

Government of Telangana  
Registration And Stamps Department

3299/2020

Payment Details - Office Copy - Generated on 11/03/2020, 11:59 AM

SRO Name: 1530 Keesara

Receipt No: 3556

Receipt Date: 11/03/2020

AGREEMENT

1775000

DD No:

DD Dt:

Bank Branch:

108

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

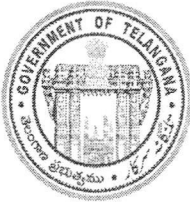
|                    | Cash | Challan | DD | E-Challan |
|--------------------|------|---------|----|-----------|
| Registration Fee   |      |         |    | 8875      |
| Deficit Stamp Duty |      |         |    | 8775      |
| User Charges       |      |         |    | 100       |
| Total:             |      |         |    | 17750     |

In Words: RUPEES SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY ONLY

RETURN

Prepared By: CHAYADEVI

Signature by SR



Government of Telangana  
Registration And Stamps Department

3299/2020

Payment Details - Citizen Copy - Generated on 11/03/2020, 11:59 AM

SRO Name: 1530 Keesara

Receipt No: 3556

Receipt Date: 11/03/2020

Name: SOHAM MODI

CS No/Doct No: 3334 / 2020

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 2481R4090320

Chargeable Value:

Challan Dt:

E-Challan Dt: 09-MAR-20

Bank Name:



SCANNED

3299/2020

3334



తెలంగాణ తెలంగాణ TELANGANA

X 747678

S.No. 20502 Date: 11-11-2019

Sold to: RAMESH

S/o. LATE NARSING RAO

For: NILGIRI ESTATE

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 11<sup>th</sup> day of March 2020 at 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 Vendor No. 1 and Vendor no. 2, respectively:-

For Nilgiri Estates &  
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

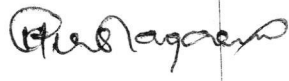
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**Presentation Endorsement:**

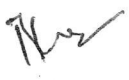
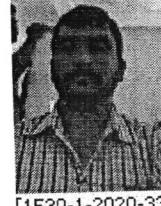
Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8875/- paid between the hours of 11 and 11 on the 11th day of MAR, 2020 by Sri Soham Modi

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

Signature/Ink Thumb Impression

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                         | Address                                                                                                                                                                                                       | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>VEERAVELLY ANJANEY<br>[1530-1-2020-3334] | VEERAVELLY ANJANEYULU<br>S/O. V KRISHNAIAH<br><br>R/O 11-15-125/1 ROAD NO 5<br>DOCTORS COLONY SAROOR NAGAR<br>HYD-500035,                                                                                     |  |
| 2     | EX   |  | <br>[1530-1-2020-3334]EX-                    | K. PRABHAKAR REDDY[R]/M/S.MODI<br>AND MODI CONSTRUCTIONS REP BY<br>M/S. MODI HOUSING PVT LTD REP BY<br>SOHAM MODI<br>. LATE. SATISH MODI<br><br>R/O. 5-4-187/3 & 4, SOHAM MANSION,<br>M.G. ROAD, SECUNDERABAD |  |
| 3     | EX   |  | <br>[1530-1-2020-3334]EX-                    | K. PRABHAKAR REDDY[R]/M/S.<br>NILIGIRI ESTATES REP BY M/S. MODI<br>HOUSING PVT LTD REP BY SOHAM<br>MODI<br>. LATE. SATISH MODI<br><br>R/O. 5-4-187/3 & 4, SOHAM MANSION,<br>M.G. ROAD, SECUNDERABAD           |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                      | Name & Address                        | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|
| 1     |  | <br>[1530-1-2020-3334]WT | CH. BHASKAR REDDY<br><br>R/O WARANGAL |  |
| 2     |  | <br>[1530-1-2020-3334]W | B. VENKATAIAH<br><br>R/O PPEDDAWARVAL |  |

11th day of March, 2020

Signature of Sub Registrar  
Keesara**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                        | Address:                                                                 | Photo                                                                                 |
|-------|--------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX8397<br>Name: B Venkataiah         | S/O B Maibu,<br>Peddavarval, K.v. Rangareddy, Telangana, 509335          |  |
| 2     | Aadhaar No: XXXXXXXX2935<br>Name: Challa Bhasker Reddy | S/O Challa Kamalaker Reddy,<br>Jangaon, Warangal, Andhra Pradesh, 506167 |  |

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 Sub Registrar  
 Keesara

**AND**

Mr. Veeravelly Anjaneyulu, Son of Mr. V. Krishnaiah aged about 47 years, Occupation: Service residing at H. No.11-15-125/1, Road No. 5, Doctors Colony, Saroor Nagar, Hyderabad - 500 035, 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

Authorised Rep. SOHAM MODI



E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details                                         | Address:                                                             | Photo                                                                               |
|-------|---------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | Aadhaar No: XXXXXXXX4603<br>Name: Veeravelly Anjaneyulu | S/O V.Krishnaiah,<br>Saroornagar, Rangareddi, Andhra Pradesh, 500035 |  |

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

| Description of Fee/Duty | In the Form of |                          |           |      |                             |                  | Total |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|-------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |       |
| Stamp Duty              | 100            | 0                        | 8775      | 0    | 0                           | 0                | 8875  |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 8875      | 0    | 0                           | 0                | 8875  |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100   |
| Total                   | 100            | 0                        | 17750     | 0    | 0                           | 0                | 17850 |

Rs. 8775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8875/- towards Registration Fees on the chargeable value of Rs. 1775000/- was paid by the party through E-Challan/BC/Pay Order No ,2481R4090320 dated ,09-MAR-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 17750/-, DATE: 09-MAR-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5345279320613,PAYMENT MODE:CASH-1000200,ATRN:5345279320613,REMITTER NAME: K. PRABHAKAR REDDY,EXECUTANT NAME: NILGIRI ESTATES REP BY SOHAM MODI,CLAIMANT NAME: MR. VEERAVELLY ANJANEYULU).

Date:  
11th day of March,2020

Signature of Registering Officer  
Keesara

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Keesara

ఇవ్వకము 2020 సం. (క్రా.శ. 1906) సం.పు  
3299 మొదలుగా రికార్డు చేయబడినది. స్వాధీని.  
నిమిత్తం గుర్తింపు నెంబరు 1530 3299 2020  
జన్మదశామర్శి.  
2020 సం. మార్చి నెం 11 వ తేది.

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. SOHAM MODI

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Keesara



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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 &  
Modi & Modi Constructions.

Authorised Rep. SOHAM MODI

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**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Mr. Veeravelly Anjaneyulu                                                                           |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | R/o. H. No.11-15-125/1, Road No. 5, Doctors Colony, Saroor Nagar, Hyderabad - 500 035.              |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Document no. 3298 of 2020 dated 11.03.2020 registered at SRO, Keesara, Medchal-Malkajgiri District. |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | AA2 – Single - Type                                                                                 |
| 5.  | No. of floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ground Floor Only                                                                                   |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2BHK                                                                                                |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                     |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 108                                                                                                 |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 150 Sq. yds.                                                                                        |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1175 Sft.                                                                                           |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 719 Sft.                                                                                            |
| 8.  | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Rs.17,75,000/-(Rupees Seventeen Lakhs Seventy Five Thousand Only)                                   |
| 9.  | Details of advance paid:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                     |
|     | Rs.17,75,000/-(Rupees Seventeen Lakhs Seventy Five Thousand Only) already received which is admitted and acknowledged by the Developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                     |
| 10. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 30.06.2020                                                                                          |
| 11. | <b><u>Description of the Scheduled Villa:</u></b><br><br>All that piece and parcel of land bearing plot no. 108, 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:<br><br>North Plot No. 109<br>South Plot No. 107<br>East Plot No. 91<br>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 authorized signatory: Nilgiri Estates &

Modi & Modi Constructions

Authorised Rep. SOHAM MODI

DEVELOPER



PURCHASER

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Keesara

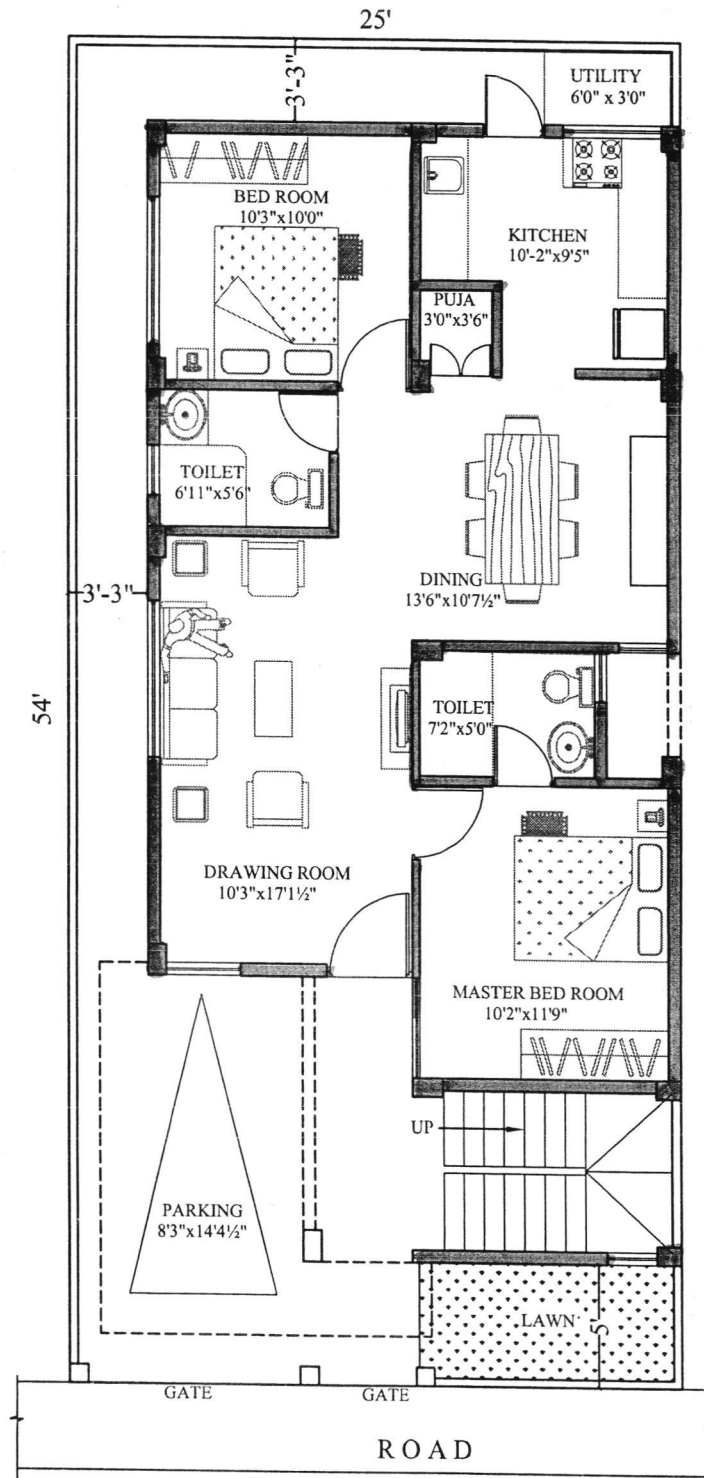


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## ANNEXURE- B

Plan of the Said Villa:



GROUND FLOOR PLAN

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

Authorised Rep. SOHAM MODI  
 DEVELOPER

PURCHASER

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Keesara



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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:-

Authorised Rep. SOHAM MODI

  
PURCHASER

Bk -1, CS No 3334/2020 & Doct No

3299/2020

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Sub Registrar

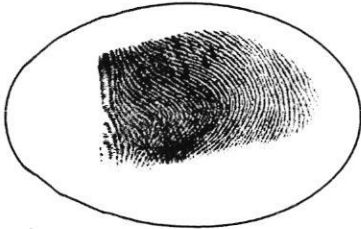
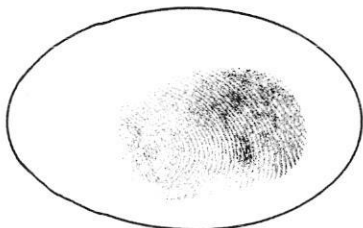
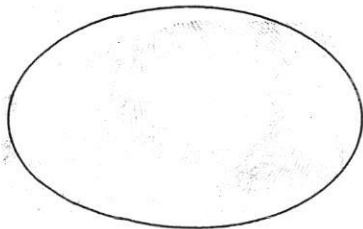
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

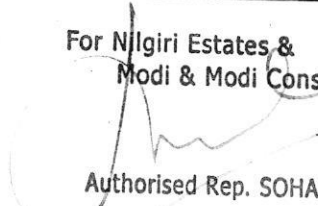
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                                                                                                 |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b>DEVELOPER:</b><br>M/S. NILGIRI ESTATES<br>&<br>M/S. MODI & MODI CONSTRUCTIONS<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD<br>REP. BY ITS PARTNER:-<br>M/S. MODI HOUSING PVT. LTD. REP BY ITS<br>AUTHORISED SIGNATORY:-<br>MR. SOHAM MODI, S/O. LATE SATISH MODI |
|        |   |   | <b>GPA FOR PRESENTING DOCUMENTS</b><br><b>VIDE GPA NO. 59/BK-IV/2016, DATED:21.07.2016</b><br><b>AT SRO, KEESARA:</b><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD<br>SECUNDERABAD - 500 003.                                            |
|        |  |  | <b>PURCHASER:</b><br><br>MR. VEERAVELLY ANJANEYULU<br>S/O. MR. V. KRISHNAIAH<br>R/O. H. NO.11-15-125/1<br>ROAD NO. 5, DOCTORS COLONY<br>SAROOR NAGAR<br>HYDERABAD - 500 035.                                                                                                                                         |

SIGNATURE OF WITNESSES:

1. 

2. 

For Nilgiri Estates &  
Modi & Modi Constructions

  
Authorised Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER

  
SIGNATURE OF THE PURCHASER

Bk -1, CS No 3334/2020 & Doct No

3299/2020

Sheet 8 of 10

Sub Registrar

Keesara

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VENDOR or DEVELOPER:

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NILGIRI E STATES

15/09/2008  
Permanent Account Number

AAHFN0766F

12012009

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MODI AND MODI  
CONSTRUCTIONS

27/02/2004  
Permanent Account Number

AAKFM7214N

Signature

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  
18-10-1969

हस्ताक्षर / SIGNATURE  
Soham Modi

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

For Nilgiri Estates &  
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number

AWSP8104E

Signature

10062008

Prabakaran

Aadhaar No 3287 6953 9204

Bk - 1, CS No 3334/2020 & Doct No

3299/2020.

Sheet 9 of 10 Sub Registrar

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భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

సమాధి సంఖ్య / Enrollment No. : 1190/10723/05132

To  
Veeravelly Anjaneyulu  
వీరవెల్లి ఆంజనేయులు  
S/O V.Krishnaiah  
11-15-125/1  
doctors colony road no 05  
doctors colony  
Saroomagar  
Saroomagar, Rangareddi,  
Andhra Pradesh - 500035  
9912349000

21/02/2012



UF152589656IN

15258965



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**4316 7355 4603**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

వీరవెల్లి ఆంజనేయులు  
Veeravelly Anjaneyulu

పుట్టిన సంవత్సరం/Year of Birth: 1971  
పురుషుడు / Male

**4316 7355 4603**

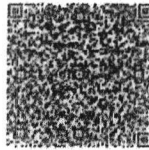


భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

చల్లెల భాస్కర్ రెడ్డి  
Challa Bhasker Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1977  
పురుషుడు / Male

**6542 1489 2935**



- సామాన్యని హక్కు



భారత ప్రభుత్వ ప్రాధికార పత్రం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చల్లెల భాస్కర్ రెడ్డి  
Challa Bhasker Reddy  
2-7-135, వైద్యుల కాలనీ, డాక్టర్స్  
కోలనీ, చల్లెల, రంగారెడ్డి, ఆంధ్రప్రదేశ్, 506167

Address: S/O, Challa  
Kamalakher Reddy, 2-7-135,  
Kumharwada, Jangaon,  
Jangaon, Warangal,  
Jangaon, Andhra Pradesh,  
506167

1947  
1977 1977 1947

help@uidai.gov.in

www.uidai.gov.in

పుట్టిన సంవత్సరం/Year of Birth: 1977  
పురుషుడు / Male

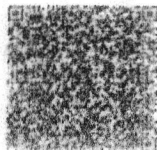


భారత ప్రభుత్వం  
Government of India

వి వెంకటేశ్వర్  
B Venkatesh

పుట్టిన సంవత్సరం/Year of Birth: 1980  
పురుషుడు / Male

**8419 0575 8397**



- సామాన్యని హక్కు

Unique Identification Authority of India

చల్లెల భాస్కర్ రెడ్డి  
Challa Bhasker Reddy  
2-7-135, వైద్యుల కాలనీ, డాక్టర్స్  
కోలనీ, చల్లెల, రంగారెడ్డి, ఆంధ్రప్రదేశ్, 506167

Address: S/O, B. Mahulu,  
4-98, seller nagar  
reddanavari, Peddavanval,  
K.V.Rangareddy,  
Peddavanval, Andhra  
Pradesh, 509035

**8419 0575 8397**

1947  
1977 1977 1947

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COMMISSIONER, NAGARAM MUNICIPALITY

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\*17,750.00

ANIANEYULU VEERAVELLY

FOR VALUE RECEIVED

ABIDS

HYDERABAD - 500001

REF. No. 412513000519

AUTHORISED SIGNATORIES

Please sign above

⑈000537⑈ 500240094⑈ 999990⑈ 16

Bk - 1, CS No 3334/2020 & Doct No  
3299/2020. Sheet 10 of 10 Sub Registrar  
Keesara

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