

29th day of July,2021

Signature of Sub Registrar Keesara





- 1. Mr. Sree Harinath Gurram Venkata, Son of Late Bhadrinath, aged about 43 years and
- Mrs. Vandana Gurram, Wife of Mr. Sree Harinath Gurram Venkata, aged about 39 years both are residing at Flat No. 212, Garondha Perumal Apartments, H. No. 6-1-281, Padmarao Nagar, Secunderabad - 500 025, 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

Model Condons

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	6900	0	0	0	7000
Transfer Duty	NA	0	0	0	0	0	(
Reg. Fee	NA	0	7000	0	0	0	7000
User Charges	NA	0	100	0	0	. 0	100
Mutation Fee	NA	0	0	0	0	0	
Total	100	0	14000	0	0	0	14100

Rs. 6900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7000/- towards Registration Fees on the chargeable value of Rs. 1400000/- was paid by the party through E-Challan/BC/Pay Order No ,346FGF030721 dated ,03-JUL-21 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 14000/-, DATE: 03-JUL-21, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 0937168642017, PAYMENT MODE: NB-1001138, ATRN: 0937168642017, REMITTER NAME: SREE HARINATH GURRAM VENKATA, EXECUTANT NAME: NILGIRI ESTATES, CLAIMANT NAME: SREE HARINATH GURRAM VENKATA).

Date:

29th day of July,2021

Signature of Registering Officer Keesara

Sub-Revistra





- 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.

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. 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.

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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 Nilgiri Estates & Modi & Modi Constructions

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ANNEXURE- A

	<u>X</u>							
1.	Names of Purchaser:	1. Mr. Sree Harinath Gurram Venkata						
		2. Mrs. Vandana Gurram						
2.	Purchaser's permanent residential	R/o. Flat No. 212, Garondha Perumal Apartments.						
	address:	H. No. 6-1-281, Padmarao Nagar, Secunderabad-500						
		025.						
3.	Sale deed executed by Developer in	Document no. 11441 of 2021, dated 29.07.2021						
	favour of Purchaser	registered at SRO, Keesara, Medchal-Malkajgiri District.						
4.	Type of villa	BB1- Single						
5.	No. of floors	Ground Floor Only						
6.	No. of bedrooms	2-Bedrooms						
7.	Details of Said Villa:							
	a. Villa no.:	135						
	b. Plot area:	125 Sq. yds.						
	c. Built-up area:	915 Sft.						
	d. Carpet area	836 Sft.						
8.	Total sale consideration:	Rs. 14,00,000/-(Rupees Fourteen Lakhs Only)						
9.	Details of advance paid:	,						
10.	Scheduled date of completion:	30.08.2021						
	-	30.08.2021						
11.	Description of the Scheduled Villa:							
	All that piece and parcel of land bearing plot no. 135, admeasuring about 125 sq. yds, along with							
	a villa constructed thereon having built up area 915 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 bound							
	North Plot No.	134						
	South Tot-Lot	a"						
	East 30' wide	road						
	East 30' wide West Plot No.							
M/s.	West Plot No.	136						
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ANNEXURE- B

Plan of the Said Villa:



24'-9" MASTER BED ROOM 10'2"x12'0" BED ROOM TOILET 6'8"x5'6" TOILET 7'3"x5'0" DINING 10'0"x9'0" DRAWING 10'0"x10'0" PUJA 3'0"x3'0" KITCHEN 10'2"x10'6" LAWN ROAD

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

GROUND FLOOR PLAN

Authorised Rep. SOHAM MODI

DEVELOPER

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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 /Parryware / Hindware or equivalent brand	-		
CP fittings	Branded quarter turn	0.0		
Bathrooms	Branded designer tiles upto 7ft.	6		
Kitchen	Granite slab with 2 ft dado and SS sink			
Electrical	Copper wiring with modular switches			
Plumbing	UPVC /CPVC/ PVC pipes.			

Note:

- 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 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 signaturates &

Modi & Modi Constructions

PURCHASER

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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:

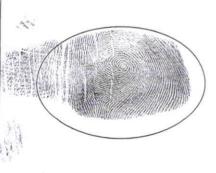
M/S. NILGIRI ESTATES &
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS AUTHORISED SIGNATORY:MR. SOHAM MODI
S/O. LATE SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 59/BK-IV/2016, DATED:21.07.2016 AT SRO, KEESARA:

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





PURCHASER:

 MR. SREE HARINATH GURRAM VENKATA S/O. LATE BHADRINATH R/O. FLAT NO. 212 GARONDHA PERUMAL APARTMENTS H. NO. 6-1-281 PADMARAO NAGAR SECUNDERABAD - 500 025.





2. MRS. VANDANA GURRAM
W/O.MR. SREE HARINATH GURRAMVENKATA
R/O. FLAT NO. 212
GARONDHA PERUMAL APARTMENTS
H. NO. 6-1-281
PADMARAO NAGAR
SECUNDERABAD - 500 025.

SIGNATURE OF WITNESSES:

1. Laxor

2. Sail aug

For Nilgiri Estates & Modi & Modi Constructions

Authorised Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER

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UMU21 2004 Sheet 8 of 10 Sub Registrar
Keesara





VENDOR or DEVELOPER:

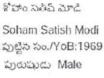






भारत सरकार

GOVERNMENT OF INDIA





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ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: సతీప్ మాడి, ఫ్లేట్ నో-280, రోడ్ నో-25, పెద్దమ్ము దేవాలయం దగ్గం జుబిల్ హిల్స్, బైరతాలాద్, టంజారా హిల్స్,

హైదరాబాద్ అంద్ర 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



బారత 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

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For Nilgiri Estates & Modi & Modi & Constructions

Authorised Rep. SOHAM MODI

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శ్రీ హరినాథ్ గుర్రం పెంకట Sree Harinath Gurram Venkata DOB: 05-06-1977 Gender Male

GOVERNMENT OF INDIA



3901 4764 7143

आधार - आम आदमी का अधिकार





ಗುರಂ ಎಂದನ Gurram Vandana DOB: 10-10-1982 Gender:Female



5990 3392 5478

आधार - आम आदमी का अधिकार



బాదాం చందన్ కుమార్ Badam Chandan Kumar





పెరుమాల్ అపార్ట్మమెంట్, పద్మ రాస్

S/O బద్ధినాథ్ గుర్రం పెంకట, స్ట్రాట్ నో 212, 55 \$ 6-1-281, 1804 సికింద్రాబాద్, హైదరాబాద్, తెలంగాణ 500003

UNIQUE IDENTIFICATION AUTHORITY OF INDIA Address:

S/o Badrinath Gurram Venkata, Flat No 212, H No 6-1-281, Garondha Peruma Apartment, Padma Rao Nagar, Secunderabad, Secunderabad, Secunderabad, Hyderabad, Telangana, 500003



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P.O. Box No. 1947, Bengaluru-560 001



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W70: గుర్తం వెంకట శ్రీ హరినాథ్, ఇంటిసెం 6-2-68 కొత్త భోయిగూడ సికింద్రబాద్, సికింద్రాబాద్, సికింద్రాబాద్, సికింద్రాబాద్, సికింద్రాబాద్, హైదరాబాద్, ල පූත්ම, 500003

W/o: gurram venkata sree harnath, H no 6-2-68 new bhoiguda, Secunderabad. Secunderabad, Secunderabad, Secunderabad, Secunderabad, Hyderabad, Andhra pradesh, 500003



X

Date: 26/02/2011

S/O Shankar Late 6-2-57/5/2

మీ ఆధార్ సంఖ్య / Your Aadhaar No.

వహిదు త్రమనంళ్న /Enrolment No.: 1027/00132/01977 0 Badam Chandan Kumar (బాదాం చందన్ కుమార్)

Government of Ind



బాదాం సాయి రామ్ Badam Sai Ram పుట్టిన సం./YoB:1988 పురుషుడు Male

4455 3339 1632

జర్జూర్ - ఆధార్ – సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहुंचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: బాదాం కృష్ణ, 2-3-74/4,

పర్య ప్రక్కన కాలోనీ, సేర

హనుమాన్ దేవాలయం

ఉప్పల్, ఉప్పల్, కె.వీ.రంగారెడ్డి ఆంధ్ర ప్రదేశ్, 500039

S/O: Badam Krishna, 2-3-74/4, satya nagar colony, near hanuman temple Uppal, Uppal, K.V.Rangareddy

Andhra Pradesh, 500039

Aadhaar - Aam Aadmi ka Adhikar

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