permit for construction/revised permit into a housing complex as per details given below:

3.1.1. [illegible] Schedule Land is [illegible] proposed to be constructed.

3.1.2. Built-Block [illegible] of ground + [illegible] floors.

3.1.3. Parking to be provided for [illegible] in the basement floor [illegible] of the Model.

3.1.4. Total of 400 flats are proposed to be constructed. After completion of the building permit the total [illegible] of flats was reduced to [illegible].

3.1.5. Models only to be constructed in phases and [illegible] shall be handed over to the [illegible] purchasers [illegible].

3.1.6. Clubhouse consisting of ground + 2 upper floors [illegible] approximately about [illegible] sft is proposed to be constructed. Other amenities and facilities proposed to be provided are: swimming pool, [illegible] facilities, [illegible], [illegible] for banquet, [illegible] and [illegible] facilities, [illegible] rooms, [illegible].

3.1.7. Each flat shall have a separately metered [illegible] power connection.

3.1.8. [illegible] for the purpose of [illegible] shall be provided through [illegible]. Underground [illegible] shall be provided for the [illegible] of water to [illegible].

3.1.9. [illegible] for obtaining water shall be provided in such the [illegible] water shall be provided by an [illegible].

3.1.10. The proposed flats will be constructed strictly as per the design prepared by the Vendor. The Vendor reserves the absolute right to change or make changes in the scheme of design, subject and use of flooring material for the proposed flats, [illegible], [illegible], [illegible], etc., as it deems fit and proper.

3.1.11. Purchaser shall not be entitled for making changes in [illegible] external appearance, colour schemes, etc.

3.1.12. The Vendor shall provide amenities and facilities on the Schedule Land in phases and all but amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of Entire Models.

3.2. The proposed project of development on the entire Schedule Land is styled as "Vista Homes" and a hoardings indicated to as the Housing Project. That the name of the project which is styled by the Vendor as Vista Homes shall always be written as such and shall not be changed.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

4. MODES OF SALE / PURCHASE

4.1. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats in the Flat Complex to the Purchaser.

4.2. The Vendor proposes to sell such flat [illegible] in the Scheduled Land. The Scheduled Land is [illegible] and the Vendor has [illegible] the Scheduled Land. The flat being sold by the Vendor to the Purchaser is detailed in Annexure A and is [illegible] the Scheduled Flat.

4.3. The Purchaser is of the flat at the Vendor's [illegible] the Vendor [illegible] the Scheduled Land [illegible] the Flat Complex [illegible] the Scheduled Flat.

4.4. [illegible] the Vendor is the promoter [illegible] the Flat Complex [illegible] the Scheduled Land [illegible] the Scheduled Flat.

4.5. The flat vendor [illegible] the Scheduled Land [illegible] the Scheduled Flat.

5. DETAILS OF FLAT BEING SOLD

5.1. The Vendor hereby [illegible] the Purchaser a flat in the Flat Complex [illegible] the Scheduled Land [illegible] the Scheduled Flat.

5.2. [illegible] the Vendor [illegible] the Scheduled Flat [illegible] the Vendor [illegible] the right thereto.

5.3. The Vendor hereby [illegible] the Scheduled Land [illegible] the Scheduled Flat [illegible] the Purchaser.

5.4. The Vendor hereby [illegible] the Scheduled Land [illegible] the Scheduled Flat [illegible] the Scheduled Land [illegible] the Scheduled Land [illegible] the Scheduled Flat [illegible] the Vendor.

For VIRTUS BUILDERS

Partner

For VIRTUS BUILDERS

Partner

5.5 That the Purchaser has examined the title deeds, plans, amendments of the Schedule Flat, [illegible] and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to convey the rights hereunder and the Purchaser shall not hereafter raise any objection on this count.

5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and [illegible] the same with the Schedule Flat and is fully satisfied with regard to the permit for construction and shall not hereafter raise any objection on this count.

5.7 The plan of the Schedule Flat constructed is given in Annexure II attached hereto. The layout plan of the Housing Project is attached as Annexure I hereto.

5.8 The Vendor also provided plans of the Schedule Flat to the Purchaser along with details of carpet area, built up area and super built up area. The Purchaser has paid the entire sale consideration to the Vendor and has satisfied the method adopted for calculating these areas to respect of the Schedule Flat. The sale consideration mentioned herein is the lump sum amount for the Schedule Flat. The Purchaser confirms that he shall not raise any objection on this count.

6. SALE CONSIDERATION

6.1 The Vendor hereby sells the Schedule Flat and the Purchaser hereby shall become the absolute owner of the Schedule Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor has acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.

6.2 It is specifically agreed between the parties hereto that the total sale consideration given herein does not include the cost of Corresponding water through government water connection, subscriber fees, the water board, municipal corporation, municipality, panchayat etc. These charges shall be paid by the owners as and when the water connection is being provided by such a government water board or municipal authority on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION

7.1 The Purchaser has inspected the Schedule Flat and hereby confirms that the construction of the Schedule Flat has been completed in all respects and that the Purchaser shall not raise any objection on this count hereafter.

7.2 Thereafter the Purchaser shall be responsible for any loss, both, damages, mortgage, expense and the Vendor and the Purchaser shall also be entitled to pay monthly maintenance charges to the Vendor or the respective society or association. The Vendor Association is could be created in future and shall if any, from the Purchaser.

FOR VEERA HOMES

Partner

FOR VEERA HOMES

Partner

7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, cess, charges, expenses, etc. that may be payable with respect to the Selected Flat including property tax, municipal taxes, water and sewerage charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other authority or authority, etc. the Vendor shall be entitled to recover such taxes, if any, from the Purchaser.

7.4 The Purchaser is deemed to have been handed over vacant possession of the Selected Flat on the date.

8. OWNERS ASSOCIATION

8.1 That the Purchaser shall become a member of the association / society that has been formed/ (subject to membership fee, given to associate fee) to look after the maintenance of the Housing Project and shall abide by its rules.

8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of infrastructure such as common water charges, common lights, repairs, salaries of staff, watchmen, sweepers, etc. as may be determined by the Vendor.

8.3 If the Purchaser fails to pay maintenance charges, arrear dues or other charges related to the Selected Flat, the Association shall be entitled to discontinue and stop providing all or any services to the Selected Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, common parking, etc., till such time all arrears are cleared.

8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to phase/completion of common amenities. The Purchaser shall not raise any objection on this count.

8.5 The monthly maintenance charges payable to the Association are proposed to be calculated from time to time and the Purchaser shall be liable to pay such increased charges.

8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any reason, in contradiction. Despite ownership of flats/s or apartments. If any, the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

8.7 The Vendor shall be entitled to form the Owners Association and shall be [illegible] to be shown [illegible] and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be limited only to the members of the Association [illegible] proportion to the total [illegible] of the entire Housing Project, by calling for meetings for its [illegible] activities. All such costs the Vendor and the nominees shall not [illegible] the Association. The Purchaser shall not raise any objections on this count.

For VISTA HOMES

Director

For VISTA HOMES

Partner

[illegible] RESTRICTION OF ALTERATION & USE

9.1 That the Purchaser shall not [illegible] alter, repair, remove or damage any part of the premises in any part of the Flat nor shall the Purchaser make any additions or alterations to the flat without the written permission of the Vendor and / or any other body that may be formed for the purpose of maintenance of the Housing Project.

9.2 That the Purchaser shall not be allowed to place any notice of for the flat nor change in external appearance without the authorization from the Vendor and / or Association / Society to change it / determination for an initial period of three (3) to (5) years i.e. from the making of the [illegible] and all the Sale in the process of Housing Project shall have a similar signage, color scheme etc. for which the Purchaser shall not have any objections / objections.

9.3 That the Purchaser is not aware through but shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flat in a very high level. The Purchaser shall further endeavor and assist in good upkeep and maintaining the complexes / the Estate / [illegible] which are for the common enjoyment of the complex / purchasers in the Housing Project. To achieve this objective the Purchaser, inter alia shall not do [illegible] [illegible] etc. or any other [illegible] which are for the common enjoyment of the complex / purchasers in the Housing Project. (a) [illegible] for any illegal, immoral, or [illegible] purposes, (b) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupants / purchasers in the Housing Project. (c) store any explosive, combustible materials or any other materials prohibited under any law. (d) install grills or shutters in the balconies, main door, etc. (e) change the external appearance of the flat (e.g. install metal grills, paint or other such finishes to the external side of the flat. (f) store extraordinary heavy material items (g) in order to the condition or principle for storage of material (g) place dish racks, pots, plants or other such material in the windows or principle of complex (h) install air-conditioning units or other appliances, including wires and wooden piping. This may affect the external appearance of the building. (i) make [illegible] for installation of external fan blades, affecting the external elevation of the Housing Complex [illegible] the external side of the flat. This may affect the external appearance of the building (j) [illegible] [illegible] etc. This may affect the overall appearance of the building.

9.4 The Vendor/Association shall be entitled to remove any signs like [illegible] [illegible] 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 signs and fixtures [illegible] by them. The Vendor/Association shall not be entitled to repair or reconstruct any damages caused by the Purchaser affecting the external appearance of the Housing Project and as ever time of such a right or reconstruction from the Purchaser.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

10. [illegible] DEVELOPMENTS

10.1 The Vendor undertakes to the Purchaser that in the vicinity of the Subdivided Land is [illegible]. The Vendor does not, in its absolute sense, the extent, development of the adjacent lands to be developed with the Subdivided Land or a single housing project with more or all adjacent lands owned by the residents of the homes proposed to be constructed on the Subdivided Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Subdivided Land. Further the Purchaser agrees to not raise any objection to [illegible] the [illegible], roads, [illegible], etc., being placed with the commencement of the proposed development on the lands in the vicinity of the Subdivided Land. The Purchaser shall not [illegible] any [illegible] in respect to such lands from the Subdivided Land. Such land in the vicinity of the Subdivided Land may be [illegible] or [illegible] with the Subdivided Land. The Purchaser agrees to [illegible] NOC for the same to the Vendor as and when called for.

10.2 The rights of further development in and around the Subdivided Plot, and ownership of [illegible] and [illegible] sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereto. The Vendor shall have absolute rights to [illegible] the same in any manner [illegible] without any objection whatsoever from the Purchaser.

10.3 That the Purchaser shall not raise any objections or [illegible] and shall give reasonable access, permission, assistance etc. to the Vendor or its [illegible] employees or their agents, workmen etc. to construct, repair, maintain, operate, make such additions, alterations in the structure etc., that may be necessary for completion of the Housing Project and or [illegible] the Subdivided Plot and the [illegible] Housing.

10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, swimming pool/pavilion, etc., subject to providing reasonable access through common passages in the Subdivided Plot and that such changes do not affect the plot or area of the Subdivided Plot. The Purchaser shall not raise any objection on the same and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF LAWS & OTHER LAWS

11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Subdivided Land and the Housing Project. Any such authorities or institutions mentioned by the Vendor or its predecessor in title shall necessarily be deemed to be applicable to the Purchaser and its successors in interest. The Purchaser shall ensure that his tenant/s or their employees/ workmen or visitors have duly complied with the requirements of the concerned authorities. The authorities laid by the following authorities that are deemed to [illegible] shall be deemed to be applicable to the Purchaser:

11.1.1 The defence services or allied organizations.

11.1.2 Airports Authority of India.

11.1.3 Railways, Urban Development Authority, Municipal Corporation, Municipality, Panchayat/Gram Sabha, Town Planning Department, etc., [illegible] (emphasis)

11.1.4 Fire department

11.1.5 Electricity and [illegible]

THE VISTA HOMES

Partner

THE VISTA HOMES

Partner

11.1.6 [illegible]
11.1.7 [illegible]
11.1.8 [illegible]

11.2 Any [illegible] Vendor and Purchaser [illegible]

12. GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Plot is free from all encumbrances [illegible] Scheduled Plot [illegible]

13. OTHER TERMS:

13.1 That the Purchaser shall be [illegible] Scheduled Plot [illegible]

13.2 That the Purchaser shall [illegible]

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land [illegible] Sy. No. [illegible] Village [illegible] Mandal [illegible] District [illegible] and bounded by:

North By	Sy. No. [illegible]
South By	Sy. No. [illegible]
East By	Sy. No. [illegible]
West By	Sy. No. [illegible]

IN WITNESS WHEREOF [illegible]

For VISTA HOMES
VENDOR
M/s. [illegible] LLP
Rep. by [illegible]

For [illegible]
VENDOR
([illegible])

PURCHASER

ANNEXURE - I

1.	Name of Purchaser	Mrs. P. V. Vijaya Lakshmi, Flat Type: P. V. V. Velocity
2.	Purchaser's residential address	Mrs. Flat No. 202, Sai Sai Residency, Santhapuri, Chennai Rajkot 600 078 Pin, Hyderabad-500 [illegible]
3.	Name of Purchaser	[illegible]
4.	Indian and Loc. of Purchaser	[illegible]
5.	Name address & registration no. of Private Association	Mrs. Vista Homes Owners Association Society, Sri Office at Sy. Nos. [illegible], Lot & [illegible] of Kapra Village, Kapra Mandal, Medbal-Malkajgiri District, vide reg. no. [illegible]
6.	Details of Schedule Flat	
	a. Flat no.	[illegible]
	b. Unit type/ area of unit	[illegible]
	c. Type of the flat	[illegible]
	d. Built up area + common area	[illegible]
	e. Carpet area	[illegible]
	f. Car parking area	[illegible]
7.	Total sale consideration	Rs. [illegible] Thousand Seven Hundred and Fifty Only
8.	Details of payment	
	1. Rs. [illegible] (Rupees [illegible] Only) vide Cheque [illegible] dated [illegible] drawn on [illegible] Bank of India, [illegible], Hyderabad.	
	2. Rs. [illegible] (Rupees [illegible] Thousand Seven Hundred and Fifty Only) [illegible]	
9.	**Description of the Schedule Flat**	

All that portion forming a flat/row apartment the bearing no. [illegible] on the first floor, in Block "[illegible]" admeasuring [illegible] sft. of super built up area (i.e., [illegible] sft. of built up area + [illegible] sft. of common area), with an undivided share right, title and interest in [illegible] sft. of land in the extent of [illegible] sq. yds. and a reserved parking space for family car parking in the Complex admeasuring about [illegible] sft. [illegible] in the complex known as "Vista Homes", bearing Lot of Sy. Nos. [illegible] and [illegible] situated in Kapra Village, Kapra Mandal, Medbalgiri-Malkajgiri District (formerly Ranga Reddy) and Hyderabad [illegible]

North by	[illegible]
South by	[illegible]
East by	[illegible]
West by	[illegible]

For VISTA HOMES

Partner

For VISTA HOMES

Partner

VENDEE

ANNEXURE-I-A

1. Description of the Building	[illegible]
(a) Nature of the land	[illegible]
(b) Type of Structure	[illegible]
2. Age of the Building	[illegible]
3. Total Extent of Site	[illegible]
4. **Built up area Particulars**	
(a) In the Basement Floor	[illegible]
(b) In the First Floor	[illegible]
5. Annual Rental Value	----
6. Municipal Taxes per annum	----
7. Compute a Estimate of the Value of the Building	Rs. [illegible]

Date: [illegible]

For VINTA HOMES

Partner

For VINTA HOMES

Partner

Signature of the Vendor

CERTIFICATE

I do hereby declare that the above [illegible] to the best of my knowledge and belief.

For VINTA HOMES

Partner

For VINTA HOMES

Partner

Date: [illegible]

Signature of the Vendor

Signature of the Purchaser

ANNEXURE – II

Plan of the Schedule Flat

For VISTA HOMES

VENDOR

For VISTA HOMES

VENDOR

PURCHASER

ANNEXURE - I

[illegible]

OF REGISTRATION ACT, 1908.

SIGNATURE OF PARTIES

DR. VIJYA HOMES

Partner

DR. VIJYA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

For VINTA HOMES

Partner

For VINTA HOMES

Partner

Partner

Government of Telangana

REGISTRATION AND STAMPS DEPARTMENT

No. [illegible] Date: [illegible]

CERTIFICATE OF TRANSFER/ MUTATION

[illegible]

House No.	
PTIN/Assessment No.	[illegible]
District	[illegible]
Circle Name	[illegible]
Locality	[illegible]
Transferor (Name of previous PT Assessee in the Tax Records)	1. [illegible] 2. [illegible] 3. [illegible] 4. [illegible] 5. [illegible]
Transferee (Name of PT Assessee now entered in the Tax Records)	1. [illegible]
Document Registration No.	[illegible]
Document Registration Date	[illegible]

Note:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

GREATER VISAKHAPATNAM MUNICIPAL CORPORATION
OCCUPANCY CERTIFICATE
[Rule 16 of A.P. Building Rules, 2012]

[illegible]

[illegible]

Proceedings No. (OR)	[illegible]	Occupancy Issued Date	[illegible]
Building Permit No.	[illegible]	Building Permit Date	[illegible]
Building Application No.	[illegible]		
Note	Building Commenced on [illegible]		[illegible]
	Building completion notice submitted on [illegible]		[illegible]

The Licensed Building Developer, Licensed Civil Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the sanctioned Plans and it is declared that the building certificate is in compliance to the requirements of the building regulations contained under the statutory provisions of the respective Municipal Laws and Building Rules issued by the Govt.

Thus is to certify that the building has been inspected and is authorised for occupation.

A	NAME OF THE OWNER(s) Developer	[illegible]

B	LOCATION OF THE PROPERTY		
1	House No. / Door No.	[illegible]	[illegible]
2	Survey Number	[illegible]	[illegible]
3	Village	[illegible]	[illegible]
4	Mandal	[illegible]	[illegible]
5	Street / Road	[illegible]	[illegible]
6	Locality	[illegible]	

C	DETAILS OF THE CONSTRUCTED BUILDING			
1	Building Permit / Proceedings No.	[illegible]	Building Permit / Proceedings Date	[illegible]
2	a. Date of completion of the building		[illegible]	
	b. Date of [illegible]		[illegible]	
	c. Whether it is [illegible]		[illegible]	
3	Site Area (m2)	As per sanctioned Plan	Total Building Area (m2)	Net Area
		[illegible]	[illegible]	[illegible]
4	Number of [illegible]			

D	BUILDING DATA		
Building name	Building [illegible]		

1	No. of Floors	Gallery + Mez	Ground Floor + [illegible]
	a. As per Sanctioned Plan	Gallery	Ground Floor + [illegible]
	b. As per Site Building Plan	Gallery	Ground Floor + [illegible]
2	Use of the Building		
	a. As per Sanctioned Plan		Residential
	b. As per Site Building Plan		Residential

3	Dimensions	Width	Depth	Height	Height
	a. As per Sanctioned Plan	[illegible]	[illegible]	[illegible]	[illegible]
	b. As per Site Building Plan	[illegible]	[illegible]	[illegible]	[illegible]
	c. Height of [illegible]				

	Height (ft)		
	[illegible]	[illegible]	
	[illegible]	[illegible]	
B	**[illegible] WORK DATA**		
	Plan Examiner(s)		
[illegible]	a. [illegible]		[illegible]
	b. [illegible]		[illegible]
		[illegible]	[illegible]
[illegible]	a. [illegible]	[illegible]	[illegible]
	b. [illegible]	[illegible]	[illegible]
	Administrative Support Staff (Clerical)		
[illegible]	[illegible]		
	[illegible]		

Note:

[illegible]

Name: [illegible]
Designation: [illegible]
Date: [illegible]

For [illegible]

Enclosures:

1. [illegible]
2. [illegible]
3. [illegible] with a request for issuance of [illegible] date
4. [illegible]
5. [illegible] with a request for issuance for [illegible]
6. [illegible] with a request for issuance of [illegible]

Modi Housing Pvt Ltd

[illegible]

[illegible]

INV E-101 Pune Branch

Ledger Account

[illegible]

Date	Particulars	Journal	Voucher No.	Debit	Credit
[illegible]	To Sales Revenue	Journal	[illegible]	[illegible]	
	(Being purchase of [illegible])				
	To Sales Revenue	Journal	[illegible]	[illegible]	
	(Being [illegible] for sale [illegible])				
				[illegible]	
	By Closing Balance				[illegible]
				[illegible]	[illegible]

Modi Housing Pvt Ltd

[illegible]

SW-Flat No E-101 Vista Homes

Ledger Account

[illegible]

Date	Particulars	Vch Type	Vch No.	Debit	Credit
[illegible]	To Opening Balance			[illegible]	
[illegible]	By [illegible]	Journal	[illegible]		[illegible]
	Being purchase of [illegible]				
	By [illegible]	Journal	[illegible]		[illegible]
	Being sale [illegible]				
[illegible]	To [illegible]	Journal	[illegible]	[illegible]	
	Being [illegible]				
[illegible]	To Value Added Tax	Journal	[illegible]	[illegible]	
	[illegible]				
	Being [illegible] on sale of [illegible]				
				[illegible]	[illegible]

Modi Housing Pvt Ltd

[illegible]

[illegible]

[illegible]

INV-E-112 Vivek Sharma

Ledger Account

[illegible]

Date	Particulars	Vr Type	Vr No	Debit	Credit
[illegible]	To Sales Revenue	Journal	[illegible]	[illegible]	
	Being purchase of [illegible]				
[illegible]	To Sales Revenue	Journal	[illegible]	[illegible]	
	Being [illegible] account				
				[illegible]	
	To Closing Balance				[illegible]
				[illegible]	[illegible]

Modi Housing Pvt Ltd

[illegible]

[illegible]

[illegible]

SW-Flat No E-112 Vista Homes

Ledger Account

[illegible]

Date	Particulars	Vch Type	Vch No.	Debit	Credit
[illegible]	Opening Balance			[illegible]	
[illegible]	[illegible]	Journal	[illegible]	[illegible]	
	[illegible]				
[illegible]	[illegible]	Journal	[illegible]		[illegible]
	[illegible]				
[illegible]	[illegible]	Journal	[illegible]	[illegible]	
	[illegible]				
[illegible]	[illegible]	Journal	[illegible]	[illegible]	
	[illegible]				
				[illegible]	[illegible]

भारतीय गैर न्यायिक

Rs. 100

₹ 100

INDIA NON JUDICIAL

Rs. 100

₹. 100

INDIA NON JUDICIAL

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Modi Housing PRT Ltd - SOV

[illegible]

[illegible]

Instalments Receivable

Ledger Account

[illegible]

Date	Particulars	Jnl Type	Jnl No	Debit	Credit
[illegible]	To Opening Balance			[illegible]	
[illegible]	By Miscellaneous Expenses (Refer Note [illegible])	Journal	[illegible]		[illegible]
	To Income Receivable (Refer Note [illegible] regarding Income Receivable)	Journal	[illegible]	[illegible]	
				[illegible]	[illegible]
	By Closing Balance				[illegible]
				[illegible]	[illegible]

Modi Housing Pvt Ltd

[illegible]

[illegible]

[illegible]

Bill Wise - Share of Profit

Ledger Account

[illegible]

Date	Particulars	Vch Type	Vch No.	Debit	Credit
[illegible]	By [illegible]	Journal	[illegible]		[illegible]
[illegible]	By [illegible]	Journal	[illegible]		[illegible]
	By [illegible]	Journal	[illegible]		[illegible]
	By [illegible]	Journal	[illegible]		[illegible]
	By [illegible]	Journal	[illegible]		[illegible]
	By [illegible]	Journal	[illegible]		[illegible]
	To [illegible]	Journal	[illegible]	[illegible]	
	To [illegible]	Journal	[illegible]	[illegible]	
	To [illegible]	Journal	[illegible]	[illegible]	
	By [illegible]	Journal	[illegible]		[illegible]
	By [illegible]	Journal	[illegible]		[illegible]
	To [illegible]	Journal	[illegible]	[illegible]	
	By [illegible]	Journal	[illegible]		[illegible]
				[illegible]	[illegible]
				[illegible]	
[illegible]	Closing Balance			[illegible]	
				[illegible]	[illegible]

[To be published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (i)]

Government of India
Ministry of Finance
(Department of Revenue)
Central Board of Excise and Customs

Notification No. 4/2018 – Central Tax

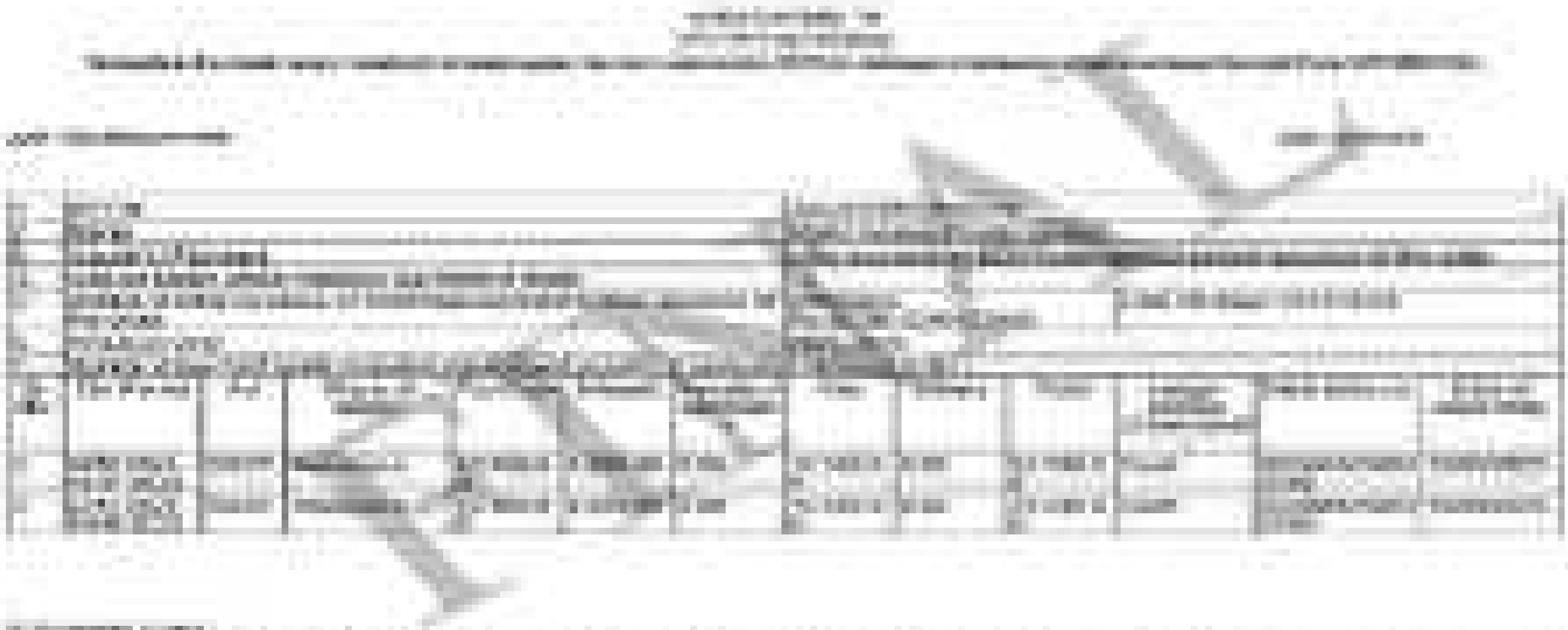
New Delhi, the 23rd January, 2018

G.S.R. ... (E).– In exercise of the powers conferred by section 128 of the Central Goods and Services Tax Act, 2017 (12 of 2017) (hereafter in this notification referred to as the said Act), the Central Government, on the recommendations of the Council, hereby waives the amount of late fee payable by any registered person for failure to furnish the details of outward supplies for any month quarter in FORM GSTR-1 by the due date under section 47 of the said Act, which is in excess of an amount of twenty-five rupees for every day during which such failure continues:

Provided that where there are no outward supplies in any month quarter, the amount of late fee payable by such registered person for failure to furnish the said details by the due date under section 47 of the said Act shall stand waived to the extent which is in excess of an amount of ten rupees for every day during which such failure continues.

[F. No. 149/18/2017-GST(Pt.)]

(Dr. Sangamitra S.L.)
Under Secretary to the Government of India



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