

SCANNED

Don 19329/19



తెలంగాణ తెలంగాణ TELANGANA

S.No. 19916 Date: 31-10-2019

Sold to: RAMESH

S/o. LATE NARSING RAO

For: M/s. 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 8th day of November 2019 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 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214M}, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner, M/s. Modi Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

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

For Nilgiri Estates &
Modi & Modi Constructions

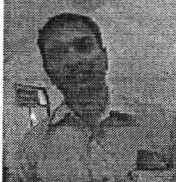
Authorised Rep. SOHAM MODI

V. Ramesh Chandra

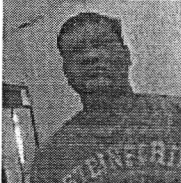
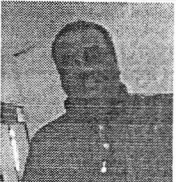
Presentation Endorsement:

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. 13125/- paid between the hours of 11 and 12 on the 16th day of NOV, 2019 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAMESH CHANDR [1530-1-2019-195]	RAMESH CHANDRA VARADALA S/O. RAMCHANDER VARADALA R/O UNIT 1/64 COWPER STREET FACTORY VICTORIA-3011 AUSTRALIA,	<i>V. Ramesh Chandra</i>
2	EX		 [1530-1-2019-19908]	K. PRABHAKAR REDDY[RJM/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	<i>K. Prabhakar Reddy</i>
3	EX		 [1530-1-2019-19908]	K. PRABHAKAR REDDY[RJM/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	<i>K. Prabhakar Reddy</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2019-19908]	GANGULA ELEJA R/O WARANGAL	<i>Gangula Eleja</i>
2		 [1530-1-2019-19908]	K. RAJA SURESH R/O TARNAKA HYD	<i>K. Raja Suresh</i>

16th day of November, 2019

Signature of Sub Registrar
KeesaraBk-1, CS No 19908/2019 & Doct No
19329/2019 Sheet 1 of 10 Sub Registrar
Keesara

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IN FAVOUR OF

Mr. Ramesh Chandra Varadala, Son of Mr. Ramchander Varadala, aged about 39 years, Occupation: Service residing at Unit 1/64 Cowper Street, Footscray, Victoria - 3011, Australia, 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

V. Ramesh Chandra

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	13025	0	0	0	13125
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	13125	0	0	0	13125
User Charges	NA	0	100	0	0	0	100
Total	100	0	26250	0	0	0	26350

Rs. 13025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13125/- towards Registration Fees on the chargeable value of Rs. 2625000/- was paid by the party through E-Challan/BC/Pay Order No ,679AU2041119 dated ,04-NOV-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 26250/-, DATE: 04-NOV-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0183614765623,PAYMENT MODE:CASH-1000200,ATRNo:0183614765623,REMITTER NAME: RAMESH CHANDRA VARADALA,EXECUTANT NAME: NILGIRI ESTATES,CLAIMANT NAME: RAMESH CHANDRA VARADALA).

Date:

16th day of November,2019

Signature of Registering Officer
Keesara

Bk -1, CS No 19908/2019 & Doct No
19329/2019. Sheet 2 of 10 Sub Registrar
Keesara

1 వ దశాబ్దము 2019 సం. (క్ర.శ. 1936) సంపు
19329 మంబరుగా రిజిస్టరు చేయబడినది. స్వామిదేవ
నిమిత్తం గుర్తింపు నెంబరు 1530 19329 2019
ఇవ్వబడుచున్నది.
2019 సం. పదవీనిర్వహణ సం 16 వ తేది.

M.Y. RAHMAN
Sub Registrar
Keesara

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For Nilgiri Estates & Modl & ibom & ibom

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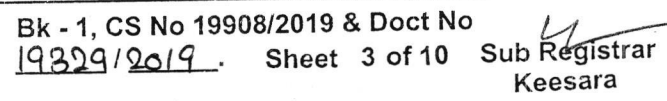


- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure - A. The Purchaser shall pay 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

V. Ramesh Chandra



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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 Nilgiri Estates &
Modi & Modi Constructions

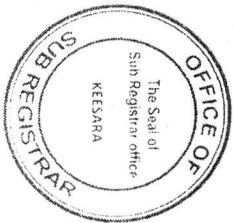
Authorised Rep. SOHAM MODI

V. Ramesh Chandra



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19329/2019. Sheet 4 of 10 Sub Registrar
Keesara

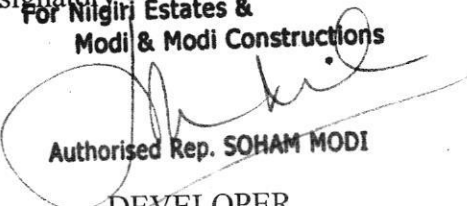
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ANNEXURE- A

1.	Names of Purchaser:	Mr. Ramesh Chandra Varadala	
2.	Purchaser's permanent residential address:	R/o. Unit 1/64 Cowper Street, Footscray, Victoria - 3011, Australia.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 19328 of 2019, dated 8.11.2019 registered at SRO, Keesara, Medchal-Malkajgiri District.	
4.	Type of villa	AA1 – Double - Type	
5.	No. of floors	Ground Plus First Floor	
6.	No. of bedrooms	3 - Bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	163	
	b. Plot area:	150 Sq. yds.	
	c. Built-up area :	2170 Sft.	
	d. Carpet area	1843 Sft.	
8.	Total sale consideration:	Rs. 26,25,000/- (Rupees Twenty Six Lakhs Twenty Five Thousand Only)	
9.	Details of advance paid:		
	Rs.20,81,526/-(Rupees Twenty Lakhs Eighty One Thousand Five Hundred and Twenty Six Only) already received which is admitted and acknowledged by the developer.		
10.	Payment terms:		
	Installment	Due date for payment	Amount
	I	On completion of flooring, doors, windows, I coat of paint etc.,	3,43,474/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	31.12.2019	
12.	<u>Description of the Scheduled Villa:</u> All that piece and parcel of land bearing plot no.163,admeasuring about 150 sq. yds, along with a villa constructed thereon having built up area 2170 sft, in the housing project known as “Nilgiri Estate” forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan annexed hereto and bounded on: North Plot No. 162 South Plot No. 164 East 30' wide road West Plot No. 172		

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**

Authorised Rep. SOHAM MODI
DEVELOPER


PURCHASER



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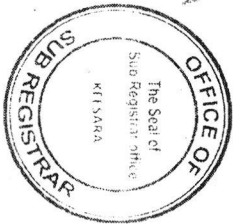
Sheet 5 of 10

Sub Registrar
Keesara

[Signature]

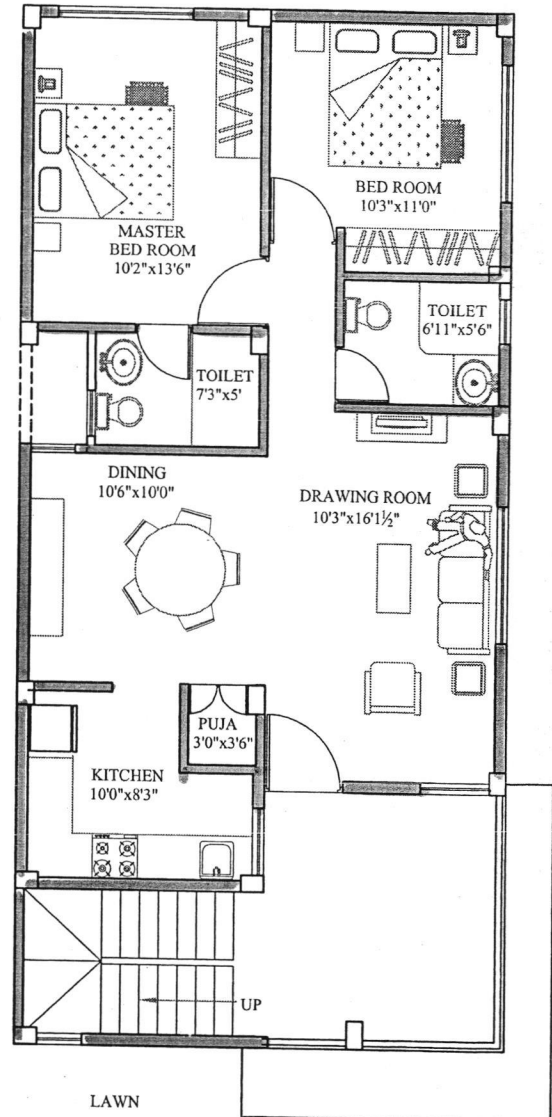
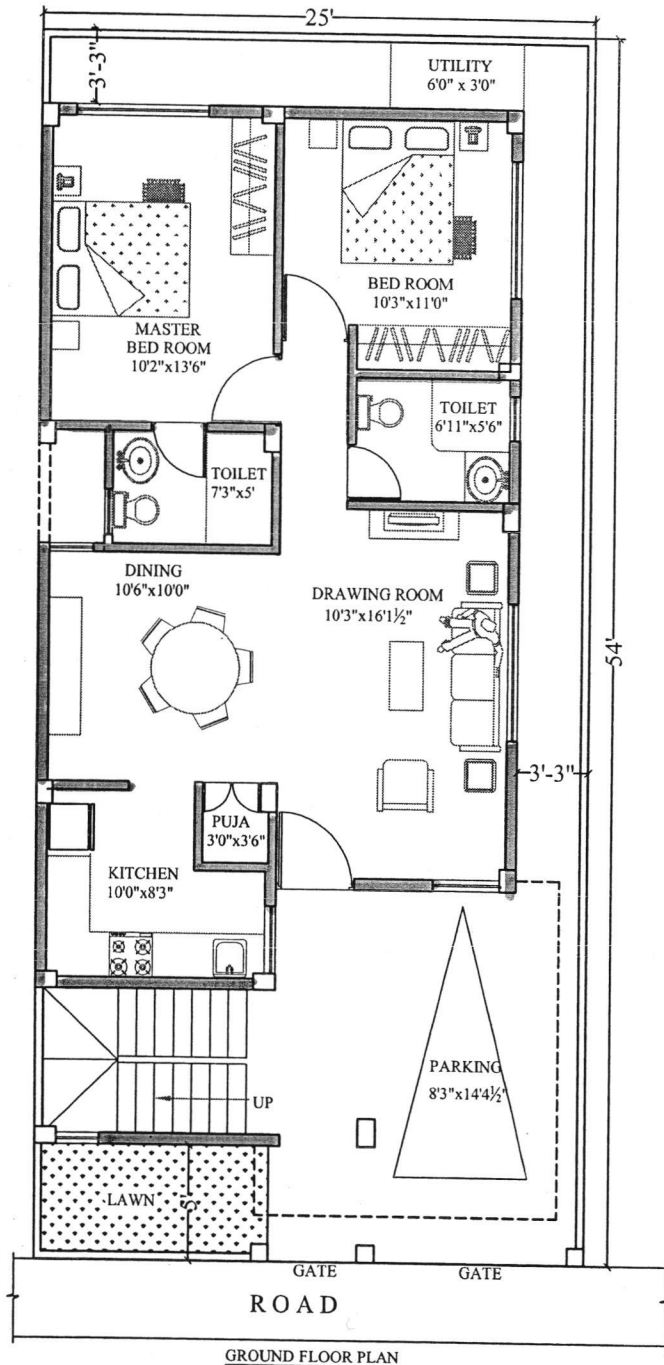
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ANNEXURE- B

Plan of the Said Villa:



G.F. Built-Up Area: 925 Sft
 F.F. Built-Up Area: 995 Sft
 Portico Area: 135 Sft
 Terrace Area: 115 Sft
 Total Area: 2170 Sft

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

Authorised Rep. SOHAM MODI

DEVELOPER

V. Ramesh Chandra

PURCHASER

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Keesara

For Mithi Estates &
Modi & Modi Constructions

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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**

Authorised Rep. SOHAM MODI

V. Ramesh Chandra
PURCHASER

Bk -1, CS No 19908/2019 & Doct No
19329/2019. Sheet 7 of 10 Sub Registrar
Keesara



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For Right Parties &
Modi & Modi Constructions

100% Validity



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



DEVELOPER:

M/S. NILGIRI ESTATES

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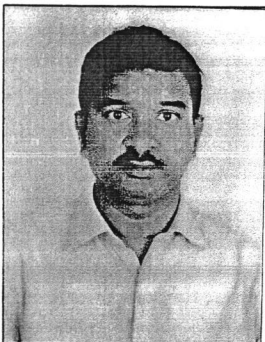
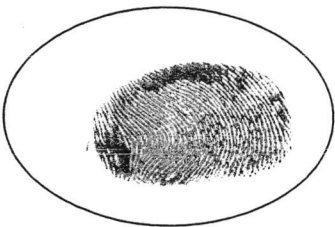
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
2nd FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD

REP. BY ITS PARTNER:-

M/S. MODI HOUSING PVT. LTD. REP BY ITS

AUTHORISED SIGNATORY:-

MR. SOHAM MODI, S/O. LATE SATISH MODI



GPA FOR PRESENTING DOCUMENTS

**VIDE GPA NO. 05/BK-IV/2019, DATED:21.01.2019
AT SRO, SECUNDERABAD:**

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.

PURCHASER:

MR. RAMESH CHANDRA VARADALA

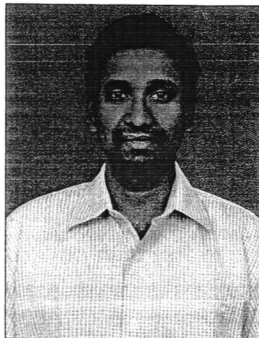
S/O. MR. RAMCHANDER VARADALA

R/O. UNIT 1/64 COWPER STREET

FOOTSCRAY

VICTORIA - 3011

AUSTRALIA.



SIGNATURE OF WITNESSES:

1.

2.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER

V. Ramesh Chandra

SIGNATURE OF THE PURCHASER

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19329/2019. Sheet 8 of 10 Sub Registrar
Keesara

Model & Model Constructions
For High Rises &

Authorized Rep SOHAM MODI

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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

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, आंध्र 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

10063008

Prabakaran

Aadhaar No 3287 6953 9204

Bk - 1, CS No 19908/2019 & Doct No

19229/2019

Sheet 9 of 10

Sub Registrar

Keesara



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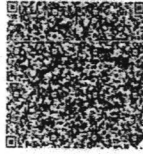




भारत सरकार
Government of India



Varadala Ramesh Chandra
DOB : 09/12/1979
Male



4866 6555 7459

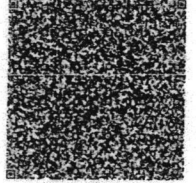
मेरा आधार, मेरी पहचान

V. Ramesh Chandra



Unique Identification Authority of India

Address: Flat no 515 Sri Harsha sethuram
Unique, Vijayapuri colony, Baptist church,
Tarnaka, Secunderabad, Lallaguda,
Hyderabad, Telangana, 500017



4866 6555 7459



1947



help@uidai.gov.in

WWW

www.uidai.gov.in



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గంగుల ఎలేజ
Gangula Eleja

పుట్టిన సంవత్సరం/Year of Birth: 1982
పురుషుడు / Male



6056 3924 9745

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: గంగుల రాములు
1-6-250/15, రెడ్య నాయక్ కాలనీ
మహబూబాబాద్, మహబూబాబాద్, మహబూబాబాద్
పరంగల్, ఆంధ్ర ప్రదేశ్, 506101

Address: S/O: Gangula
Ramulu, 1-6-250/15, redya
gayak colony, mahabubabad,
Mahabubabad, Warangal,
Mahabubabad, Andhra
Pradesh, 506101

[Signature]



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

పి.సి. బాక్స్ నెం. 1947,



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు క్రమసంఖ్య/Enrolment No.: 1027/01174/48337

To: Kumba Raja Suresh
(కుంబ రాజ సురేష్)
S/O Kumba Chinnalali
12-5-65/1515
vijayapuri colony
sri harsha sethuram a p t
Tarnaka
Secunderabad
Hyderabad
Andhra Pradesh - 500017

Date: 17/07/2011

Ref. No : 00007458-00019940-00013878-



UA 01410959 0 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5296 9160 3254

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కుంబ రాజ సురేష్
Kumba Raja Suresh

పుట్టిన సంవత్సరం / Year of Birth : 1976
పురుషుడు / Male

5296 9160 3254



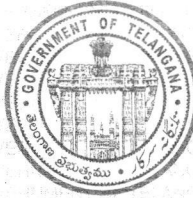
ఆధార్ - సామాన్యుని హక్కు

Bk - 1, CS No 19908/2019 & Doct No
19329/2019. Sheet 10 of 10 Sub Registrar
Keesara



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TSVSAB 08196737



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

App No : 954071

MeeSeva App No : ECM021907071121

Date : 23-Nov-19

Statement No : 43802964

Sri/Smt.: V RAMESH CHANDRA : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: RAMPALLE ,Survey No : ,75,77,78,79,96,100/2, Plot No : ,163, East: 30 WIDE ROAD West: PLOT NO 172 South: PLOT NO 164 North: PLOT NO 162

A search is made in the records of SRO(s) of KEESARA relating there to for 12 years from 01-10-2007 To 22-11-2019 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 2	VILL/COL: RAMPALLE/RAMPALLY W-B: 0-0 SURVEY: 75 77 78 79 96 100/2 PLOT: 163 EXTENT: 150SQ.Yds BUILT: 2170SQ. FT Boundires: [N]: PLOT NO 162 [S] PLOT NO 164 [E]: 30' WIDE ROAD [W]: PLOT NO 172 This document Link Doct 1530, 16328/2019 of SRO 1530;/ 2019	(R) 16-11-2019 (E) 08-11-2019 (P) 16-11-2019		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 1349535 Cons.Value:Rs. 2625000	1 .1.(CL)RAMESH CHANDRA VARADALA 2.(EX)M/S. NILIGIRI ESTATES REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI 3.(EX)M/S.MODI AND MODI CONSTRUCTIONS REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI	0/0 19329/ 2019 [1] of SROKEESARA
2 --- 2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 30 31 PLOT: 191 EXTENT: 400SQ.Yds BUILT: 0SQ. FT Boundires: [N]: 25 WIDE ROAD [S] PLOT NO 188 [E]: NEIGHBOURS LAND AND 25 WIDE ROAD [W]: PLOT NO 190 This document Link Doct,Link Doct,Link Doct,Link Doct 1530, 241/1997 of SRO 1516;7778/2004 of SRO 1516;12039/2018 of SRO 1530;12039/2018 of SRO 1530;/ 2018	(R) 13-09-2019 (E) 13-09-2019 (P) 13-09-2019		0101 (Sale Deed) Mkt.Value:Rs. 1200000 Cons.Value:Rs. 1200000	1 .1.(EX)G GOPAL REDDY AGPA HOLDER 2.(EX)RASHEEDA BEGUM AGPA HOLDER 3.(EX)MEKALA MALLIKARJUNA VARA PRASAD 4.(CL)G GOPAL REDDY 5.(EX)SHAIK MOHAMMAD RAFI	0/0 16328/ 2019 [1] of SROKEESARA

Certified By

Name: MOHD YOUSUF UR
RAHMAN
Designation: SUB
REGISTRAR
SRO: KEESARA

NIEE SEVA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

T. Jayanthi

సంతకము

Signature

SRIVEN NET DEN

SDP-SRND

Opp: Amberpet Police Station

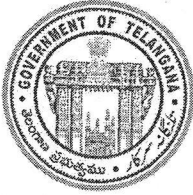
TIRUMALANAGAR

AMBERPET Mandal

HYDERABAD-500013

TELANGANA

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 16/11/2019, 11:39 AM

SRO Name: 1530 Keesara

Receipt No: 20355

Receipt Date: 16/11/2019

AGREEMENT

2625000

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				13125
Deficit Stamp Duty				13025
User Charges				100
Total:				26250
In Words: RUPEES TWENTY SIX THOUSAND TWO HUNDRED FIFTY ONLY				

RETURN
Date: / /

Prepared By: CHSRIKANTH

Signature by SR



Government of Telangana