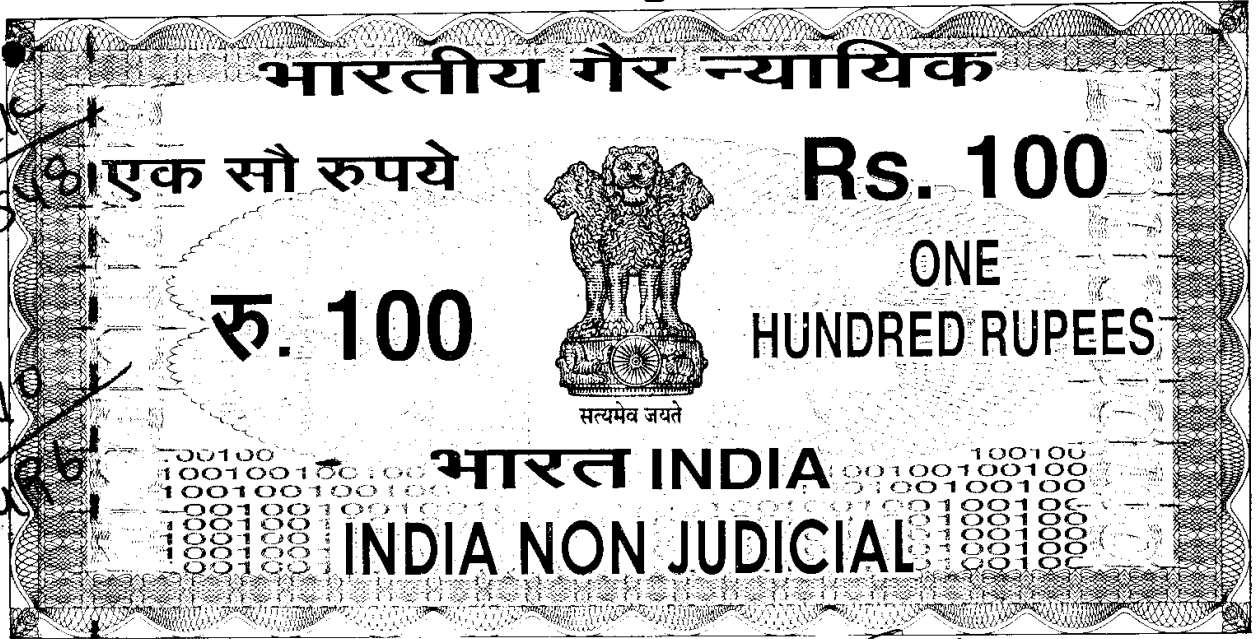


12.12.2019



తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 125547 Date: 12/12/2019

Sold to: Shri Shankar

S/o: Mr. Ravi

For whom: M.B. Modi Realty (Miryalaguda) LLP

SYED JAHANGIR

Licensed Stamp Vendor

Lic.No.16-05-015/2012

Renewal Lic.No.16-05-063/2013

12-15-763, Manikeshwari Nagar,

B.U. Campus, SECUNDERABAD.

Ph:9959319050

W 125547

AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 16th day of December 2019 at S.R.O, Miryalaguda, 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 Managing Partner Shri Soham Modi, Son of Late Satish Modi, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

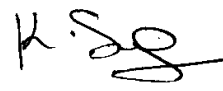
IN FAVOUR OF

Mr. Katteboina Srinivas, Son of Mr. K. Balaiah, aged about 47 years residing at Flat No. 308, Harivillu Apartments, Krishna Colony, Miryalaguda - 508 207, Nalgonda District, 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 REALTY (MIRYALAGUDA) LLP


Partner



Page 1

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 lumpsum 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 (MIRYALAGUDA) LLP

Partner

- 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 MODI REALTY (MIRYALAGUDA) LLP

Partner

K. S.

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.

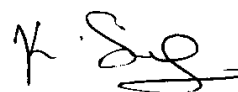
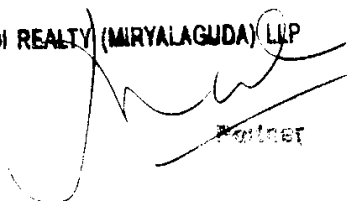
5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the 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.

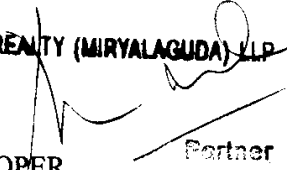
6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For MODI REALTY (MIRYALAGUDA) LLP



ANNEXURE- A

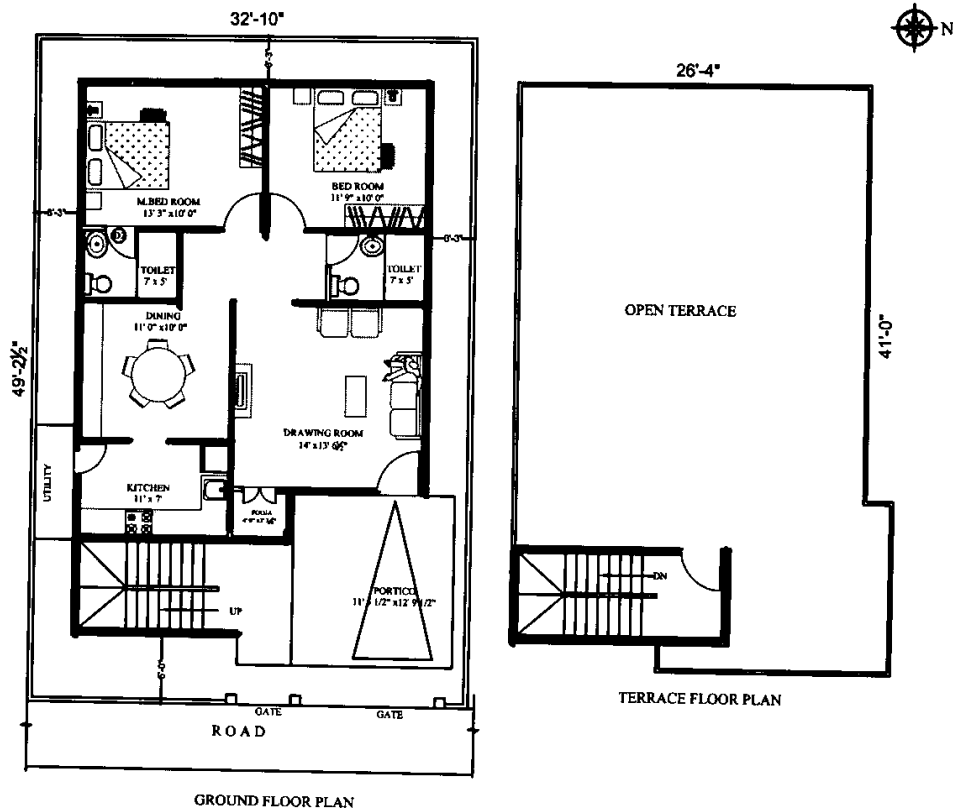
1.	Names of Purchaser:	Mr. Katteboina Srinivas	
2.	Purchaser's permanent residential address:	R/o. Flat No. 308, Harivillu Apartments, Krishna Colony, Miryalaguda - 508 207, Nalgonda District.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 12412 of 2019, dated 16.12.2019 regd. at S.R.O, Miryalaguda, Nalgonda District.	
4.	Type of villa	A1-Single - Type	
5.	No. of floors	Ground Floor Only	
6.	No. of bedrooms	2 - Bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	60	
	b. Plot area:	179 Sq. yds.	
	c. Built-up area :	1250 Sft.	
	d. Carpet area	798 Sft.	
8.	Total consideration:	Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only)	
9.	Details of advance paid:		
	Rs.1,58,000/-(Rupees One Lakhs Fifty Eight Thousand Only) already received which is admitted and acknowledged by the Developer.		
10.	Balance Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 7 days of completion of brick work & internal plastering	6,46,000/-
	II	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	6,46,000/-
	III	On completion	2,00,000/-
11.	Scheduled date of completion:	31.07.2020	
12.	<u>Description of the Scheduled Plot :</u> All that piece and parcel of land bearing plot no.60, admeasuring about 179 sq. yds, along with a villa constructed thereon having built up area 1250 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: Plot No. 59 South by: Plot No. 61 East by: 30' wide road West by: Plot No. 49		

For MODI REALTY (MIRYALAGUDA) LLP

DEVELOPER Partner


PURCHASER

ANNEXURE- B

Plan of the Said Villa:



For MODI REALTY (MIRYALAGUDA) LLP

[Signature]
Partner
DEVELOPER

[Signature]
PURCHASER

ANNEXURE - 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 time 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 MODI REALTY (MIRYALAGUDA) LLP

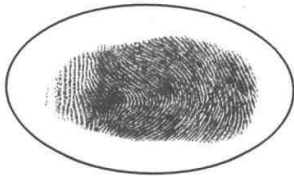
DEVELOPER

Partner

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
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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 MANAGING PARTNER:-
MR. SOHAM MODI, S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD.



**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. AT 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

MR. KATTEBOINA SRINIVAS
S/O. MR. K. BALAIAH
R/O. FLAT NO. 308, HARIVILLU APARTMENTS
KRISHNA COLONY
MIRYALAGUDA - 508 207
NALGONDA DISTRICT.

SIGNATURE OF WITNESSES:

1. D. Srinivas
2. K. Edukondaly

For MODI REALTY (MIRYALAGUDA) LLP

Partner
SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

 భారత ప్రభుత్వం GOVERNMENT OF INDIA ఆధార్ కార్డు Aadhaar Card శోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male 3146 8727 4389	 భారత ప్రభుత్వం GOVERNMENT OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నెం- 280, రోడ్ నెం-25, పెద్దమ్మ దేవాలయం దగ్గర జబీల్ హిల్స్, ఖైరతాబాద్, 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
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	Aadhaar - Aam Aadmi ka Adhikar

 భారత ప్రభుత్వం GOVERNMENT OF INDIA ఆధార్ కార్డు Aadhaar Card కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male 3287 6953 9204	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 10/07/2013
ఆధార్ - సామాన్యని హక్కు	

For MODI REALTY (MIRYALAGUDA)/LLP

Partner

(Signature)

(Signature)

**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
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WITNESS:

MR. B. SRINWAS
S/o. MR. B. SAILU
R/o. 7-1534/1
BANGARU GAOUDA
MIRYALAGUDA.



MR. K. EDUKONDALU
S/o. MR. K. VENKAIAH
R/o. 8-5/2,
SEETHARAMPURAM
MIRYALAGUDA.

SIGNATURE OF WITNESSES:

1. B. Srinwas
2. K. Edukondalu


 SIGNATURE OF THE PURCHASER

అధికారి - ఆధార్ - సామాన్యజ్ఞానపాత్ర పాత్ర

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కట్టె బెడ్రెండులు
KOTTE EDUKONDALU
పుట్టిన తేదీ/DOB: 1981
పురుషుడు Male

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No.: 2020/20862/06142

To
బద్రి శ్రీనివాసు
BADRI SRINIVASU
7-1534/1 BANGARU GADDA
MIRYALAGUDA
24/07/2013
Miryalaguda
Miryalaguda
Miryalaguda Nalgonda
Andhra Pradesh 508207
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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

86755 / Enrollment No.: 2189/64455/22713

To
కట్టెబొం శ్రీనివాస్
KATTEBONA SRINIVAS
S/O Kattibona Balaiah
Flat No 308 HariVillu Apartment
Krishna Colony
Miryalaguda
Miryalaguda
Miryalaguda
Nalgonda Telangana - 508207
9848877866

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
7967 4592 0627
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

బద్రి శ్రీనివాసు
BADRI SRINIVASU
తండ్రి : సాయిలు బద్రి
Father : SAILU BADRI
పుట్టిన తేదీ / DOB : 13/11/1975
పురుషుడు / Male

9670 8520 3421
ఆధార్ - సామాన్యజ్ఞాన పాత్ర

ఆధార్ - Aam Aadmi ka Adhikar

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
9670 8520 3421
ఆధార్ - సామాన్యజ్ఞాన పాత్ర

భారత ప్రభుత్వం
Government of India

బద్రి శ్రీనివాసు
BADRI SRINIVASU
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ఆధార్ - సామాన్యజ్ఞాన పాత్ర

K. Edukondalu

P. S. R. N. R. N. R. N.

K. S. R.

12/13/19

e- STAMPS
Document Registration eChallan Slip

 Registration & Stamps Department Telangana	
Remitter / SRO / District-Registrar Details	
Name	K SRINIVAS
Mobile Number	9848877866
Challan Number	858WFJ071219
PassCode	tkEDE

 Registration & Stamps Department Telangana	
Online Challan Proforma (Citizen copy)	
Challan No: 858WFJ071219	
Bank Code : SBIN	
Payment : CASH	
Remitter Details Name: K SRINIVAS PAN Card No: BGHPS9037B Aadhar Card No: *****866 Address: MIRYALAGUDA	
Executive Details Name: MODI REALTY MIRYALAGUDA LLP Address: SECUNDERABAD	
Claimant Details Name: K SRINIVAS Address: MIRYALAGUDA	
Document Nature DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT	
Property Situated in (District) NALGONDA	
Amount Details Stamp Duty: 8150 Transfer Duty: 0 Registration Fee: 8250 User Charges: 100 TOTAL: Sixteen Thousand Five Hundred Rupees Only Date (DD-MM-YYYY): 07-12-2019 Transaction Id: 9639961006111	
Stamp & Signature	

12/13/2019