एक सौ रुपर ONE HUNDRED RUPEES THE INDIANON SUDICIALS తెలంగాణ तेलंगाना TELANGANA 021341 17760 Date: 25-09-2019 K.SATISH KUMAR Sold to: RAMESH LICENSED STAMP VENDOR S/o. Late NARASING RAO LIC No.16-05-059/2012, R.No.16-05-025/2018. For Whom: NILGIRI ESTATES Plot No.227, Opp.Back Gate of City Civil Court West Marredpally, Sec'bad. Mobile: 9849355156 AGREEMENT FOR CONSTRUCTION This Agreement for Construction is made and executed on this the 28<sup>th</sup> day of October, 2019 at Keesara, Medchal-Malkajgiri District by and between: M/s. NILGIRI ESTATES {Pan No.AAHFN0766F}, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner, M/s. Modi Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214M}, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner, M/s. Modi Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

Hereinafter referred to as the Developer and severally as Vendor No. 1 and Vendor 10. 2,

Authorised Rep. SOHAM MODI

Page 1

respectively-

29th day of October, 2019

Signature of Sub Registrar Keesara

For Nilgiri Estates &

Modi & Modj Constructions

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- 1. Mr. J. Suryanarayana, Son of Mr. J. Guru Murthy, aged about 51 years, Occupation: Service and
- 2. Mrs. Raneru Nagalakshmi, Wife of Mr. J. Suryanarayana, aged about 42 years both are residing at B D E 5, 'C' Colony, K T P S, Palvancha, Khammam District 507 115, 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 Nilgir Estates & Modi & Modi & Constructions

Sub Registrar Keesara CS No 19023/2019 & Doct No 2 of 10 Sheet

Endorsement:		y, Tranfer Duty, Reg this Instrument.	istration Fee and	d User Charg	es are collected	as below in			
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	12650	0	0	0	12750		
Transfer Duty	NA	0	0	0	0	0	0		
Reg. Fee	NA	0	12750	0	0	0	12750		
User Charges	NA	0	100	0	0	0	100		
Total	100	0	25500	0	0	0	25600		

Rs. 12650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12750/- towards Registration Fees on the chargeable value of Rs. 2550000/- was paid by the party through E-Challan/BC/Pay Order No ,857AZ1281019 dated ,28-OCT-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 25500/-, DATE: 28-OCT-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8651143908125, PAYMENT MODE: NB-1000200, ATRN: 8651143908125, REMITTER NAME: J SURYANARAYANA, EXECUTANT NAME: NILGIRI ESTATES, CLAIMANT NAME: J SURYANARAYANA)

Date:

29th day of October,2019

Signature of Registering Officer

Keesara

፲৯৯৯ 2019 నం: (హై.శ. 1944) సం:పు (కెడ్డిక్ సెంబరుగా రీజిస్టరు చేయబడినది. స్మానింగ్ గమత్రం గుల్తంపు నెంబరు 1530 (కెడ్డికికి 2019

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- 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.
- 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. For Nilgiri Estates &

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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 &

Mod & Modi Constructions

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## **ANNEXURE- A**

1.	Names of Puro	chaser:	1. Mr. J. Suryanarayana			
			2. Mrs. Raneru Nagalakshmi			
2.	Purchaser's pe	ermanent residential	R/o. B D E 5, 'C' Colony, K T P S, Palvancha, Khammam District - 507 115.			
3.	Sale deed exec	xecuted by Developer in Document no. 18446 of 2019, dated 28.10.2				
	favour of Purc	chaser	registered at SRO, Keesara,	esara, Medchal-Malkajgiri District.		
4.	Type of villa		AA2 - Duplex	AA2 - Duplex		
5.	No. of floors		Ground Plus First Floor			
6.	No. of bedroo	ms	3BHK			
7.	Details of Said	d Villa :				
	a. Villa no.	:	109			
	b. Plot area	ı:	150 Sq. yds.			
	c. Built-up	area:	2170 Sft.			
	d. Carpet area 1843 Sft.		\$			
8.	Total sale consideration:		Rs.25,50,000/-(Rupees Twenty Five Lakhs Fifty			
			Thousand Only)			
9.	Details of adv	ance paid:				
10.	(50) (50)	acknowledged by the de	Lakhs Sixty Eight Thousand eveloper.	Only) already paid which is		
10.	Installment		e for payment	Amount		
	Instannent	On completion of floo	82,000			
	1		82,000			
	II	On completion	of paint etc.,	2,00,000/-		
11.		te of completion:	30.12.2019			
		f the Coheduled Villa	<u> </u>	3		

## 12. Description of the Scheduled Villa:

All that piece and parcel of land bearing plot no. 109, admeasuring about 150 sq. yds, along with a villa constructed thereon having built up area 2170 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 bounded on:

North	Plot No. 110
South	Plot No. 108
East	Plot No. 90
West	30' wide road

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions rep. by its Partner M/s. Modi Housing Pvt. Ltd., rep. by its authorize for subgraff states & Modi & Modi Constructions

Authorised Rep. SOHAM MODI

**PURCHASER** 

**DEVELOPER** 

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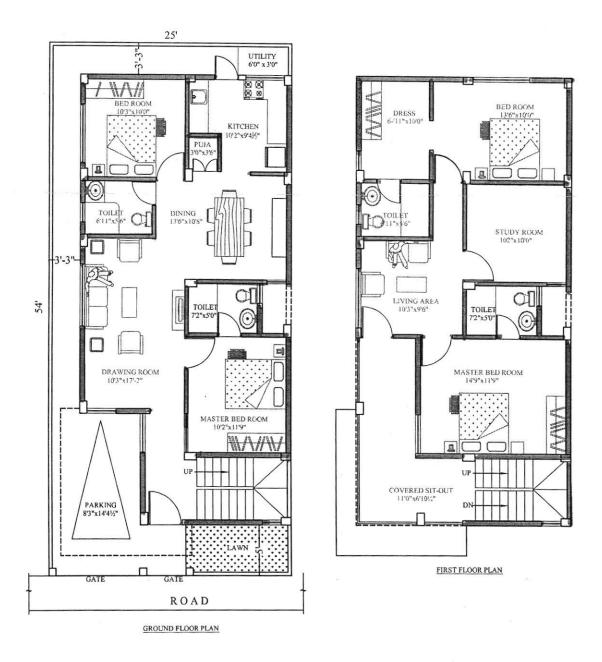
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Plan of the Said Villa:

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M/s. Nilgiri Estates & M/s. Modi & Modi Constructions rep. by its Partner M/s. Modi Housing Pvt. Ltd.,

rep. by its authorized signatur Hilgiri Estates & Modi & Modi Constructions

Authorised Rep. SOHAM MODI DEVELOPER

**PURCHASER** 

For Nilgin Estates & Modi & Modi & Modi Constructions





## 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	1	
CP fittings	Branded quarter turn		
Bathrooms	Branded designer tiles upto 7ft.	*	
Kitchen	Granite slab with 2 ft dado and SS sink		
Electrical	Copper wiring with modular switches		
Plumbing	UPVC /CPVC/ PVC pipes.		

### 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 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 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 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 Partner M/s. Modi Housing Pvt. Ltd.,

rep by its authorized signature a Modi Constructions



Bk - 1, CS No 19023/2019 & Doct No
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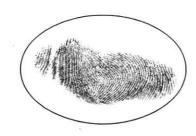
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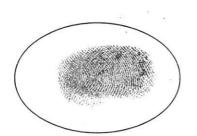




DEVELOPER:

M/S. NILGIRI ESTATES &

M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNER M/S. MODI HOUSING PVT. LTD. MR. SOHAM MODI S/O. MR. SATISH MODI





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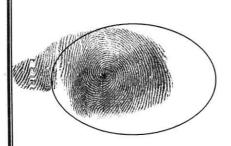
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





#### VENDEE:

 MR. J. SURYANARAYANA S/O. MR. J. GURU MURTHY R/O. B D E 5, 'C' COLONY K T P S, PALVANCHA KHAMMAM DISTRICT - 507 115





 MRS. RANERU NAGALAKSHMI W/O. MR. J. SURYANARAYANA R/O. B D E 5, 'C' COLONY K T P S, PALVANCHA KHAMMAM DISTRICT - 507 115

SIGNATURE OF WITNESSES:

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For Nilgiri Estates & Modi & Modi & Modi Constructions

Authorised Rep. SOHAM MODI SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF THE PURCHASER

For Nilgiri Estates & Modi & Modi & Modi Constructions

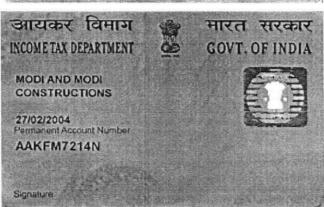
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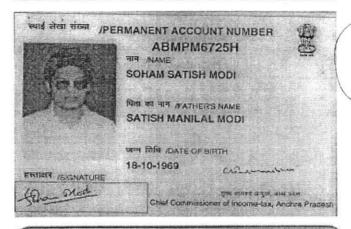




#### **VENDOR or DEVELOPER:**







For Nilgiri Estates & Modi & Modi Constructions

Authorised Rep. SOHAM MODI



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Aadhaar No 3287 6953 9204

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Inique Identification Authority of India Government of India

రిజిస్టేషన్/ Enrolment No.: 1094/91620/01528

రానేరు నాగ లక్ష్మి Raneru Naga Lakshmi W/O: Jagadam Surya Narayana c colony palvancha ktps colony Palwancha Khammam Andhra Pradesh - 507115 9908963136

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

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భారత ప్రభుత్వం Government of India

రానేరు నాగ లక్ష్మి Raneru Naga Lakshmi పుట్టిన తేదీ/DOB: 30/08/1977 ప్రీ/FEMALE

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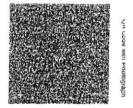
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రిజిస్టేషన్/ Enrolment No.: 1094/91620/01527

To జగడం సూర్య నారాయణ Jagadam Surya Narayana S/O: Jagadam Guru Murty c colony palvancha ktps colony Palwancha Paloncha Khammam Andhra Pradesh - 507115

Signature valid

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

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జగడం సూర్య నారాయణ Jagadam Surya Narayana పుట్టిన తేదీ/DOB: 02/07/1967 పురుషుడు/ MALE

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