



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 04/10/2019, 02:30 PM

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SRO Name: 2305 Miryalaguda Receipt No: 10771 Receipt Date: 04/10/2019 AGREEMENT 1800000 DD No: יום פם Bank Branch: E-Challan Bank Name: SBIN Account Description Amount Paid By E-Challan Registration Fee 9000 Deficit Stamp Duty 8900 User Charges · 100

Total:



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S.No. 14622 Date: 09-08-2019

Sold to: RAMESH

S/o. Late NARASING RAO

For: MODI RELAITY (MIRYALAGUDA) LLP

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K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement of Construction is made and executed on this the 13th day of September 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 48 years, Occupation: Business Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

Mr. Vijay Kumar. Punna, Son of Mr. Chandramouli, aged about 33 years, Occupation: Service residing at H. No. 20-440/17, Hanuman Nagar, Deverakonda, 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

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Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9000/- paid between the hours of _____ and on the 04th day of OCT, 2019 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):
SI No Code Thumb Impression Photo Address

SI No Code Thumb Impress

VIDAY KUMAR PUNNAHO

VIJAY KUMAR PUNNA S/O. CHANDRAMOULI

H.NO-20-440/14 DEVARAKONDA, DIST/NALAGONDA Signature ACT Number Chapters Signature ACT Number Signature ACT Number

2

Miryalaguda

Registral

Sub

Sheet 1 of 10

No 10280/2019 & Doct No

EX





K.PRABHAKAR REDDY[R]M/S.MODI REALTY (MIRYALGUDA)LLP REP BY SOHAM MODI . LATE SATISH MODI

H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD Premopoya

Identified by Witness:

Si No Thumb Impression



Name & Address
P GURUMURTHY
KALLEPALLY

Signature Cuasify

2



V LAXMIKANTHA REDDY

MIRYALAGUDA

Houndy

04th day of October,2019

Signature of Sub Registrar Miryalaguda

SI No	Aadhaar Deta		

Aadhaar No: XXXXXXXX6041 Name: Pandirla Gurumurthy S/O Pandirla Anthaiah, Dilawarpur, Nalgonda, Telangana, 508355

E-KYC Details as received from UIDAI:

Address:



2 Aadhaar No: XXXXXXXX4275

Name: Vangala Laxmikantha Reddy S/O Vangala Gopal Reddy, Miryalaguda, Nalgonda, Telangana, 508207



3 Aadhaar No: XXXXXXXX9204

Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013



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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 (MIRYALAGUDA) LLP

Partner

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SI No 4

Aadhaar Details

Aadhaar No: XXXXXXXXX5214

Name: Vijay Kumar Punna

Address:

C/O,,

Miryalaguda, Nalgonda, Telangana, 508207

Photo

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/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	8900	0	0	0	9000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	9000	0	0	0	9000
User Charges	NA	0	100	0	0	0	100
Total	100	0	18000	0	0	0	18100

Rs. 8900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9000/- towards Registration Fees on the chargeable value of Rs. 1800000/- was paid by the party through E-Challan/BC/Pay Order No ,8339AX100919 dated ,10-SEP-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 18000/-, DATE: 10-SEP-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7931575808926,PAYMENT MODE:NB-1000200,ATRN:7931575808926,REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MR. VIJAY KUMAR PUNNA).

Date:

Miryalaguda Sub Registrar

10280/2019 & Doct No

2 of 10

Sheet

04th day of October, 2019

Signature of Registering Officer

Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as a population No. 1022 - of 2019

Book-I and Assigned the identification

Number I-2306-/02/27-2019 for Scanning
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- 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

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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 (MIRYALAGUDA) LLP

Partner

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ANNEXURE- A

1.	Names of Pur	chaser:	Mr. Vijay Kumar. Punna		
2.	Purchaser's pe	ermanent residential	R/o. H. No. 20-440/17, Hanuman Nagar, Deverakonda, Nalgonda District.		
3.	Sale deed executed by Developer in favour of Purchaser		Document no. 10226 of 2019, dated 13.09.2019 regd. at S.R.O, Miryalaguda, Nalgonda District.		
4.	Type of villa		A2-Single		
5.	No. of floors		Ground Floor Only		
6.	No. of bedrooms		2 - bedrooms		
7.	Details of Sai	d Villa :			
	a. Villa no.:		21		
	b. Plot area:		179 Sq. yds.		
	c. Built-up	area:	1250 Sft.		
	d. Carpet a		788 Sft.		
8.	Total consider		Rs.18,00,000/- (Rupees Eighteen Lakhs Only)		
9.	Details of advance paid:				
10.		d by the Developer.		received which is admitted and	
	Installment	Due dat	Due date for payment		
	I	Within 7 days of comp internal plastering	bletion of brick work &	23,000/-	
	II	Within 7 days of completing of flooring, bathroom 5,27,000/- tiles, doors, windows, first coat of paint, etc.		5,27,000/-	
	III	On completion 2,00,000/-		2,00,000/-	
11.	Scheduled da	Scheduled date of completion: 30.12.2019			
12.	Description of	of the Scheduled Plot:			
	villa construc Gulmohar Ho	All that piece and parcel of land bearing plot no. 21, 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: 30' wide road			

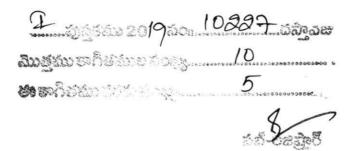
FOR MODERENLTY (MIRYALAGUDA) LLP

Partner

South by: Plot No. 20
East by: Plot No. 36
West by: 30' wide road

DEVELOPER 2

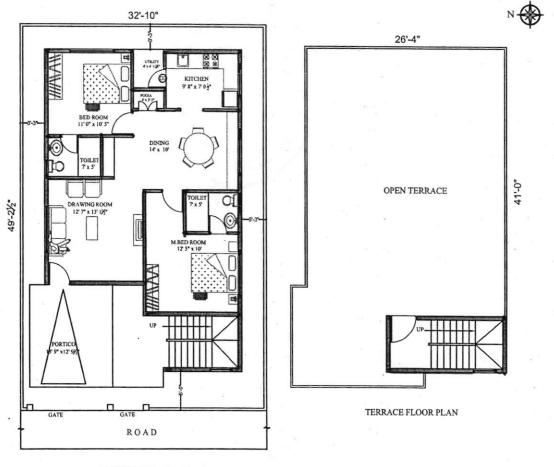
PURCHASER



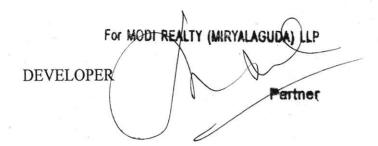


ANNEXURE- B

Plan of the Said Villa:



GROUND FLOOR PLAN



PURCHASER

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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 MODIFICALTY (MIRYALAGUDA) LLP

PURCHASER

DEVELOPER



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. 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. VIJAY KUMAR. PUNNA S/O. MR. CHANDRAMOULI R/O. H. NO. 20-440/17 HANUMAN NAGAR DEVERAKONDA NALGONDA DISTRICT.

SIGNIATURE OF WITNESSES

1. of Convers

2. Hamida

FOR MODE REALTY (MIRYALAGUDA) LLP

Partner

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

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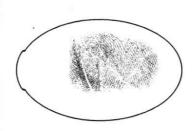
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

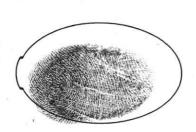
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





WITNESS:

MR. P. GURUMURTHY Slo. MR. P. ANTHAIAH Rlo. 3-19, Kallepolli Damarachálo mandal Nalgonda Dist.





ONR. Y. (AXMI KANTHA REDDY Spine. V. GOPAL REDDY R10. PIOTNO. 503 Venkata Sai APts Santosh Nagar mirualaguda.

SIGNATURE OF WITNESSES:

1. P-Cayalin 2. Vanidos

FOR MOD REALTY (MIRYALAGUDA) LLP

Partner

SIGNATURE OF THE VENDOR

2. 1 / laur 1 SIGNATURE OF THE BUYER



ప్రట్లిన సంవత్సరం/Year of Birth: 1986

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విజయ్ కుమార్ పున్న Vijay Kumar Punna

GOVERNMENT OF INDIA భారత ప్రభుత్వర

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కేంద్రతి సంఖ్య / Your Aadhaar No.

17/12/2011

Deverkonda, Nalgonda, Andhra Pradesh - 508248 Devarakonda 20-457/6 Devarakonda Hanuman Nagar

To Vijay Kumar Punna విజయ్ కుమార్ పున్న S/O Chandra Mouli Punna

నమోదు సంఖ్య / Enrollment No. : 1079/00359/00726





भारत सरकार GOVERNMENT OF INDIA

పందిర్జ గురుమూర్తి

Pandina Gurumurthy * పుట్టిన తెది/ DOB:\$6/08/1966

5221 (B33) 6041

వా ఆధార్ –నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE DENTIFICATION AUTHORITY OF INDIA

Address:

S/O పందిర్ల అంతయ్య, 3-19, కల్లేపల్లి, జెడ్పిఏడ్. పాఠశాల దగ్గర,

S/O Pandirla Anthaiah, 3-19, Kallepalli, Near ZPH School, Damaracharla Mandal, Dilawarpur, Nalgonda, Telangana - 508355

దామరచర్గ మండల్, దిలావర్

పూర్, నల్గొండ,

300rp - 508355 }

1947 1800 300 1947

help@uldai

WWW

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





14667/NLG/1992 LAXMI KANTHA REDDY V GOPAL REDDY PLOT NO503 VANKATASAO AP SANTOSHNAGAR

MIRYALGUDA MIRYALGUDA NALGONDA - 508207



Signature Issued On: 09/11/2018



V S Licencing Authority UNIT OFFICE MIRYALAGI Non Transport

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport

08/11/2023

Date of Validity Badge No.

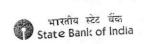
Reference No. Original LA. Date of First Issue Date of Birth

Blood Group

DLRTS305527718 RTA NALGONDA 30/11/1992 10/02/1953



STEET AT SECTION



मांगड्रापट

DEMAND DRAFT

04.10.2019.

Key: NIDCUW Sr. No: 357754

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AMOUNT BELOW 1051(1/4)

अदा को मूल्य प्राप्त IVALUE RECEIVED

शाखाः प्रबंधक BRANCH MANAGER

कि निवस्ति होने पर हो वैध है । R र 1.50,000- A ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

Key: NIDCUW Sr. No: 357754 VIJAY KUMAR PUNNA ıðı 000517769497 Name of Applicant

STATE BANK OF INDIA
STATE BANK OF INDIA
केवल 3 महीने के तिग्र्वेध अद्यक्ति गाँखा / DRAWEE BRANCH:MIRYALAGUDA
VALID FOR 3 MONTHS ONLY की इ के . / CODE No. 06317 भारतीय स्टेट बैंक

कम्प्यूटर द्वारा मुद्रित होने पर ही वंध VALID ONLY IF COMPUTER PRINTED

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I 10287.60.20 మేపత్తము కాగీతముల స*్యాం................* **ఈ కాగీత**ము వరకు సం_{ప్రా}.......

