

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

G 315760

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 11178 Dt: 26-06-2019Sold to: RAMESHS/o. Late NARSING RAOFor Whom: NILGIRI ESTATES

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 4th day of July 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 {Pan No. ABMPM6725H}.
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 {Pan No. ABMPM6725H}.

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

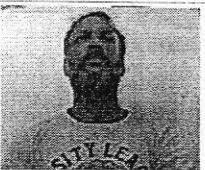
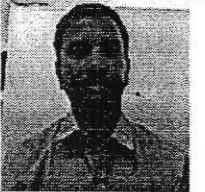
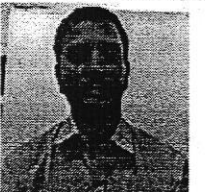
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

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. 13000/- paid between the hours of 12 and 1 on the 04th day of JUL, 2019 by Sri Soham Modi

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

SINo	Code	Thumb Impression	Photo	Address
1	CL		 DR SANTOSH TIWARI::0* [1530-1-2019-13011]E	DR SANTOSH TIWARI S/O. LATE R S TIWARI R/O 12-1-508/92/A LALAPET TARNAKA SEC-BAD,
2	EX		 [1530-1-2019-13011]E	K. PRABHAKAR REDDY[R]/M/S.MODI AND MODI CONSTRUCTIONS REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI . LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD
3	EX		 [1530-1-2019-13011]E	K. PRABHAKAR REDDY[R]/M/S. NILIGIRI ESTATES REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI . LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD

**Identified by Witness:**

SINo	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2019-1301:]	B KIRAN KUMAR REDDY R/O KHAMMAM	
2		 VIDHYA CHARAN MI [1530-1-2019-1301:]	VIDHYA CHARAN MISHRA R/O UTTAR PRADESH	

04th day of July, 2019

Signature of Sub Registrar
Keesara

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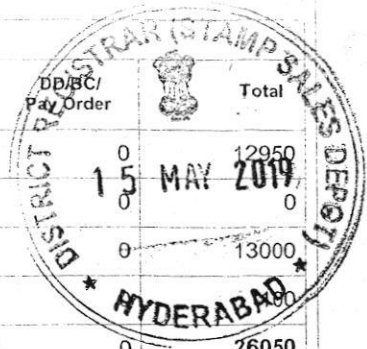


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Keesara



Endorsement: Stamp Duty, Transfer 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	50	0	12900	0	0	0	12950
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	13000	0	0	0	13000
User Charges	NA	0	100	0	0	0	100
Total	50	0	26000	0	0	0	26050



Rs. 12900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13000/- towards Registration Fees on the chargeable value of Rs. 2600000/- was paid by the party through E-Challan/BC/Pay Order No. 710BZI040719 dated 04-JUL-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 26000/-, DATE: 04-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3032274107909, PAYMENT MODE: NB-1000200, ATRN: 3032274107909, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: NILGIRI ESTATES REP BY SOHAM MODI, CLAIMANT NAME: DR. SANTOSH TIWARI).

Date:

04th day of July, 2019

Signature of Registering Officer

Keesara

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12542/2019 నం. (క్రా.శ. 1944) నంబర్
12542/2019 నంబర్ గుర్తింపు నంబర్ 1530
నిమిత్తం గుర్తింపు నంబర్ 1530
2019 నం. 04 న కే.ఆర్.

M.Y. RAHMAN
Sub-Registrar
Keesara

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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.
- 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.

Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

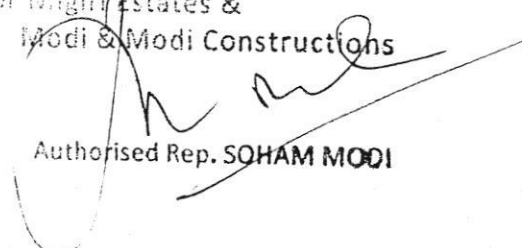


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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect 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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- 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



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Keesara

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ANNEXURE- A

1.	Names of Purchaser:	Mr. Dr. Santosh Tiwari	
2.	Purchaser's permanent residential address:	R/o. Flat No. 202, 2 nd Floor Tiruppavai Nilayam, H. No. 12-1-508/92/A/1, Lalapet, Tarnaka, Secunderabad - 500 017.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 1254 of 2019, dated 04.07.2019 registered at SRO, Keesara, Medchal-Malkajgiri District.	
4.	Type of villa	AA1 – Duplex	
5.	No. of floors	Ground Plus First Floor	
6.	No. of bedrooms	4- Bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	166	
	b. Plot area:	150 Sq. yds.	
	c. Built-up area :	2170 Sft.	
	d. Carpet area	1843 Sft.	
8.	Total sale consideration:	Rs. 26,00,000/- (Rupees Twenty Six Lakhs Only)	
9.	Details of advance paid:		
	Rs.22,58,800/-(Rupees Twenty Two Lakhs Fifty Eight Thousand and Eight Hundred 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.,	1,41,200/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	30.10.2019	
12.	<u>Description of the Scheduled Villa:</u> All that piece and parcel of land bearing plot no.166 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. 165 South Plot No. 167 East 30' wide road West Plot No. 169		

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

M/s. Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

DEVELOPER


PURCHASER



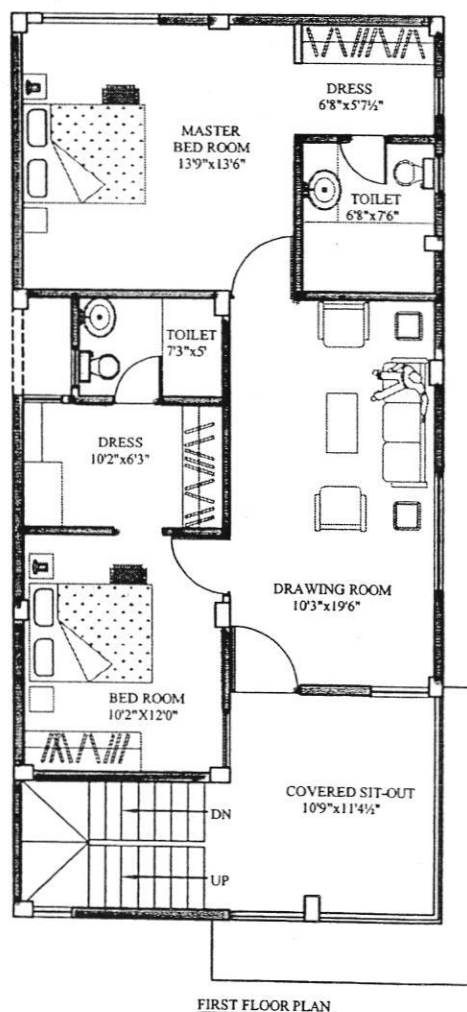
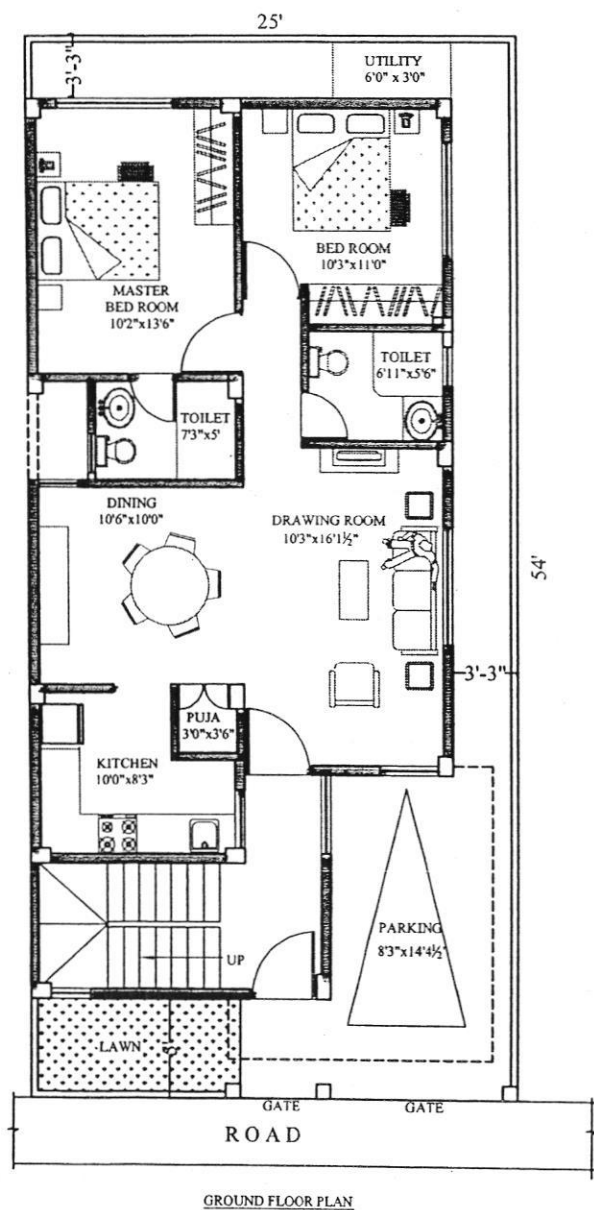
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ANNEXURE- B

Plan of the Said Villa:



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

Authorised Rep. SOHAM MODI
DEVELOPER

PURCHASE



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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 Constructions

Authorised Rep. SOHAM MODI


PURCHASER

Bk-1, CS No 13011/2019 & Doct No

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Sub Registrar

Keesara

12/07/2019

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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

2012009

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number
AAKFM7214N

Signature

स्थायी सेवा 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

10082008

Prabha...

Aadhaar No 3287 6953 9204

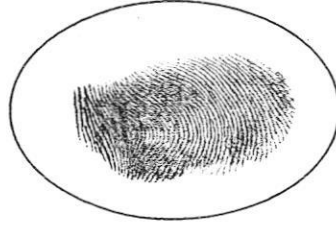
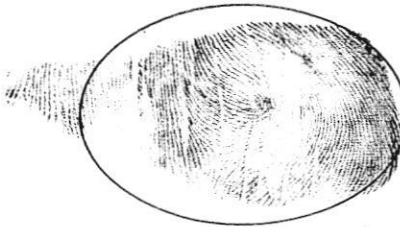
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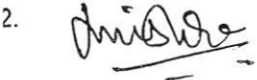
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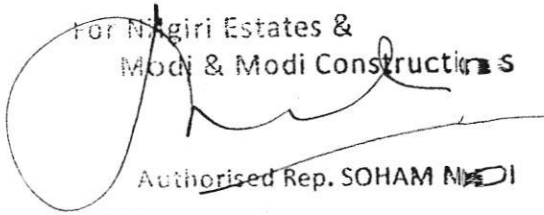


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. NILGIRI ESTATES & M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNER:- M/S. MODI HOUSING PVT. LTD. REP BY IT'S 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. DR. SANTOSH TIWARI S/O. LATE R. S. TIWARI R/O. FLAT NO. 202, 2 ND FLOOR TIRUPPAVAI NILAYAM H. NO. 12-1-508/92/A/1 LALAPET, TARNAKA SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

- 
- 

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER


SIGNATURE OF THE PURCHASER



Bk - 1, CS No 13011/2019 & Doct No

12512/2019

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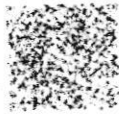
Sub Registrar
Keesara

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GOVERNMENT OF INDIA
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5964 8326 2034

అధార్ - సామాన్యమైన హక్కు

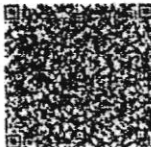


భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బీరవల్లి కిరణ్ కుమార్ రెడ్డి
Beeravally Kiran Kumar Reddy

జన్మ సంవత్సరం/Year of Birth: 2000
పురుషుడు / Male



5435 2508 4111

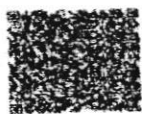
అధార్ - సామాన్యమైన హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



విద్యా చరణ్ మిశ్రా
Vidhya Charan Mishra
జన్మ తేదీ/DOB: 15/10/1979
పురుషుడు / MALE



2774 1667 8050

आधार-आम आदमी का अधिकार

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507002

Address:
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(Signature)

Aadhaar - Aam Aadmi ka Adhikar



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Khammam, Andhra Pradesh,
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Uttar Pradesh - 273016

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2774 1667 8050

Aadhaar-Aam Admi ka Adhikar

BK-1, CS No 130111/2019 & Doct No
125429279 Sheet 11 of 11 Sub Registrar
Keesara

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