



తెలంగాణ तेलंगाना TELANGANA

2962 , Date: 18-04-2022, Rupees: 100/-

Sold to: Ramesh,

S/o. Late Narsing Rao, R/o. Hyd.

For whom: Modi Realty Miryalaguda 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 of Construction is made and executed on this the 21st day of April' 2022 at S.R.O, Mirvalaguda, Nalgonda District by and between:

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorised Signatory, Shri Soham Modi, Son of Late Satish Modi, aged about 51 years, Occupation: Business, hereinafter referred to as the Developer.

AND

- 1. Mrs. Gudeti Nirmala, Wife of Mr. Indrakanti Rajesh Kiran, aged about 35 years and
- 2. Mr. Indrakanti Rajesh Kiran, Son of Mr. Indrakanti Sriramulu, aged about 38 years, Occupation: Business both are residing at H. No. 29-1294, Vinayaka Nagar, Near Santhoshi Matha Temple, Neredmet, Hyderabad-500 056, 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.

6 Dismalls

on the 21st day of APR, 2022 by Sri K. Prabhakar Reddy Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Thumb Impression Impression Photo Address K.PRABHAKAR REDDY[R]INDRAKANTI RAJESH KIRAN . INDRAKANTI SRIRAMULU RO/AMBERPET, HYDERABAD FRAUHAYAR REGU K.PRABHAKAR REDDY[R]GUDETI NIRMALA . INDRAKANTI RAJESH KIRAN 2 RO/AMBER PET, HYDERABAD K.PRABHAKAR REDDY [R [2305-1-2022-2964] K.PRABHAKAR REDDY[R]MODI REALTY MIRYALAGUDA LLP REP BY SOHAM MODI EX LATE SATISH MODI RO/AMBER PET, HYDERABAD Sub K.PRABHAKAR REDD [2305-1-2022-2964] identified by Witness: C\$ No 2964/2022 & Doct No SI No Thumb Impression Photo Name & Address 1 of 12 Signature **BIKUMALLA HARIKA** Hogika R/O MIRYALGUDA Sheet K MARTAND R/O HYDERABAD 21st day of April,2022 Miryalagud E-KYC Details as received from UIDAI: SINO Aadhaa: Details Address: Photo

D/O Dhanajah,

Miryalaguda, Nalgonda, Telangana, 508207

S/O Kore Mohan Rao.

Hyderabad, Rangareddi, Andhra Pradesh, 500018

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Aadhaar No: XXXXXXXXX1477

Aadhaar No: XXXXXXXX2297

Name: Bikumalla Harika

Name. Kore Martand



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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 AVR Gulmohar Homes forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, 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 for 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.
- 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.

For MODI REALTY MIRYALAGUDALLP

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Aadhaar No: XXXXXXXX9204

Name: Kandi Prabhakar Reddy

Name, Kangi Frabhakar Ruddy





5 Aadhaar No: XXXXXXXX9204

Amberpet, Hyddrabad, Telanganu, 500013

Amberpet, Hyderabad, Telangana, 500013

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	in the Form of									
of Fee/Duty	Stamp Papers	Challan u/\$ 41of IS		E-Challan	Cash	Stamp Du u/S 16 of IS		DD/BC ^r Pay Order		Total
Stamp Duty	100		Ü	14400		Û	0	O		14500
Transfer Duty	NA		O	0)	0	0		Ŋ
Reg. Fee	MV		0	14500	,	j.	0	0		14500
User Charges	NA		0	500			į (,	0		500
Mutation Fee	NA		Ç:	Ú.		0	0	0	1)
Total	100		0	29400	ŷ)	0	0		29506

Rs [1/400] towards Stamp Duty including ILD under Section 41 of LS. Act, 1899 and Rs. 14500/- towards Registration Fees on the chargeable value of Bs. 2900000/- was paid by the party mrough E. Challan/BC/Pay Order No .638AGU200422 dated 20-AFR-22 of YESB

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 29450/-, DATE: 20-APR-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3805853186040.PAYMENT MODE:NB-1001138.ATRN:3805853185040,REMITTIER NAME: MR. K. PRABHAKAR REDD LEXECUTANT NAME: MODEREALTY MIRYALAGUDA LEP, CLAIMANT NAME: MRS.GUP)ETINIRMALA AND LRAJESTI KIRAN,

Date:

SCB

Sheet

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S No 2964/2022

21st day of April, 2922

Signature of pagistering Offi

Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 2949 of 2022

and Assigned the Identification

2022 for Scanning

Sub Registrar

Miryalaguda.





- 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.

4. 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. 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. 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.

FOR MODEREALTY (MIRYALAGUDA) LLP

Partner

G. Duralf

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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 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.

For MODI REALTY (MIRYALAGODA) LLP

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ANNEXURE- A

1.	Names of Purchaser:	1. Mrs. Gudeti Nirmala, W/o. Mr. Indrakanti Rajesh Kiran						
		2. Mr. Indrakanti Rajesh Kiran, S/o. Mr. Indrakanti Sriramulu						
2.	Purchaser's permanent residential address:	R/o. H. No. 29-1294, Vinayaka Nagar, Near Santhoshi Matha Temple, Neredmet, Hyderabad-500 056.						
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 2948 of 2022, dated 21-04-2022 regd. at S.R.O, Miryalaguda, Nalgonda District.						
4.	Type of Villa	A1-Double -Type						
5.	No. of floors	Ground Plus First Floor						
6.	No. of bedrooms	4-Bedrooms						
7.	Details of Said Villa:							
	a. Villa no.:	55						
	b. Plot area:	179 Sq. yds.						
	c. Built-up area:	2340 Sft.						
	d. Carpet area	2024 Sft.						
8.	Total consideration: Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only)							
9.	Details of advance paid:							
	Rs.29,00,000/-(Rupees Twenty Nine Lakhs Only) already received which is admitted and acknowledged by the Developer.							
10.	Scheduled date of completion:	30-06-2022						
11.	Description of the Scheduled Villa:							
	All that piece and parcel of land bearing plot no.55, admeasuring about 179 sq. yds, along with a villa constructed thereon having built up area 2340 sft. in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:							
	North by: Compound Wall & 40' wide road							
	South by: Plot No. 56							
	East by : 30' wide road							
	West by: Plot No. 54							

For MODI REALTY (MIRYALAGEDA) LLP

DEVELOPER

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

G. Plenay

PURCHASER

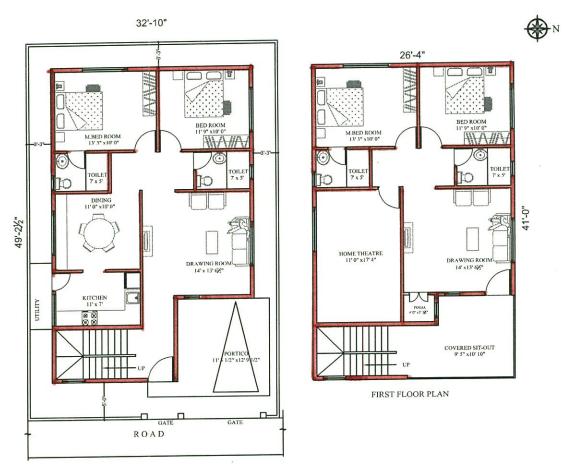
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ANNEXURE-B

Plan of the Said Villa:



GROUND FLOOR PLAN

FOR MODI REALTY (MIRYALAGUDA) LLP

Partner

DEVELOPER

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

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PURCHASER

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The Seal of Sub Registrar office MIRYALAGUDA

ANNSEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x2 ft. vitrified Tiles
Door frames	Wood (non-teak)
Main door	Laminated / polished panel door
Other doors	Painted panel doors
Electrical	Copper wiring with modular switches
Windows	Powder coated Aluminum sliding windows with grills
Bathrooms	Branded ceramic tiles – 4/7ft height
Plumbing	CPVC/PVC pipes.
Sanitary	Branded sanitary ware
CP fittings	Branded quarter turn ceramic disc type
Kitchen platform	Granite slab with 2 ft dado and SS sink

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 Scheduled 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 Scheduled Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For MODIREALTY (MIRYALAGUDA) LLP

DEVELOPER

G-Dienary.

PURCHASER

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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:

M/S. MODI REALTY (MIRYALAGUDA) LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD 500 003 DULY REP. BY ITS AUTHORISED SIGNAORY:-MR. SOHAM MODI S/O. LATE SATISH MODI





GPA / SPA FOR PRESEING DOCUMENTS VIDE DOC NO.53/BK-IV/2018, DATED 25.05.2018 REGD. AT SRO, SECUNDERABAD:

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. MRS. GUDETI NIRMALA W/O. MR. INDRAKANTI RAJESH KIRAN R/O. H. NO. 29-1294 VINAYAKA NAGAR NEAR SANTHOSHI MATHA TEMPLE NEREDMET HYDERABAD-500 056.





MR. INDRAKANTI RAJESH KIRAN S/O. MR. INDRAKANTI SRIRAMULU R/O. H. NO. 29-1294 VINAYAKA NAGAR NEAR SANTHOSHI MATHA TEMPLE **NEREDMET** HYDERABAD-500 056.

SIGNATURE OF WITNESSES:

FOR MODI REALTY (MIRYALAGUDA) LLP

SIGNATURE OF THE DEVELOPER

Partner

We send here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Miryalaguda, Nalgonda District.

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2949/2022 Sheet 8 of 12 Sub Keyistrar Miryalaguda







भारत सरकार





శోహాం సతీప్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పులుషుడు Male



3146 8727 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: సతీపే మోడి, ప్లాట్ నో-280, రోడ్ నో-25, పెద్దమ్మ దేవాలయిం దగ్గర జుబికీ హీల్స్.

దవాలయిం దగ్గం జుబల హాల్స్. ఖైంతాబాద్, బంజారా హిల్స్.

హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 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

For MQDI REALTY (MIRYALAGUDA) LLP
Partner



భారత ప్రభుత్వం

Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male

3287 6953 9204



ఆధార్ – సామాన్యుని హక్కు

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

To Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY

Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013

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आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABCPI3115R

नाम / Name INDRAKANTI RAJESH KIRAN

पिता का नाम / Father's Name SREE RAMULU INDRAKANTI

जन्म की तारीख Date of Birth 22/07/1983





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భారత ప్రభుత్వం Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 2081/20077/24063

То గుదేటి నిర్మల Gudeti Nirmala D/O Gudeti Shankaraiah 4-3-77

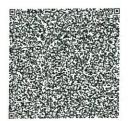
Anmagal Anmagal Hayath Nagar

Near Shivalayam, Old Road Anmagal

Hayathnagar Hayatnagar

K.v. Rangareddy Telangana - 501505 8500318141

Signature valid



మ్ ఆధార్ సంఖ్య / Your Aadhaar No. :

8312 3408 6861 VID: 9132 4111 7731 9387

నా ఆధార్, నా గుర్తింపు



Issue Date: 23/01/2018

భారత ప్రభుత్వం Government of India



Download Date: 30/06/2020



గుదేటి నిర్మల Gudeti Nirmala పుట్టిన తేదీ/DOB: 03/12/1987 ಶ್ರ/ FEMALE

8312 3408 6861

VID: 9132 4111 7731 9387

నా ఆధార్, నా గుర్తింపు

आयकर विभाग INCOME TAX DEPARTMENT

GOVT. OF INDIA स्थायी लेखा संख्या कार्ड

Permanent Account Number Card



CNXPG3798M

नाम/ Name GUDETI NIRMALA

पिता का नाम/ Father's Name SHANKARAIAH GUDETI

जन्म की तारीख / Date of Birth 03/12/1987



हस्ताक्षर/ Signature



MILES IN

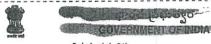
भारत सरकार

G. Dianal

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Again.

బికుమళ్ల హరిక Bikumalla Harika

పుట్టిన సంవత్సరం/Year of Birth: 1984 59 / Female

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ఆధార్ - సామాన్యుని హక్కు



కోరే మార్తాండ్ Kore Martand పుట్టిన సంవత్సరం / Year of Birth : 1980 పురుషుడు / Male

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