

దస్తావేజు నెం.....10233.....2019

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Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 04/10/2019, 02:17 PM

SRO Name: 2305 Miryalaguda

Receipt No: 10739 Receipt Date: 04/10/2019

AGREEMENT

1800000 DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: YESB

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES EIGHTEEN THOUSAND ONLY

9000

8900

100

18000

కాపీ నెం. 102233, 2019



తెలంగాణ తేలంగానా TELANGANA

W 021044

S.No. 17407 Date: 20-09-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For: M/s. MODI REALITY (MIRYALGUDA) LLP

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 3rd day of October 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 Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

1. Mr. Gudapuri Sanjeeva, Son of Mr. G. Kotaiah, aged about 46 years, Occupation: Service and
2. Mrs. Perla Urmila, Wife of Mr. Gudapuri Sanjeeva, aged about 44 years both are residing at H. No. 2-115, Gandhi Nagar, 6th Ward, Miryalaguda, Nalgonda District - 508 207, 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 (MIRYALGUDA) LLP.

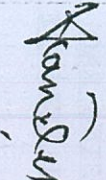
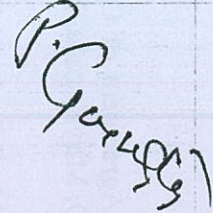
Sanjeeva

on the 04th day of OCT, 2019 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Bk - 1, CS No 10277/2019 & Doct No
10233/2019 Sheet 1 of 10 Sub Registrar
Miryalaguda



Execution admitted by (Details of all Executants/Claimants under Sec 32A):				
SI No	Code	Thumb Impression	Photo	Address
1	CL			PERLA URMILA W/O. SANJEEVA H.NO-2-115 MIRYALAGUDA, DIST/NALAGONDA
2	CL			GUDAPURI SANJEEVA S/O. KOTIAH H.NO-2-115 MIRYALAGUDA, DIST/NALAGONDA
3	EX			K. PRABHAKAR REDDY R/M/S. MODI REALTY (MIRYALAGUDA) LLP REP BY SOHAM MODI . LATE SATISH MODI H.NO-5-4-187/3 & 4 SOHAM MANSION M.G ROAD, SECUNDRABAD
Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1			V LAXMIKANTHA REDDY MIRYALAGUDA	
2			P GURUMURTHY KALLEPALLY	

DISTRICT REGISTRAR
- 6 AUG 2019
Signature/Link Impression
HYDERABAD

04th day of October, 2019

Signature of
Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6041 Name: Pandirra Gurunurthy	S/O Pandirra Anthalah, Dilwanpur, Nalgonda, Telangana, 508355	
2	Aadhaar No: XXXXXXXX4275 Name: Vangala Laxmikantha Reddy	S/O Vangala Gopal Reddy, Miryalaguda, Nalgonda, Telangana, 508207	



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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 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

Banjara
al Smilar

3 Aadhaar No: XXXXXXXXXX
Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013



4 Aadhaar No: XXXXXXXXXX6326
Name: Gudapuri Sanjeeva

S/O Kotiah,
Miryalaguda, Nalgonda, Telangana, 508207



5 Aadhaar No: XXXXXXXXXX8756
Name: Perla Urmila

W/O Sanjeeva,
Miryalaguda, Nalgonda, Telangana, 508207



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

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
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. 377BUJ031019 dated ,03-OCT-19 of ,YESB/

Bk - 1, CS No 10277/2019 & Doct No
10233/2019 Sheet 2 of 10 Sub Registrar
Miryalaguda

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 18000/-, DATE: 03-OCT-19, BANK NAME: YESB, BRANCH NAME: . BANK REFERENCE NO: 6043437671308 PAYMENT MODE:NB-1000200 ATRN:6043437671308 REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: MRS. GUDAPURI SANJEEVA AND P. URMILA).

Date:
04th day of October, 2019

Signature of Registering Officer
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 10233 of 2019

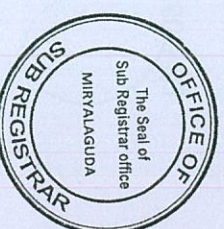
Book-I and Assigned the Identification

Number I-2305 - 10233 2019 for Scanning

On 4-10-2019

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Sub-Registrar
MIRYALGUDA

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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

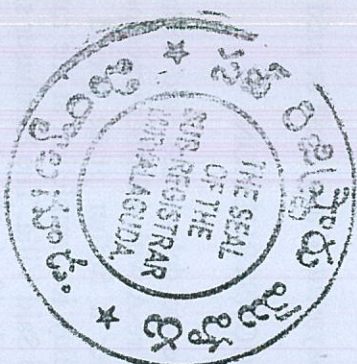
Partner

Bansideef

SP (C.S.)

I మొదట 20/9/2010 10233 వస్తే
మొత్తము కార్గితముల సంఖ్య 10
ఈ కార్గితము వరకు సంఖ్య 7

సచివశ్రీ



- 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.

T. శ్రీకృష్ణమూర్తి 20/9/2010 10233 దస్తావేజు
ముత్తము బాగోతముల సంఖ్య 10
ఈ కారితము వరకు సంఖ్య 4

సచివశ్రీ



ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Gudapuri Sanjeeva 2. Mrs. Perla Urmila
2.	Purchaser's permanent residential address:	R/o. H. No. 2-115, Gandhi Nagar, 6 th Ward, Miryalaguda, Nalgonda District - 508 207.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 102322 of 2019, dated 03.10.2019 regd. at S.R.O, Miryalaguda, Nalgonda District.
4.	Type of villa	A2 - Single - Type
5.	No. of floors	Ground Floor Only
6.	No. of bedrooms	2 - bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	48
	b. Plot area:	179 Sq. yds.
	c. Built-up area :	1250 Sft.
	d. Carpet area	798 Sft.
8.	Total consideration:	Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)
9.	Details of advance paid:	
		Rs.18,00,000/-(Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the Developer by way of receipts.
11.	Scheduled date of completion:	31.12.2019
12.	<u>Description of the Scheduled Plot :</u> All that piece and parcel of land bearing plot no. 48, 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. 49 South by: 30' wide road East by: Plot No. 61 West by: 30' wide road	

For MODI REALTY (MIRYALAGUDA) LLP

Partner

DEVELOPER

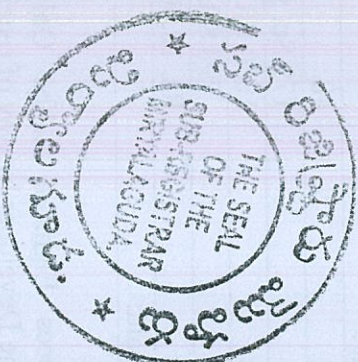
PURCHASER

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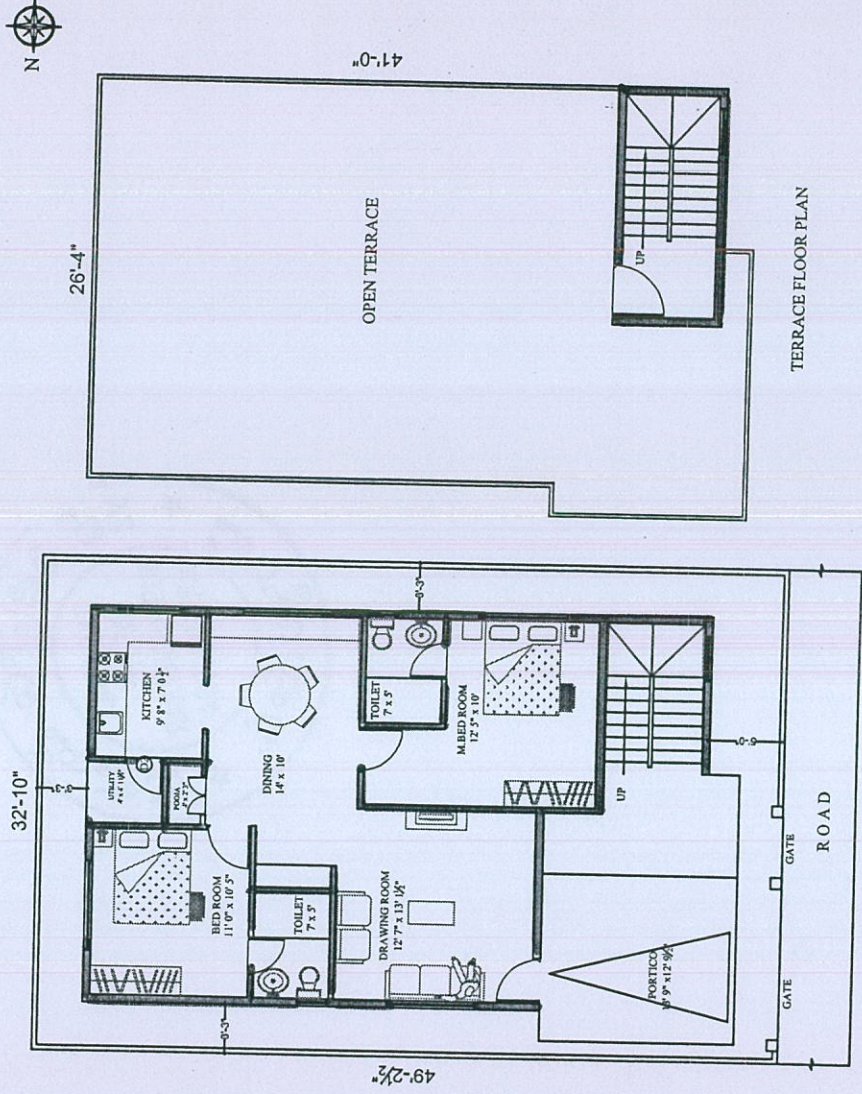
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నది జెప్పెను



ANNEXURE-B

Plan of the Said Villa:



GROUND FLOOR PLAN

TERRACE FLOOR PLAN

For MODI REALTY (MIRYALAGUDA) LLP

DEVELOPER

Partner

PURCHASER

Signature
Signature

I. శ్రీనివాసులు 2019 నం. 10223 దత్తు
ముత్తము బాగి వసుల సంఖ్య 10
ఈ బాగి వసుల వివరం నంబర్ 6

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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

Partner

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ముద్రము వాగిజముల సంఖ్య 10
ఈ వాగిజము వరకు సంఖ్య 7

వదే-బిజ్జెరి



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

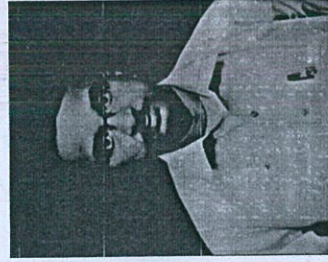


DEVELOPER:

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:

1. MR. GUDAPURI SANJEEVA
S/O. MR. G. KOTAIAH
R/O. H. NO. 2-115
GANDHI NAGAR, 6TH WARD
MIRYALAGUDA
NALGONDA DISTRICT - 508 207.



2. MRS. PERLA URMILA
W/O. MR. GUDAPURI SANJEEVA
R/O. H. NO. 2-115
GANDHI NAGAR, 6TH WARD
MIRYALAGUDA
NALGONDA DISTRICT - 508 207.



SIGNATURE OF WITNESSES:

Witnessed
P. Chaitanya

For MODI REALTY (MIRYALAGUDA) LLP

[Signature]

Partner

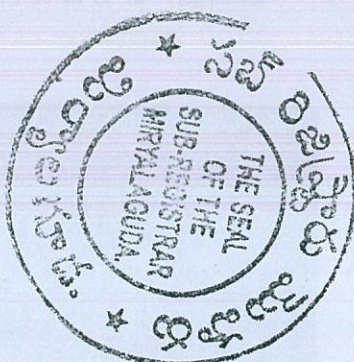
SIGNATURE OF THE DEVELOPER

[Signature]

10233

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पुष्प





भारत सरकार

GOVERNMENT OF INDIA



కొహం సతీష్ మోడి

Soham Satish Modi

పుట్టిన సం./యోబ: 1969

పురుషుడు Male



4728 4727 4389

అధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సతీష్ మోడి, ప్లాట్ నెం-

280, రోడ్ నెం-25, పెద్దమ్మ

దేవాలయం దగ్గర బిబిల్ హిల్స్,

Hyderabad

Andhra Pradesh, 500034

హైదరాబాద్

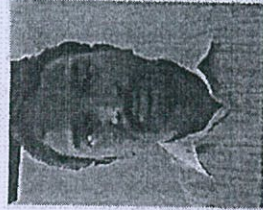
ఆంధ్ర ప్రదేశ్, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం

Government of India



కండి ప్రభాకర్ రెడ్డి

Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974

పురుషుడు / Male



9887 6953 9204

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

To

Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

10/07/2013

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

JAISWAL COLONY

Amberpet

Amberpet, Hyderabad

Andhra Pradesh - 500013

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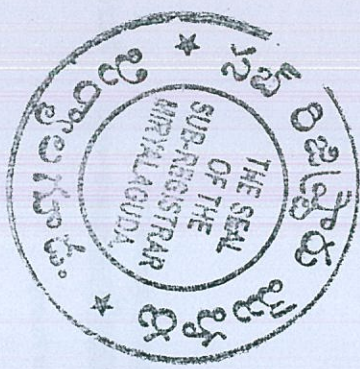
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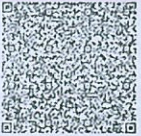
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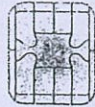
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