



Government of Telangana
Registration And Stamps Department

5/66/2020

Payment Details - Office Copy - Generated on 17/06/2020, 01:03 PM

SRO Name: 1530 Keesara

Receipt No: 5549

Receipt Date: 17/06/2020

AGREEMENT

1825000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				9125
Deficit Stamp Duty				9025
User Charges				100
Total:				18250

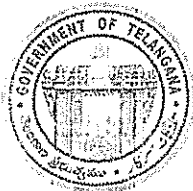
In Words: RUPEES EIGHTEEN THOUSAND TWO HUNDRED FIFTY ONLY

154. AOC

RETURN
Date: / /

Prepared By: CHAYADEVI

Signature by SR



Government of Telangana
Registration And Stamps Department

5/66/2020

Payment Details - Citizen Copy - Generated on 17/06/2020, 01:03 PM

SRO Name: 1530 Keesara

Receipt No: 5549

Receipt Date: 17/06/2020

Name: SOHAM MODI

CS No/Doct No: 5217 / 2020

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 904JMA110620

Chargeable Value:

Challan Dt:

E-Challan Dt: 11-JUN-20

Bank Name:

Uz

SCANNED

Das 5166 / 2020



తెలంగాణ తెలంగాణ TELANGANA

W 024705

S.No. 1084 Date: 07-02-2020

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: NILGIRI ESTATES

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 for Construction is made and executed on this the 12th day of June 2020 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

1. 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 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214N}, 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 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad

hereinafter referred to as the Developer and severally as Developer No. 1 and Developer no. 2, respectively-

For Nilgiri Estates &
Modi & Modi Constructions
Authorized Rep. SOHAM MODI

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9125/- paid between the hours of 7 and 12 on the 17th day of JUN, 2020 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 V VENU MADHAV [R] VUT [1530-1-2020-5217]	V VENU MADHAV[R]VUTHPALA VAMSI KRISHNA . V SESHADRI R/O 5-4-1184 ROAD NO II SARADA NAGAR VANASTHALIPURAM HYD.
2	EX		 [1530-1-2020-5217]E	K. PRABHAKAR REDDY[R]M/S.MODI AND MODI CONSTRUCTIONS REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI . LATE. SATISH MODI R/O 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD
3	EX		 [1530-1-2020-5217]E	K. PRABHAKAR REDDY[R]M/S. NILIGIRI ESTATES REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI . LATE. SATISH MODI R/O 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD

Signature/Ink Thumb
Impression



[Signature]

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 R. VANAJA::17/06/2020. [1530-1-2020-5217]	R VANAJA R/O WARANGAL
2		 [1530-1-2020-5217]WT	T MUTHAIAH R/O WARANGAL

Signature

[Signature: Vanaja]

[Signature: Muthaiah]

17th day of June, 2020

Signature of Sub Registrar
Keesara

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7888 Name: Rachamalla Vanaja	W/O Telu Muthaiah, Bachannapet, Warangal, Telangana, 506221	
2	Aadhaar No: XXXXXXXX5448 Name: Telu Muthaiah	S/O Telu Yadagiri, Bachannapet, Warangal, Telangana, 506221	

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Keesara



AND

Mr. Vuthpala Vamsi Krishna, Son of Mr. V. Seshadri, aged about 34 years, Occupation: Service residing at Plot No. 52/A, H. No. 5-4-1184, Road No. II, Sarada Nagar, Vanasthalipuram, Hyderabad - 500 070, 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 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.

For Nilgiri Estates &
Modi & Modi Constructions

Authorized Rep. SOHAM MODI

SI No Aadhaar Details

E-KYC Details as received from UIDAI:

Address:

3 Aadhaar No: XXXXXXXX9204

Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013

Photo

4 Aadhaar No: XXXXXXXX3533

Name: V Venu Madhav

S/O Vuthpala Seshadri,
vanasthali puram, Rangareddi, Andhra Pradesh,
500070

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				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS Act			
Stamp Duty	100	0	9025	0	0	0	0	9125
Transfer Duty	NA	0	0	0	0	0	0	0
Reg. Fee	NA	0	9125	0	0	0	0	9125
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	18250	0	0	0	0	18350

Rs. 9025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9125/- towards Registration Fees on the chargeable value of Rs. 1825000/- was paid by the party through E-Challan/BC/Pay Order No .904JMA110620 dated .11-JUN-20 of YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 18250/-, DATE: 11-JUN-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7399867869328, PAYMENT MODE: NB-1000200, ATRN: 7399867869328, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: NILGIRI ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. VUTHPALA VAMSI KRISHNA).

Date:

17th day of June, 2020

Signature of Registering Officer

Keesara

Bk -1, CS No 5217/2020 & Doct No

5166/2020 Sub Registrar
Keesara

T. 20/06/2020 (Date of Registration)
5166 మంబరము రిజిస్ట్రేషన్ చేయబడినది. స్వాధీనం
నిజాన్ గుర్తింపు నంబరు 1530 5166 2020
బహుమతి.
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M.Y. RAHMAN
Sub-Registrar
Keesara

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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.

4. COMPLETION OF CONSTRUCTION:

4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 5/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure - A.

4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For Nilgiri Estates &
Modi & Modi Constructions,
Authorised Rep. SOHANI MODI

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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 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 Nigam Estates &
Modi & Modi Constructions

Authorised Rep. SOHAN MODI

Bk - 1, CS No. 5217/2020 & Doct No

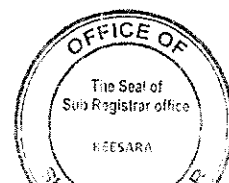
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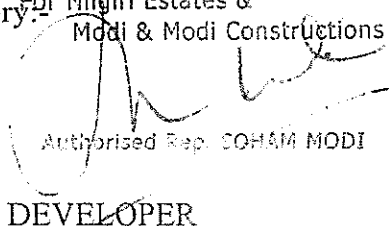
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ANNEXURE- A

1.	Names of Purchaser:	Mr. Vuthpala Vamsi Krishna
2.	Purchaser's permanent residential address:	R/o. Plot No. 52/A, H. No. 5-4-1184, Road No. II, Sarada Nagar, Vanasthalipuram, Hyderabad - 500 070.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 5165 of 2020, dated 12.06.2020, regd., at SRO, Keesara, Medchal-Malkajgiri District.
4.	Type of villa	AA1 – Single - Type
5.	No. of floors	Ground Floor Only
6.	No. of bedrooms	2 - Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	154
	b. Plot area:	150 Sq. yds.
	c. Built-up area :	1175 Sft.
	d. Carpet area	719 Sft.
8.	Total sale consideration:	Rs. 18,25,000/- (Rupees Eighteen Lakhs Twenty Five Thousand Only)
9.	Details of advance paid:	
	Rs.12,54,500/-(Rupees Twelve Lakhs Fifty Four Thousand and Five Hundred Only) already received which is admitted and acknowledged by the Developer.	
10.	Payment terms:	
	Installment	Due date for payment
	I	On completion of flooring, doors, windows, I coat of paint etc.,
	II	On completion
		Amount
		3,70,500/-
		2,00,000/-
11.	Scheduled date of completion:	30.09.2020
12.	<u>Description of the Scheduled Villa:</u> All that piece and parcel of land bearing plot no. 154, admeasuring about 150 sq. yds, along with a villa constructed thereon having built up area 1175 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. 153 South Plot No. 155 East 30' wide road West Plot No. 181	

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep. by its Partner M/s. Modi Housing Pvt. Ltd.
rep. by its authorized signatory:-


For Nilgiri Estates &
Modi & Modi Constructions
Authorized Rep. MOHAN MODI
DEVELOPER

Bk - 1, CS No 5217/2020 & Doct No

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ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
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 time 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 signatory:-

Modi & Modi Constructions

Authorized Rep. SOHAM MODI

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Sub Registrar

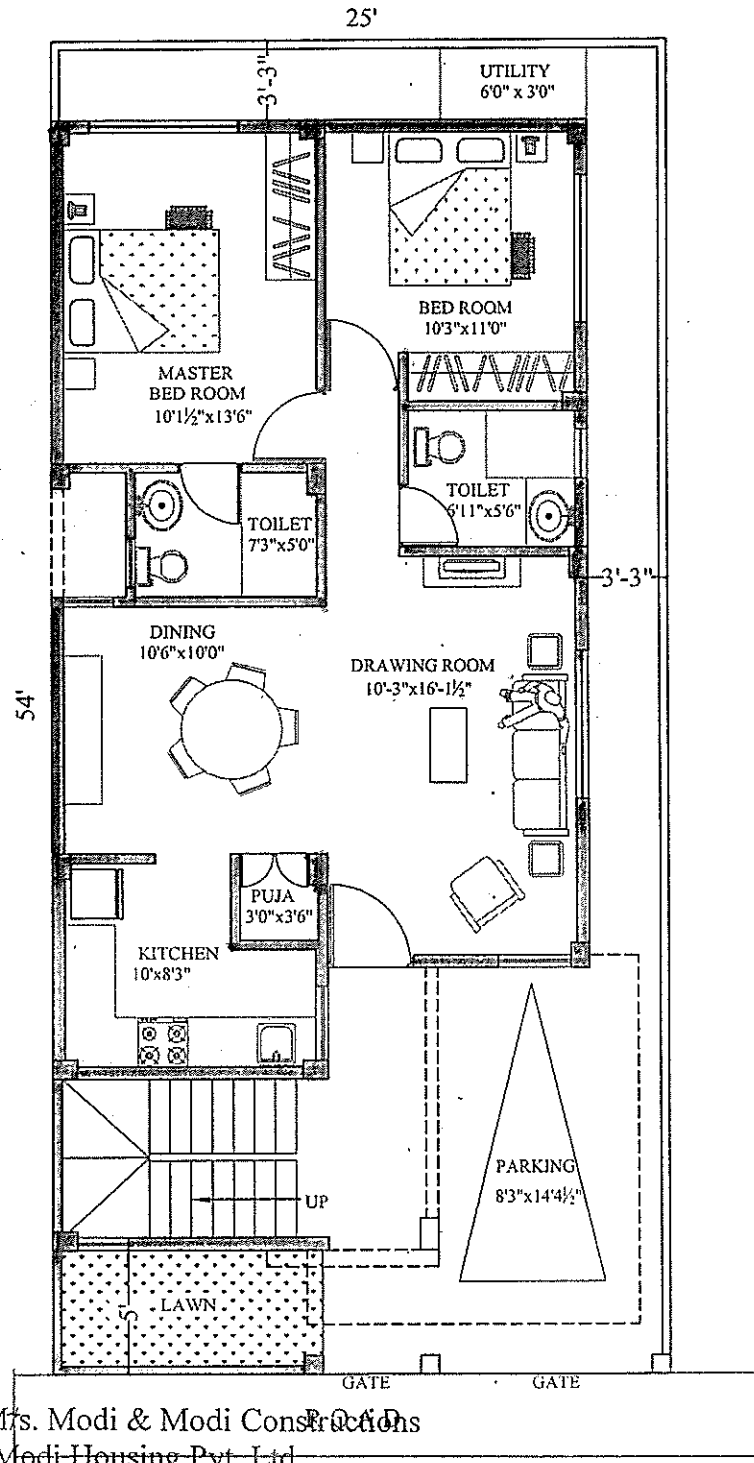
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ANNEXURE- B

Plan of the Said Villa:



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

GROUND FLOOR PLAN

For Nilgiri Estates &
 Modi & Modi Constructions

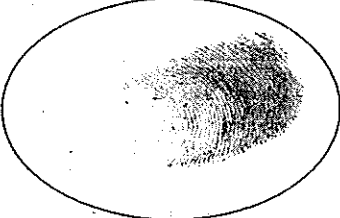
Authorised Rep. SOHAM MODI
DEVELOPER

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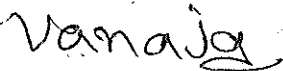
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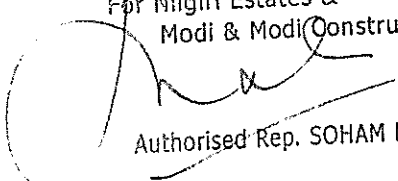
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>DEVELOPER:</u> 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. REP BY ITS AUTHORISED SIGNATORY: MR. SOHAM MODI, S/O. LATE SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 05/BK-IV/2019, DATED:21.01.2019</u> <u>REGD, AT SRO, SECUNDERABAD.</u> 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.

SIGNATURE OF WITNESSES:

1. 

2. 

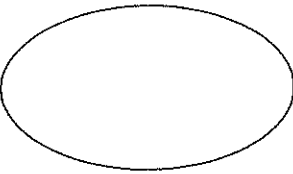
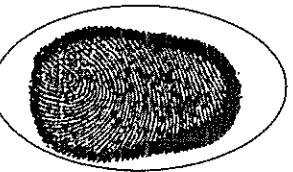
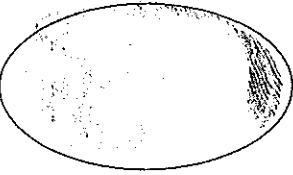
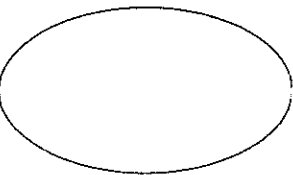
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI
SIGNATURE OF THE DEVELOPER

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5166/2020 Sheet 8 of 11 Sub Registrar
Keesara

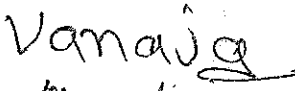
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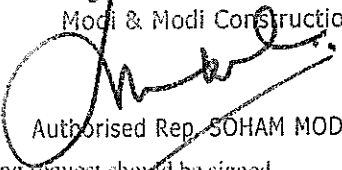
**PHOTOGRAPH AND FINGERRINTS AS PER SECTION 32A
OF REGISTRATION ACT. 1908**

S. NO.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black and White)	NAME & PERMANENT POSTAL ADDRESS OF Seller/Buyer/Presentant
			
			PURCHASER: MR. VUTHPALA VAMSI KRISHNA S/O. MR. V. SESHADRI R/O. PLOT NO. 52/A H. NO. 5-4-1184, ROAD NO. II SARADA NAGAR, VANASTHALIPURAM HYDERABAD -500 070.
			REPRESENTATIVE: MR. V. VENU MADHAV S/O. MR. V. SESHADRI R/O. PLOT NO. 52/A H. NO. 5-4-1184, ROAD NO. II SARADA NAGAR, VANASTHALIPURAM HYDERABAD -500 070. AADHAAR NO. 6455 3963 3533
			

SIGNATURE OF WITNESS

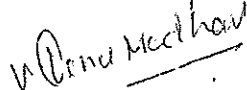
1. 
 2. 

SIGNATURE OF EXECUTANTS
 For Nilgiri Estates &
 Modi & Modi Constructions


 Authorised Rep. SOHAM MODI

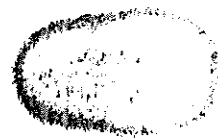
Note : If the Buyer (s) is / are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph (s) and the finger prints in the form prescribed, through my representative, Sri Y. VENU MADHAV as I/We cannot appear personally before the Registering Officer in the office of Sub-Registrar of Assurances.


 Signature of the Representative (s):


 Signature (s) of BUYER

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Keesara



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VENDOR or DEVELOPER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES

15/09/2008

Permanent Account Number
AAHFN0766F

12/12/08

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004

Permanent Account Number
AAKFM7214N

Signature

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPB8104E

Signature
Prabha...

10/05/2008

Aadhaar No 3287 6953 9204

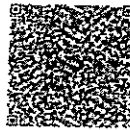
Bk -1, CS No 5217/2020 & Doct No
5166/2020 Sheet 10 of 11 Sub Registrar
Keesara

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ఉత్పల వాంశీ కృష్ణ
Vuthpala Vamsi Krishna
పుట్టిన సం. YOB: 1985
పురుషుడు Male



వియోమా: S/O: ఉత్పల శీషాద్రి, 5-4-1184, శారద నగర్,
శివాలయం దేవాలయం దగ్గర
చినప్పలిపురం, హయత్ నగర్,
చినప్పలిపురం, కె.వి.రంగారెడ్డి
జిల్లా ప్రదేశ్. 500070

Address: S/O: Vuthpala Seshadri, 5-4-1184, sarada nagar, near Shivalayam temple vanasthalipuram, Hayathnagar, Vanastalipuram, K.V.Rangareddy
Andhra Pradesh, 500070

7607 6075 9921



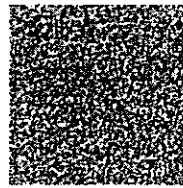
భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

జన్మపత్ర / Enrolment No.: 1190/10820700513

To

వ వెను మాధవ
V Venu Madhav
S/O Vuthpala Seshadri,
5-4-1184, 52/a, Saradanagar,
vanasthalipuram, Vanasthalipuram,
VTC: vanasthalipuram,
District: Rangareddy,
State: Andhra Pradesh.
PIN Code: 500070.
Mobile: 9985 107024
UA035781293IN



9985 107024
UA035781293IN

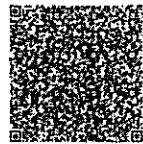
మీ పాస్ పోర్ట్ సంఖ్య / Your Aadhaar No. :

6455 3963 3533

నా పాస్ పోర్ట్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

వ వెను మాధవ
V Venu Madhav
పుట్టిన తేదీ / DOB : 13/06/1987
పురుషుడు / MALE



6455 3963 3533

నా పాస్ పోర్ట్, నా గుర్తింపు



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrolment No : 1079/09135/01016

To
Rachamalla Vanaja
రాచమల్ల వనజ
W/O: Telu Muthaiah
H NO 4-3,
Mangali Street
Bachanna Pet
Buchannapet, Warangal
Andhra Pradesh - 506221



KL054646543DF
5464654

Vanaja

మీ పాస్ పోర్ట్ సంఖ్య / Your Aadhaar No. :

6248 7641 7888

నా పాస్ పోర్ట్ - నా మామూలీ హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రాచమల్ల వనజ
Rachamalla Vanaja



పుట్టిన సంవత్సరం / Year of Birth: 1971
పు: Female

6248 7641 7888

నా పాస్ పోర్ట్ - నా మామూలీ హక్కు



తేలు ముతాహి
Telu Muthaiah



2452 9043 5448



భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

తేలు యాదగిరి
పట్టణం 4-3, మంగలి స్ట్రీట్, బాచన్నా పేట్
బాచన్నాపేట్, బుచన్నాపేట్, వరంగల్
జిల్లా ప్రదేశ్. 506221

Address: S/O: Telu Yadagin, H NO 4-3, Mangali Street, Bachanna Pet, Bachannapet, Buchannapet, Warangal, Bachannapet, Andhra Pradesh, 506221

रुपये RUPEES

भदा कर ₹

(Signature)

KRUSHNA SAMUDRALA
SS No: K9979
CHIRAG ALI LANE-8/3520
Ph:040-23202299

आधिकृत हस्ताक्षर
AUTHORISED SIGNATURE

1. 0.00: एवं अधिक के लिखन दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है।
INSTRUMENTS FOR ₹ 1,00,000 & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

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

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

॥ 0 2 1 7 4 5 ॥ 00000 2000 000478 ॥ 16

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Keesara

