

SELF – DECLARATION

I/We, **MEHTA AND MODI REALTY KOWKUR LLP** promoter of the ongoing project having Telangana State RERA Registration No. **P02400002261** do hereby state and declare on solemn affirmation as under:

I/We say that 70% amount received from the allottee of the said project is deposited by me/us in designated separate account and I am/we are entitled to withdraw the said amount proportionate to the progress in the Real Estate Project.

I/We say that my/our withdrawals from my/our designated separate account no. **250001021950** in the quarter July to September of the year 2020 are proportionate to the progress in the aforesaid Real Estate Project and for withdrawal of amount I/we have obtained requisite certificates from the project Architect, Engineer and practising Chartered Accountant.

I/We undertake to for with produce these certificates for inspection if required by your Bank / RERA Authority.

Thanking you,

Yours faithfully,

For Mehta & Modi Realty Kowkur LLP



Soham Modi
Designated Partner



Anand S Mehta
Designated Partner

Place: Secunderabad.

Date: 1st April 2021

Date:- April 01 , 2021

To,
The Manager
IndusInd Bank Ltd.
Escrow Operations,
Central Processing Unit,
1st Floor, Naurang Square,
Plot No. A4, Cross Rd, "B"Marol,
MIDC Central Rd, Near Shrungar Hotel,
Kondivita Andheri-East Mumbai 400093.

Sub :- Transfer of funds under RERA Act, 2016 and Telangana State RERA Regulations

We request you to set standing instructions from RERA Account no. 250001021950 to Escrow Account No. 250001011960 to transfer 100% of the amount on daily basis at BOD.

Start Date: - 01- April -2021

End Date: - 21 – September -2025

We confirm that the instructions issued are in line with the RERA agreement and we will share the self-declaration in 1st week after the end of quarter or before processing next transaction in the following quarter. (Apr – June, July – Sept, Oct – Dec, Jan – Mar).

For, above withdrawals we have obtained requisite certificates from the project Architect, Engineer & Practicing Chartered Accountant. Further, we undertake to produce these certificates for inspection if required by the Bank.

We agree that if the self-declaration for last quarter has not been submitted to Indusind Bank the bank can hold our future RERA transactions until submission of self-declaration.

Thanking you,

For Mehta & Modi Realty Kowkur LLP



Soham Modi
Designated Partner



Anand S Mehta
Designated Partner



Telangana State Real Estate Regulatory Authority

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : **P02200001314**

Project: **Greenwood Heights**, Survey No.: **196**, Plot No. Of Site: , at **Alwal, Medchal-Malkajgiri, 500047**,

1. **Mehta And Modi Realty Kawkoor LLP** having its registered office / principal place of business at Village: **VICTORIA RANIGUNJ**, Mandal: **Secunderabad**, District: **Hyderabad**, Pin: **500003**.

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 5 years commencing from **19/10/2019** and ending with **21/09/2025** unless extended by the Authority in accordance with the Act and the rules made there under;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature valid

Digitally Signed by KOMMATHADHAR

(SECRETARY TS RERA)

Date : 19-Oct-2019 11:00:28 IST

Dated: **19/10/2019**

Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Standing Instructions Form for Transfer of Funds

Date: 01/04/2021

To,

The Manager,
Nariman Point Branch, IndusInd Bank
Limited

I /

☒

Apply for New Standing Instruction

We wish to (tick whichever is applicable):

☐ Amend the Existing Standing Instruction

Beneficiary Details

Beneficiary Name 1	MEHTA AND MODI REALTY KOWKUR LLP- GREENWOOD HEIGHTS BHFL ESCROW AC
Beneficiary Account Number	250001011960
Beneficiary Bank Branch	Nariman Point Branch
Beneficiary Bank Name	Indusind Bank
Percentage of transfer	100%

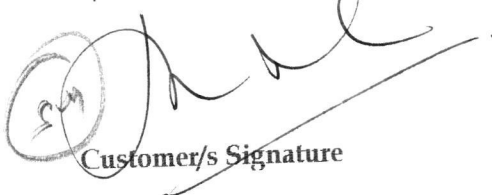
Remittance Details

Remittance Amount (in figures)	100% as per given % to 1 beneficiaries												
Remittance Amount (in words)													
Frequency	<table><tr><td>☒</td><td>Daily BOD</td></tr><tr><td>☐</td><td></td></tr><tr><td>☐</td><td></td></tr><tr><td>☐</td><td></td></tr><tr><td>☐</td><td></td></tr><tr><td>☐</td><td></td></tr></table>	☒	Daily BOD	☐		☐		☐		☐		☐	
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Debit Instruction Start Date	01 April 2021												
Debit Instruction End Date	21 September 2025												

1. Account Holder Details

Account Number	250001021950
Customer Name	MEHTA AND MODI REALTY KOWKUR LLP-GREENWOOD HEIGHTS BHFL RERA AC
Mobile Number	9502288200

I / we hereby agree to the terms and conditions mentioned on the reverse / attached herewith.


Customer/s Signature



Customer Acknowledgement Form

We confirm having received the Standing Instruction request from your Account _____ towards the beneficiary account number _____ pertaining to _____ Branch of _____ Bank for ₹ _____ with effect from __ / __ / ____ on a daily / monthly / quarterly / half-yearly / yearly basis.

Date -Request Received	Received by (Name & ECN)	Branch Seal with signature

IndusInd Bank 

Terms & Conditions for Standing Instructions

1. I / We undertake to keep sufficient funds in the account on the date of standing instruction. The Bank will not be held responsible if any transaction is delayed or not executed for reasons of incorrect or incomplete information.
2. I / We understand that applicable charges will be debited from my account towards processing the standing instruction request.
3. I / We understand that the Bank will be relying on the information I provide, and will be acting in accordance with such reliance.
4. I / We understand that a charge may be levied by the Bank in the event the Standing Instruction is returned due to insufficient funds. Further, the Bank at its discretion has the right to cancel the instruction provided without advice if consecutive three payments have been returned due to insufficient funds.
5. I / We understand that the instruction given by me will be in effect till the end of debit instruction or until advised by me / us in writing to suspend the standing instruction mandate. Any amendments to the standing instruction shall be given by me / us in writing at least 1 week prior to the next date of debit from my / our account.
6. I / We understand that if the Standing Instruction falls on a holiday, the same will be executed on the next working day.
7. I / We understand that amount once debited from the account towards standing instruction cannot be reversed / revoked back into the account.
8. I / We Understand that the Bank shall have the right, in its discretion, to refuse to execute any instruction received under this Agreement without incurring any liability therefore.
9. I / We understand that the Bank is not responsible for any delay or failure to carry the standing instruction where such delay or failure is attributable to any cause beyond Bank's control and the Bank shall under no circumstance be responsible for any losses arising executing the standing instructions in such scenarios.
10. I / We agree to indemnify and hold the Bank harmless and free from any claim, loss, liability, damage

or expense arising directly or indirectly from this Agreement and/or the transactions contemplated therein or the Bank's inability to execute any transactions contemplated herein.

For Bank Use Only

Date of Execution	Signature Verified By (Name & ECN)	Request Executed By (Name & ECN)	SI Reference Number (System generated)