

23rd day of September, 2021

Signature of Sub Registrar Keesara





AND

Mr. Goka Mani Srikanth, Son of Mr. Pattabhi Ramaiah Goka, aged about 39 years, Occupation: Service residing at H. No. 3-27/18-1, New Railway Colony, Kondapur Village, Ghatkesar Mandal, Medchal-Malkajgiri District - 501 301, 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.

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 Nilgiri Estate, forming a part of Sy. Nos.75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy 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 has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.
- 2. DETAIL OF THE VILLA BEING CONSTRUCTED
- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure–B attached herein and the specifications shall be as per Annexure–C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time.
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the 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 Developer the consideration detailed in Annexure—A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure—A.

For Nilgiri Estates & Modi & Modi Constructions

the second was a little

of Fee/Duty							
	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	12775	0	0	0	12875
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	12875	0	0	0	12875
User Charges	NA	. 0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	26150	0	0	0	26250

Rs. 12775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12875/- towards Registration Fees on the chargeable value of Rs. 2575000/- was paid by the party through E-Challan/BC/Pay Order No ,230AWG200921 dated ,20-SEP-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 26150/-, DATE: 20-SEP-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO 2803477233813, PAYMENT MODE:NB-1001138, ATRN: 2803477233813, REMITTER NAME: MR. GOKA MAN SRIKANTH, EXECUTANT NAME: NILGIRI ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. GOKA MANI

Date:

23rd day of September,2021

Signature of Registering Officer Keesara

T がならない 2071 ださい (要し、そ、183多 だめいな) T3.656 あっしないであるとなる はないはなる おっぱい **రమత్రం** గుర్రింపు నెంబసు 1530 <u>13856</u>2021





- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure-A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure-A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure-B and Annexure-C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.
- COMPLETION OF CONSTRUCTION:
- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 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. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure-A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser. Nilgiri Estates & Modi & Modi Constructions

Mary Carlot and Assessed

BK-1, CS No 14172/2021 & Doct No 13856/2021. Sheet 3 of 10 Sub Registrar Keesara





- 4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.
- 4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

5. POSSESSION OF VILLA:

- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being 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, 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. In Carl

Apply and a second

For Nilgiri Estates & Modi & Modi Constructions

the price of the

Bk - 1, CS No 14172/2021 & Doct No 13856 B63 / Sheet 4 of 10 Sub Registrar-Keesara





ANNEXURE- A

1.	Names of Purchaser:	Mr. Goka Mani Srikanth S/o. Mr. Pattabhi Ramaiah Goka				
2.	Purchaser's permanent residential address:	R/o. H. No. 3-27/18-1, New Railway Colony, Kondapur Village, Ghatkesar Mandal, Medchal-Malkajgiri District - 501 301.				
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 13855 of 2021, dated 23.09.2021 registered at SRO, Keesara, Medchal-Malkajgiri District.				
4.	Type of villa	AA1 – Double - Type				
5.	No. of floors	Ground Plus First Floor				
6.	No. of bedrooms	4-Bedrooms				
7.	Details of Said Villa:					
	a. Villa no.:	183				
	b. Plot area:	186 Sq. yds.				
	c. Built-up area:	2170 Sft.				
	d. Carpet area	1843 Sft.				
8.	Total sale consideration:	Rs. 25,75,000/- (Rupees Twenty Five Lakhs Seventy Five Thousand Only)				
9.	Details of advance paid:					
	Rs. 25,75,000/- (Rupees Twenty Fiv Developer admitted and acknowledge	re Lakhs Seventy Five Thousand Only) already paid and the ged the said consideration.				
10.	Scheduled date of completion:	30.10.2021				
11.	Description of the Scheduled Villa:					
	All that piece and parcel of land bearing plot no. 183, admeasuring about 186 sq. yds, along with a villa constructed thereon having built up area 2170 sft, in the housing project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan annexed hereto and bounded on:					
	North Tot-Lot					
		Plot No. 184				
	East 30' wide					
	West Neigbou	ars Land				

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions rep. by its authorized signatory or Nilgiri Estates &

Authorised Rep. SOHAM MODI

Modi & Modi Constructions

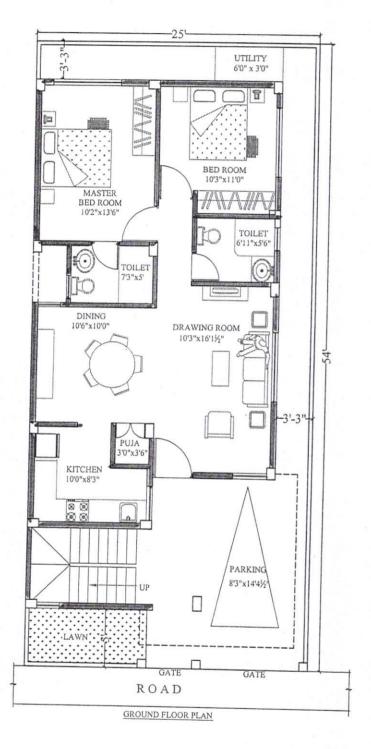
DEVELOPER

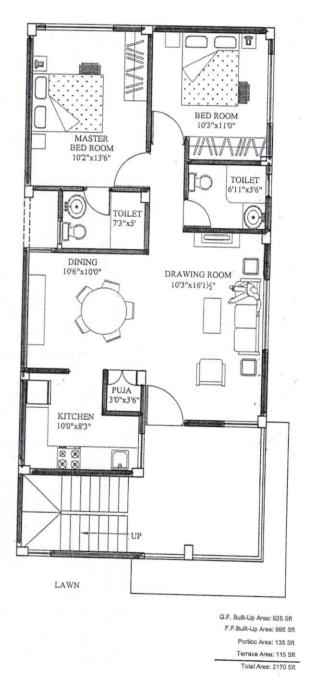
BK-1, CS No 14172/2021 & Doct No 13856 8031. Sheet 5 of 10 Sub Registrar Keesara











M/s. Nilgiri Estates & M/s. Modi & Modi Constructions rep. by its authorized signatory:- Modi & Modi Constructions

Authorised Rep. SOHAM MODI

July.

Bk-1, CS No 14172/2021 & Doct No 13856/3031. Sheet 6 of 10 Sub Registrar Keesara





ANNEXURE - C

Specifications of Said Villa:

Item	em Specifications		
Structure	RCC	. 5	
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 mime 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.

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions rep. by its authorized signatory at & Modi Constructions

DIDCITAGED

Bk - 1, CS No 14172/2021 & Doct No 138.56 (2021 ... Sheet 7 of 10 Sub Registrar Keesara





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. NILGIRI ESTATES

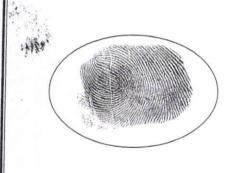
&
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS AUTHORISED SIGNATORY:MR. SOHAM MODI
S/O. LATE SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 05/BK-IV/2019, DATED:21.01.2019 AT SRO, SECUNDERABAD:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





MILTERNAL THANKS IN

PURCHASER:

MR. GOKA MANI SRIKANTH S/O. MR. PATTABHI RAMAIAH GOKA R/O. H. NO. 3-27/18-1 NEW RAILWAY COLONY KONDAPUR VILLAGE GHATKESAR MANDAL MEDCHAL-MALKAJGIRI DISTRICT - 501301.

SIGNATURE OF WITNESSES:

1. Asuo 2.

For Nilgiri Estates & Modi & Modi Constructions

Authorised Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

Bk-1, CS No 14172/2021 & Doct No 13856/2021. Sheet 8 of 10 Sub Registrar Keesara





VENDOR or DEVELOPER:







भारत सरकार GOVERNMENT OF INDIA



శోహం సతీప్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుఘడు Male

3146 8727 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: సలీప్ మాడి, స్టాట్ నో-280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిల్ హిల్స్,

ఖైంకాబాద్, బంజారా హిల్స్, హైదరాబాద్ **පං**ල වුත්දි, 500034

Address:

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

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male



3287 6953 9204

ఆధార్ – సామాన్యుని హక్కు

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

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013

For Nilgiri Estates &

Authorised Rep. SOHAM MODI

Mod & Modi Constructions

Per organi

Bk - 1, CS No 14172/2021 & Doct No 13856 19091. Sheet 9 of 10 Sub Regiderar Keesara











JF356553140IN





පෙත්රි තිරෙකු§ / Your Aadhaar No. : పామాన్యుని హక్కు 6866 1632 3381

1

6000

क्र ठंड डिक्सर् Goka Manl Srikanth 5 500 Beros



ආර්ඡ (නිද්රාඡ්දර Internal Identiffication Authority Government of India

Lallaguda, Hyderabad Andhra Pradesh - 500017 9000994887 To Goka Mani Srikanth గేక మని స్థ్యాంత్ S/O Goka Pattabhi Ran'a E2/1 Raliway Quaters South Lalaguda Metuguda Secunderabad

04/06/2012

భారత ప్రభుత్వం DOVERNMENT OF INDIA ప్రామార్థ రామ రావు Pydimarri Rama Rao and action do Year of Birth: 1963 Sousse / Male 9476 7555 5844 – సామాన్యుని హక్కు

ನವಿತು ಸಂಭ್ಯ Enrollment No. : 1189/55291/08901

భారత ఏశిస్త్ర గంగ్రింపు ప్రాధికార పంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA Address: S/O Pydimarri Suryanarayana Murthy. 24-3/14/2 P NO 28, VISHNUPURI COLONY. విరువామా. 500 స్విమ్మర్ దూర్భవా! మూర్త, 24-3114/2 పే వర్ష 28 ిస్తువుర కాలదీ. వేఆర్ త్రైబర్ మర్పాజ్నరి, హైదరాబాక్, రంగరెడ్డి NEAR LIBRARY, MALKAJGIRI, Hyderabad, ර කිසිම්. 500047 Hanumanpet, Rangareddi, Andhra Pradesh, 500047 X WAR.





भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India

చిరునామా: తండ్రి పేరు /తల్లి పేరు: వటబ్బి రామయ్య గోక, సిఎస్ఓ -01,2-1, న్యూ రేలీవే కాలోనీ, కొండాపూర్ పల్లి, మాత్కేసర్, కొండాపూర్, కె.వి.రంగారెడ్డి, తెలంగాణ, 501301

Address: S/O: Patabbi Ramaiah Goka. PNO -01,2-1, New Railway Colony, Kondapur Village, Ghatkesar, Kondap K.v. Rangareddy, Telangana, 501301



7095 2579 0948

1947

help@uidai.gov.in

www.uidai.gov.in

7.-1, CS No 14172/2021 & Doct No 56 18031 . Sheet 10 of 10 Sub Registrar Keesdra



Probay





13856/21



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 23/09/2021, 11:31 AM

SRO Name: 1530 Keesara

Receipt No: 14725

Receipt Date: 23/09/2021

AGREEMENT

D'D No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: HDFS Account Description

Amount Paid By

Cash

Challan

E-Challan

12875

12775

500 26150

In Words: RUPEES TWENTY SIX THOUSAND ONE HUNDRED FIFTY ONLY

Prepared By: ALIKHAN

Registration Fee

User Charges

Deficit Stamp Duty

Total:

Signature by SR



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 23/09/2021, 11:31 AM

SRO Name: 1530 Keesara

Receipt No: 14725

Receipt Date: 23/09/2021

Name: SOHAM MODI

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

CS No/Doct No: 14172 / 2021

Challan No: Challan Dt:

E-Challan No: 230AWG200921

E-Challan Dt: 20-SEP-21

Chargeable Value:

Bank Name:

