

Doc No. 2498/2020



తెలంగాణ తెలంగాణ TELANGANA

S.No. 13903 Date: 27-07-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For: KADAKIA & MODI HOUSING

U 738301

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 3rd day of June 2020 at S.R.O, Shamirpet, Medchal-Malkajgiri by and between:

M/s. KADAKIA & MODI HOUSING {Pan No. AAHFK8714A}, 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 Properties Pvt. Ltd. (Formerly known as M/s. Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act, 1956 and having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Director, Mr. 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

1. Mr. Manab Chakravarty, Son of Mr. Krishna Chandra Chakravarty, aged about 41 years, Occupation: Service
2. Mrs. Satabdi Chakravarty, Wife of Mr. Manab Chakravarty, aged about 33 years both are residing at D-7/2, BITS Pilani Hyderabad Campus, Shamirpet, Hyderabad - 500 078, 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 KADAKIA & MODI HOUSING

Partner



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SI No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXX8252 Name: Manab Chakravarthy	S/O Krishna Chandra Chakravarthy, Thumkunta, Rangareddi, Andhra Pradesh, 500078	

E-KYC Details as received from UIDAI:

03rd day of June, 2020

Signature of Sub Registrar
Shamirpet

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K V S SHIVBA KUMAR AADHAR	
2			JAYANTY SUBBALAKSHMI AADHAR	

Identified by Witness:

SI No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL			SATADRI CHAKRAVARTHY W/O. MANAB CHAKRAVARTHY D-7/2, BITS PILANI HYDERABAD CAMPUS, SHAMIRPET, HYDERABAD	
2	CL			MANAB CHAKRAVARTHY S/O. KRISHNA CHANDRA CHAKRAVARTHY D-7/2, BITS PILANI HYDERABAD CAMPUS, SHAMIRPET, HYDERABAD	
3	EX			K. PRABHAKAR REDDY/RJMS KADAKIA & MODI HOUSING REP BY SOHAM MODI . LATE SATISH MODI	

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 12475/- paid between the hours of 12 and on the 03rd day of JUN, 2020 by Sri Soham Modi

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

Signature/Link Thumb Impression



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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 as Bloomdale situated at Survey No. 1139, Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District 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.
- 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.

FOR KADAKIA & MODI HOUSING

Partner



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

In the Form of

Description	Fee/Duty of	Stamp	Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/B/C/ Pay Order	Total
Stamp Duty	100	0	0	0	12375	0	0	0	12475
Transfer Duty	NA	0	0	0	0	0	0	0	0
Reg. Fee	NA	0	0	0	12475	0	0	0	12475
User Charges	NA	0	0	0	100	0	0	0	100
Total	100	0	0	0	24950	0	0	0	25050

Rs. 12375/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12475/- towards Registration Fees on the chargeable value of Rs. 2495000/- was paid by the party through E-Challan/BC/Pay Order No. 151P72220520 dated 22-MAY-20 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 24950/-, DATE: 22-MAY-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1034563741619, PAYMENT MODE: NB-1000200, ATRN: 1034563741619, REMITTER NAME: MANAB CHAKRAVARTY, EXECUTANT NAME: KADAKIA AND MODI HOUSING, CLAIMANT NAME: MANAB CHAKRAVARTY.

Signature of Registering Officer

Shamirpet

03rd day of June, 2020

Certificate of Registration

Registered as document no. 2498 of 2020 of Book-1 and assigned the identification number 1515 - 2498 - 2020 for Scanning on 03-JUN-20.

Registering Officer

Shamirpet

(Sheshagiri Chand)

- 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 Schedule 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 Schedule 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.
- 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.

For KADAKIA & MODI HOUSING

Partner

Handwritten signature: Hitesh Chakravarty
Handwritten text: Hitesh Chakravarty



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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 Schedule 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 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 Schedule 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.

7. OTHER TERMS:

7.1 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 KADAKIA & MODI HOUSING

Partner

Mos Chakraborty
Satish Chandra Chakraborty



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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Manab Chakravarty 2. Mrs. Satabdi Chakravarty	
2.	Purchaser's permanent residential address:	R/o. D-7/2, BITS Pilani Hyderabad Campus, Shamirpet, Hyderabad - 500 078.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 2497 of 2020, dated 03.06.2020 registered at SRO, Shamirpet, Medchal-Malkajgiri District.	
4.	Type of villa	B - Duplex - Type	
5.	No. of floors	Ground Plus First Floor	
6.	No. of bedrooms	3 - bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	17	
	b. Plot area:	206 Sq. yds.	
	c. Built-up area :	2265 Sft.	
	d. Carpet area	1991 Sft.	
8.	Total consideration:	Rs. 24,95,000/- (Rupees Twenty Four Lakhs Ninety Five Thousand Only)	
9.	Details of advance paid:		
		Rs. 21,18,684/- (Rupees Twenty One Lakhs Eighteen Thousand Six Hundred and Eighty Four Only) already received which is admitted and acknowledged by the developer.	
10.	Balance Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	1,76,316/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	30.06.2020	
12.	<u>Description of the Scheduled Villa:</u> All that piece and parcel of land bearing plot no. 17, admeasuring about 206 sq. yds, along with a villa constructed thereon having built up area 2265 sft. in the housing project named as "Blomdale" forming a part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by: North by: Plot No. 18 South by: Plot No. 16 East by: Neighbour's land West by: 30' wide road		

For KADAKIA & MODI HOUSING

DEVELOPER

Partner

Manab Chakravarty
Satabdi Chakravarty

PURCHASER



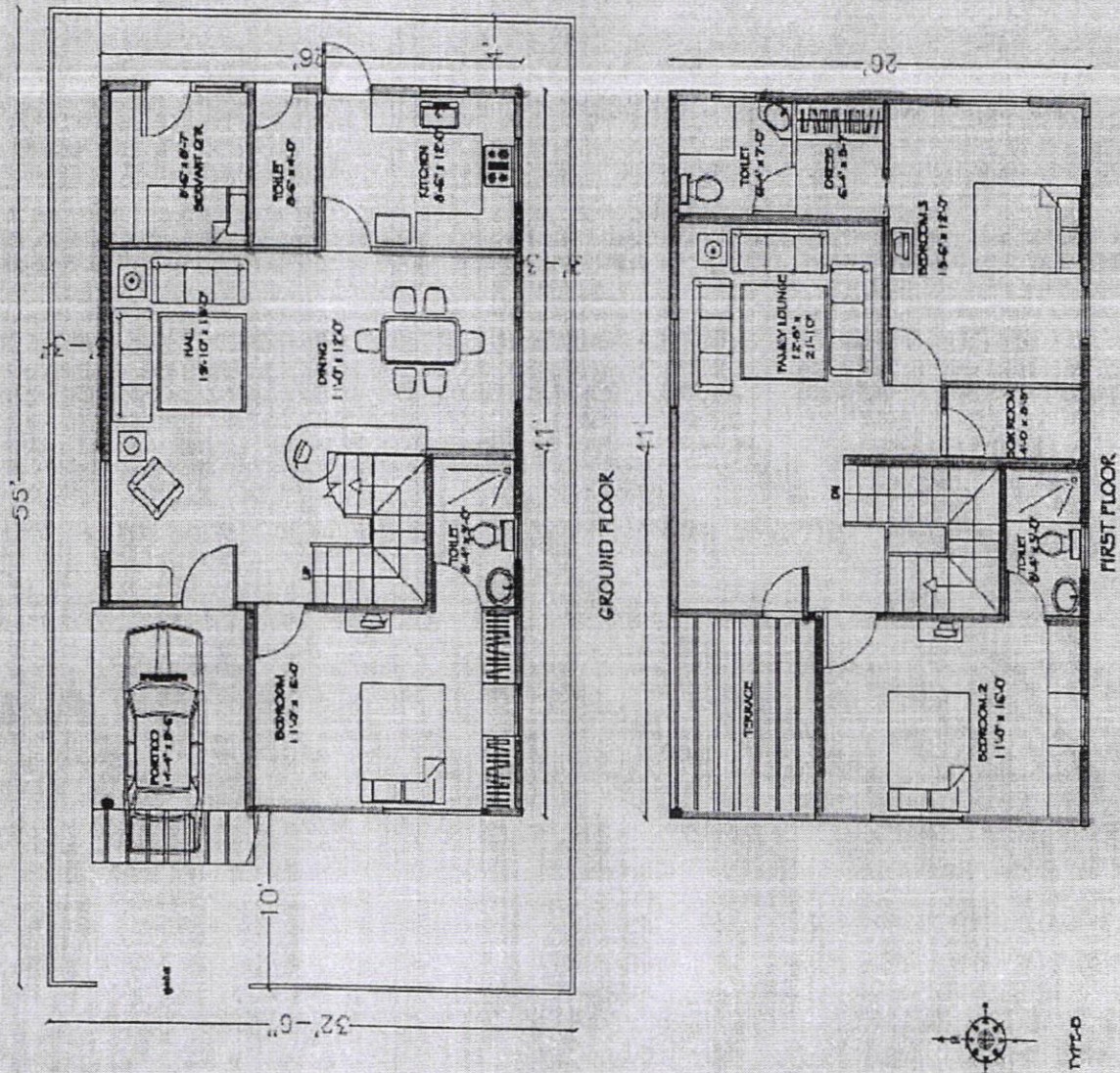
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ANNEXURE- B

Plan of the Said Villa:



For KADAKIA & MODI HOUSING

DEVELOPER

Partner

PURCHASER



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ANNEXURE - C

Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	4"6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Flooring	Choice of vitrified tiles or Marble in all rooms
Door frames	Teak wood
Doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum open-able windows with grills
Sanitary	Parryware / Hindware or similar make
C P fittings	Branded ceramic disk quarter turn C P fittings
Staircase railing	MS railing within wooden banister
Kitchen platform	Granite slab, 2 ft dado & SS sink
Plumbing	GI & PVC pipes. Pressure booster pump for first floor bathrooms. Provision for solar heater.
Bathrooms	7' dado with designer tiles & bathtub in master bedroom.
Water supply	24 hr water supply through community tank with 2,000 lts. individual overhead tank in each villa. Separate drinking water connection in kitchen.

Note:

- Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
- Changes to external appearance and color shall not be permitted.
- Fixing of grills to the main door or balconies shall not be permitted.
- Change of doors or door frames shall not be permitted.
- Changes in walls, door positions or other structural changes shall not be permitted.
- Only select alterations shall be permitted at extra cost.
- RCC lofts and shelves shall not be provided.
- 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.
- 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.
- 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.

For KADAKIA & MODI HOUSING

DEVELOPER

Partner

PURCHASER



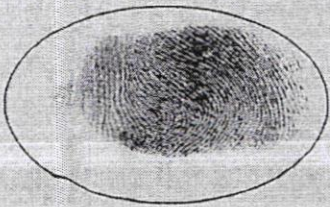
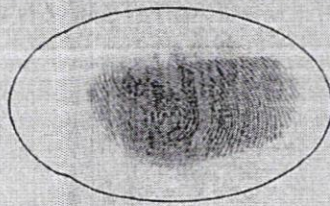
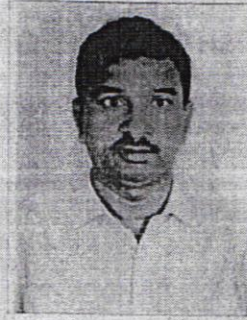
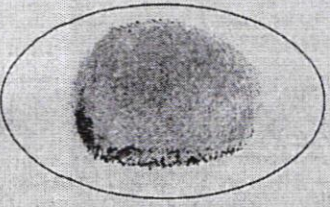
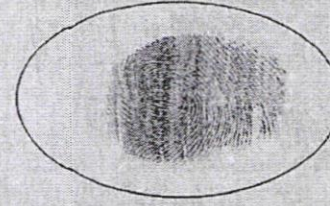
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

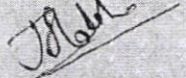
SL. NO.	*FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD, REP. BY ITS PARTNERS:- M/S. MODI PROPERTIES PVT LTD., (FORMERLY KNOWN AS MODI PROPERTIES & INVESTMENTS PVT. LTD, REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI, S/O. LATE SATISH MODI
			GPA / SPA FOR PRESENTING DOCUMENTS VIDE SPA NO. 65/BK-IV/2019, Dt: 22.06.2019, REGD. AT SRO, SECUNDERABAD: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4, 2 ND FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD.
			PURCHASER: 1. MR. MANAB CHAKRAVARTY S/O. MR. KRISHNA CHANDRA CHAKRAVARTY R/O. D-7/2, BITS PILANI HYDERABAD CAMPUS SHAMIRPET HYDERABAD - 500 078.
			2. MRS. SATABDI CHAKRAVARTY W/O. MR. MANAB CHAKRAVARTY R/O. D-7/2, BITS PILANI HYDERABAD CAMPUS SHAMIRPET HYDERABAD - 500 078.

SIGNATURE OF WITNESSES:

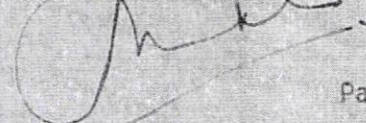
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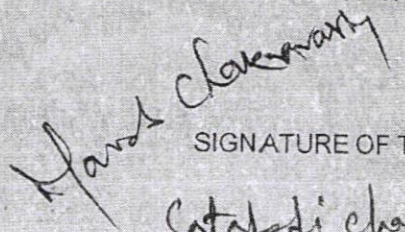


For KADAKIA & MODI HOUSING

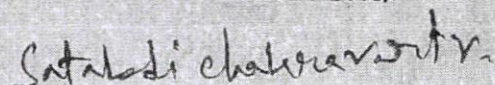


Partner

SIGNATURE OF THE DEVELOPER



SIGNATURE OF THE PURCHASER





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VENDOR CUM DEVELOPER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING

23/03/2006
Permanent Account Number

AAHFK8714A

10032004

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPMG725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य अधिकारी /Chief Commissioner of Income-tax, Andhra Pradesh

For KADAKIA & MODI HOUSING

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /Signature
Prabha Reddy K

10032004

Prabha Reddy K

Aadhaar No 3287 6953 9204



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2498/2020. Sheet 9 of 10 Sub Registrar
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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మనవల్ చక్రవర్తి
Manab Chakravarty

జన్మన సంవత్సరం/Year of Birth: 1978
పురుషుడు / Male

9932 9933 8252



అధార్ - సామాన్యని హక్కు
Manab Chakravarty

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Krishna Chandra Chakravarty, D7/2 Jawahar Nagar, Bitspilani Hyderabad Campas, Shamirpet, Thumkunta, Nisa Hakimpet, Rangareddi, Andhra Pradesh, 500078

Address: S/O Krishna Chandra Chakravarty, D7/2 Jawahar Nagar, Bitspilani Hyderabad Campas, Shamirpet, Thumkunta, Nisa Hakimpet, Rangareddi, Andhra Pradesh, 500078

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

హెల్ప్ లైన్ నెం. 1947, తెలంగాణ కార్యాలయం

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సతాబ్ది చక్రవర్తి
Satabdi Chakravarty

జన్మన సంవత్సరం/Year of Birth: 1987
స్త్రీ / Female

7891 9101 5366



అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O Manab Chakravarty, D7/2 Jawahar Nagar, Bitspilani Hyderabad Campas, Shamirpet, Thumkunta, Nisa Hakimpet, Rangareddi, Andhra Pradesh, 500078

Address: W/O Manab Chakravarty, D7/2 Jawahar Nagar, Bitspilani Hyderabad Campas, Shamirpet, Thumkunta, Nisa Hakimpet, Rangareddi, Andhra Pradesh, 500078

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

హెల్ప్ లైన్ నెం. 1947, తెలంగాణ కార్యాలయం

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కావూరి వెంకట శేష శివ కుమార్
Kavuri Venkata Sessa Siva Kumar

జన్మన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

5848 9437 0479



అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Late Sadajeeva Rao, H No 3-2-97/102, Baghameeri, Petrol Pump, Rangareddi, Kukatapally, Hyderabad, Andhra Pradesh, 500072

Address: S/O Late Sadajeeva Rao, H No 3-2-97/102, Baghameeri, Petrol Pump, Rangareddi, Kukatapally, Hyderabad, Andhra Pradesh, 500072

1947
1800 180 1947

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హెల్ప్ లైన్ నెం. 1947, తెలంగాణ కార్యాలయం

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జయంతి సుబ్బలక్ష్మి
Jayanti Subbalakshmi

జన్మన సంవత్సరం/Year of Birth: 1974
స్త్రీ / Female

4539 4191 5618



అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O Kavuri Venkata Sessa Siva Kumar, H No 3-2-97/102, Baghameeri, Petrol Pump, Rangareddi, Kukatapally, Hyderabad, Andhra Pradesh, 500072

Address: W/O Kavuri Venkata Sessa Siva Kumar, H No 3-2-97/102, Baghameeri, Petrol Pump, Rangareddi, Kukatapally, Hyderabad, Andhra Pradesh, 500072

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హెల్ప్ లైన్ నెం. 1947, తెలంగాణ కార్యాలయం



Bk - 1, CS No 2590/2020 & Doct No
2498/2020. Sheet 10 of 10 Sub Registrar
Shamirpet

Generated on: 03/06/2020 12:45:16 PM





TSVSAB 25751327

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 481677

MeeSeva App No : ECM022007668474

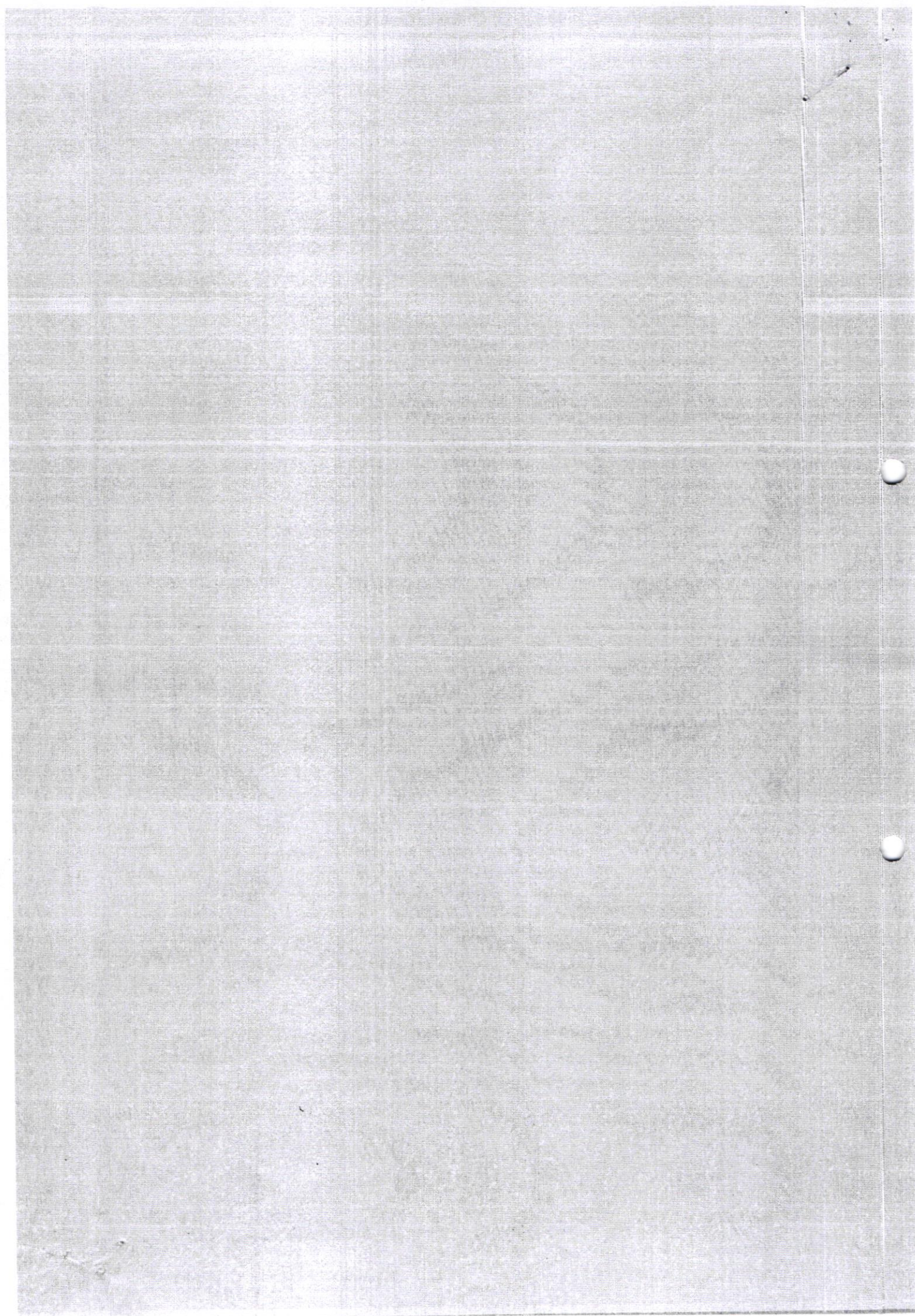
Date : 18-Jun-20

Statement No : 47535759

Sri/Smt.: MANAB CHAKRAVATY : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: SHAMIRPET, Survey No : ,1139, Plot No : ,17, East: NEIGHBOURS LAND West: 30 WIDE ROAD South: PLOT NO 16 North: PLOT NO 18

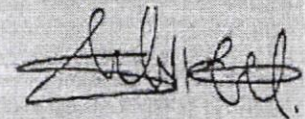
A search is made in the records of SRO(s) of SHAMIRPET relating there to for 25 years from 01-05-1995 To 16-06-2020 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Value	Con.	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No No/Year [ScheduleNo]	CD No No/Year [ScheduleNo]
1	VILL/COL: S HAMIRPET/SHAMIRPET W-B: 1-0 SURVEY: 1139 PLOT: 17 EXTENT: 206SQ.Yds BUILT: 2265SQ. FT BLOOMDALE Boundires: [N]: PLOT NO 18 [S] PLOT NO 16 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD This document Link Doct 1516, 2497/2020 of SRO 1516;/ 2020	(R) 03-06-2020 (E) 03-06-2020 (P) 03-06-2020		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 1094310 Cons.Value:Rs. 2495000		1. 1.(CL)MANAB CHAKRAVARTHY 2.(EX)M/S KADAKIA & MODI HOUSING REP BY SOHAM MODI 3.(CL)SATABDI CHAKRAVARTY	0/0 2498/ 2020 [1] of SROSHAMIRPET	
2	VILL/COL: SHAMIRPET/SHAMIRPET W-B: 1-0 SURVEY: 1139 PLOT: 17 EXTENT: 206 SQ.Yds BUILT: 100SQ. FT BLOOMDALE Boundires: [N]: PLOT NO.18 [S] PLOT NO 16 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1516, 8098/2006 of SRO 1516;8096/2006 of SRO 1516;11482/2006 of SRO 1516;8097/2006 of SRO 1516;12499/2006 of SRO 1516;/ 2006	(R) 03-06-2020 (E) 03-06-2020 (P) 03-06-2020		0101 (Sale Deed) Mkt.Value:Rs. 284600 Cons.Value:Rs. 2495000		1. 1.(EX)M/S KADAKIA & MODI HOUSING REP. BY ITS PARTNER M/S MODI PROPERTIES PVT LTD. REP BY SOHAM MODI 2.(CL)MANAB CHAKRAVARTY 3.(CL)SATABDI CHAKRAVARTY	0/0 2497/ 2020 [1] of SROSHAMIRPET	
3	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: LAND BELONGING TO VENDORS [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1083, 1187, 1188 & 1140 1516,	(R) 30-08-2006 (E) 30-08-2006 (P) 30-08-2006		0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000		1. 1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 178 12499/ 2006 [1] of SROSHAMIRPET	
4	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: 40 FT ROAD & SY.NO. 1142, 1143 & 1144 [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 This document Link Doct 1516, 2674/1989 of SRO 1504;/ 1989	(R) 10-08-2006 (E) 10-08-2006 (P) 10-08-2006		0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000		1. 1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 177 11482/ 2006 [1] of SROSHAMIRPET	
5	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: LAND BELONGING TO VENDORS [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1083, 1187, 1188 & 1140	(R) 30-05-2006 (E) 30-05-2006 (P) 30-05-2006		0101 (Sale Deed) Mkt.Value:Rs. 1540250		1. 1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI	0/0 CD_Volume: 173 8098/ 2006 [1] of SROSHAMIRPET	



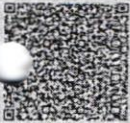
& 1140 1516,			6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	
6 --- 7 7 VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 50.50SQ.Yds Boundries: [N]: LAND BELONGING TO VENDORS [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 1516,	(R) 30-05-2006 (E) 30-05-2006 (P) 30-05-2006	0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 173 8097/ 2006 [1] of SROSHAMIRPET
7 --- 7 7 VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 50.50SQ.Yds Boundries: [N]: LAND BELONGING TO VENDORS [S] 40 FT WIDE ROAD & SY. NO. 1050 & 1077 [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 1516,	(R) 30-05-2006 (E) 30-05-2006 (P) 30-05-2006	0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 173 8096/ 2006 [1] of SROSHAMIRPET

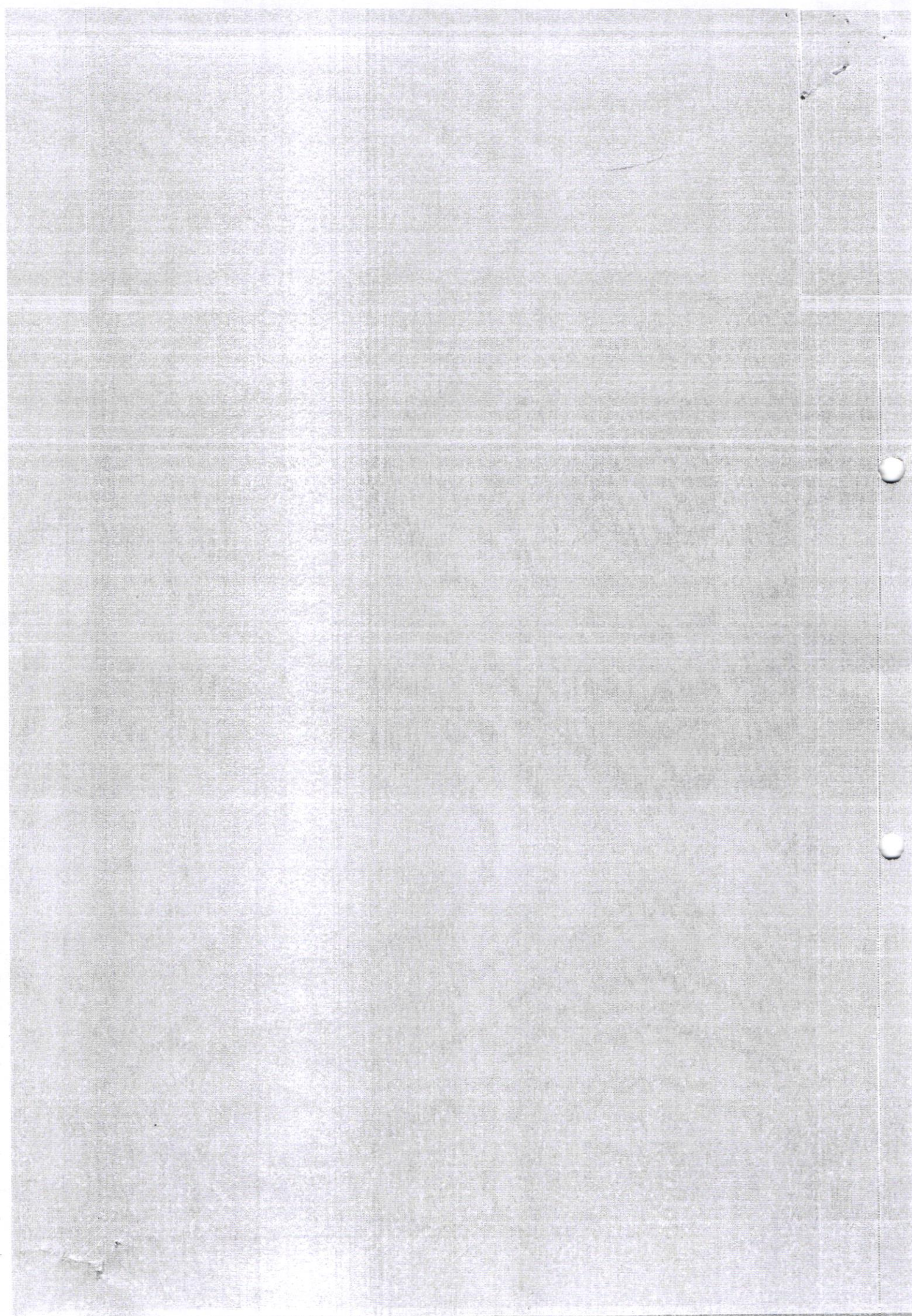
Certified By



Name: SHESHAGIRI
CHAND
Designation: SUB
REGISTRAR
SRO: SHAMIRPET

ECM022007668474





2498/2020

Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 03/06/2020, 12:32 PM

SRO Name: 1516 Shamirpet

Receipt No: 2653

Receipt Date: 03/06/2020

AGREEMENT

2495000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: SBIN

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				12475
Deficit Stamp Duty				12375
User Charges				100
Total:				24950
In Words: RUPEES TWENTY FOUR THOUSAND NINE HUNDRED FIFTY ONLY				

Prepared By: NASIRUDDIN

Signature by SR



Government of Telangana

