

- 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 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad{Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.
- 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 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad{Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.
- hereinafter referred to as the Developer and severally as Vendor No. 1 and Vendor no. 2, respectively.

For Ning ri Estates & Mod & Modi Constructions

Authorised Rep. SOHAM MODI



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as require Under Section 32-A of Registration Act, 1908 and fee of Rs. 8625/- paid between the hours of on the 12th day of APR, 2018 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/In Thumb Impression Photo Impre ALLURI GRACE YESUDASS S/O. LATE. V.YESUDASS 1 CL R/O. 18-32, GOPAL NAGAR,, MALKAJGIRI, HYDERABAD-47 *LLURI GRACE YE [1530-1-2018-614 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 2 EX R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD [1530-1-2018-6143] K. PRABHAKAR REDDY[R]M/S. NILIGIRI ESTATES REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM 3 EX Sub-Registrar MODI . LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD K. PRABHAKAR REDDY [1530-1-2018-6143] Identified by Witness: 43/2018 & Doct No SI No Thumb Impression Photo Name & Address 1 of 10 signature . MARK IRON R/O BAKARAM SECBAD Sheet KIRANMAI 2 R/O MALKAJGIRI HYD

12th day of April,2018

Signature of Sub Registrar Keesara

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KIRANMAI::12/04/2018. [1530-1-2018-6143]





IN FAVOUR OF

Miss. Valluri Grace Yesudass, Daughter of Late V. Yesudass aged about 45 years residing at H. No. 18-32, Go pal Nagar, Malkajgiri, Hyderabad - 500 047 {Pan No. ACQPV8370C, Aadhaar No. 2182 8296 6642}, 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. 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.
- 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 lumsum 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

- Greening

'Page 2

Description	In the Form of							
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	. 0	8525	0	0.	0	·.·	
Transfer Duty	NA	0	. 0	0	0	0		
Reg. Fee	NA	0	8625	0	0	0	8625	
User Charges	NA	0	100	0	0	. 0	100	
Total	100	0	17250	0	0	0	1735	

Rs. 8525/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8625/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,761BTS110418 dated ,11-APR-18 of ,SBH/SBH INB

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 17250/-, DATE: 11-APR-18, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 089116749, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: NILGIRI ESTATES AND MODI-MODI CONSTRUCTI, CLAIMANT NAME: MISS. VALLURI GRACE YESUDASS).

Date:

12th day of April,2018

Signature of Registering Officer Keesara

పుస్తుకుము 2010కులు (బ్రాంత. 193**0) ఉ**ం.పు <u>862</u> మెలుగుకుగా ఈట్బరు తొయబడినవి. స్మామింగ్

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Sub-Register





- 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 here by 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 speci fications 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.

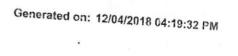
COMPLETION OF CONSTRUCTION:

- 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 possessi on 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

Modi & Modi Constitutions

'Page 3

Sebalan Sheet 3 of 10 Sub Registrar Keesara







- The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing P roject 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.
- 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.

Fer Witaili Estates & Modi & Modi Constructions

Authorised-Rep. SOHAM MODI

China parties application

BK-1, CS No 6143/2018 & Doct No BB 10 18. Sheet 4 of 10 Sub Registrar Keesara



ANNEXURE- A

1.	Names of Pur	chaser:	Miss. Valluri Grace Yesud	ass	
2.	Purchaser's peaddress:	ermanent residential	R/o. H. No. 18-32, Gopal Nagar, Malkajgiri, Hyderabad - 500 047.		
3.	Sale deed exe cuted by Developer in		Document no. 5861 of 2018, dated 12.04.2018		
	favour of Purchaser		registered at SRO, Keesara, Medchal-Malkajgiri District.		
4.	Type of villa		AA1 - Single		
5.	No. of floors		Ground Only		
6.	No. of bedrooms		2 Bedrooms		
7.	Details of Said Villa:				
	a. Villa no .:		90		
	b. Plot area:		150 Sq. yds.		
	c. Built-up area:		1175 Sft.		
-	d. Carpet a rea		719 Sft.		
8.	Total sale consideration:		Rs. 17,25,000/- (Rupees Seventeen Lakhs Twenty Five Thousand Only)		
9.	Details of advance paid:			· ·	
10.					
10.	Payment term	is:		10	
10.	Payment term Installment I	Due dat Within 7 days of comp	e for payment eleting of flooring, doors,	Amount 4,33,500/-	
10.	Installment I	Due dat Within 7 days of comp first coat of paint, etc.		4,33,500/-	
	Installment I II	Due dat Within 7 days of comp first coat of paint, etc. On completion	leting of flooring, doors,		
11.	Installment I II Scheduled da	Due dat Within 7 days of comp first coat of paint, etc. On completion te of completion:		4,33,500/-	
	Installment I II Scheduled da	Due dat Within 7 days of comp first coat of paint, etc. On completion	leting of flooring, doors,	4,33,500/-	
11.	Installment I II Scheduled data Description of All that piece with a villa known as "NRampally Vi	Due dat Within 7 days of comp first coat of paint, etc. On completion te of completion: of the Scheduled Villa: and parcel of land bear constructed thereon have ligiri Estate" forming llage, Keesara Mandal District) marked in red North Plot No. South Plot No.	ing plot no. 90 admeasuring ving built up area 1175 sft part of Sy. Nos. 75, 77, Medchal-Malkajgiri Distrin the plan annexed hereto a 89	4,33,500/- 2,00,000/- about 150 sq. yds, along t, in the housing project 78, 79, 96 & 100/2 of rict (formerly known as	
11.	Installment I II Scheduled data Description of All that piece with a villa known as "NRampally Vi	Due dat Within 7 days of comp first coat of paint, etc. On completion te of completion: of the Scheduled Villa: and parcel of land bear constructed thereon have ligiri Estate" forming llage, Keesara Mandal District) marked in red North Plot No.	ing plot no. 90 admeasuring ving built up area 1175 sft part of Sy. Nos. 75, 77, Medchal-Malkajgiri Distrinthe plan annexed hereto a 89	4,33,500/- 2,00,000/- about 150 sq. yds, along t, in the housing project 78, 79, 96 & 100/2 of rict (formerly known as	

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

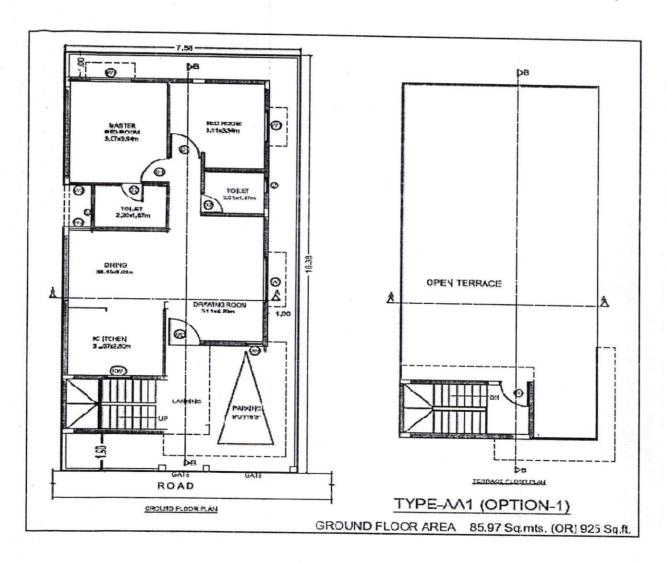
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Bk-1, CS No 6143/2018 & Doct No

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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

Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Marie Marie

DEVELOPER

PURCHASER

SBK-1, CS No 6143/2018 & Doct No



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	en 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 mime 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.

 For Nilgiri Estates &

Authorised Rep. SOHAM MODI

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SBK-1, CS No 6143/2018 & Doct No Registrar Ressara





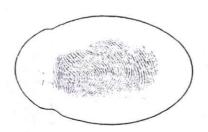
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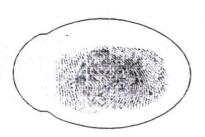
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DEVELOPER:

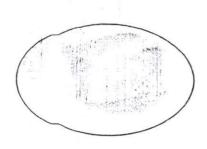
M/S. NILGIRI ESTATES
&
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNER
M/S. MODI HOUSING PVT. LTD.
MR. SOHAM MODI
S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 59/BK-IV/2016, DATED:21.07.2016 AT SRO, KEESARA:

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:

MISS. VALLURI GRACE YESUDASS D/O. LATE V. YESUDASS R/O. H. NO. 18-32 GOPAL NAGAR MALKAJGIRI HYDERABAD - 500 047.

SIGNATURE OF WITNESSES:

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Modi & Modi Constructions

Authorised Rep. SOHAM MODI

SIGNATURE OF THE DEVELOPER

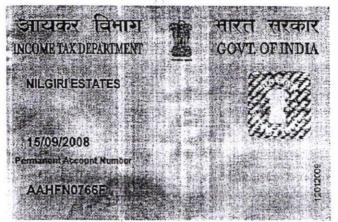
SIGNATURE OF THE PURCHASER

SBK-1, CS No 6143/2018 & Doct No Sub Registrar





VENDOR:





FOR WILL WI Estates & Modi & Modi Constructions

Authorised Rep. SOHAM MODI

स्थाई सेवा राज्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H

THE MAME

SOHAM SATISH MODI

THE WATHER'S NAME SATISH MANILAL MODI

जन्म विश्वि /DATE OF BIRTH

18-10-1969

BETTHE ISIGNATURE

पुष्टा नरगरत जानुक, बाब प्रदेश Chief Commissioner of Income-tax, Andhra Pracesh

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

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Aadhaar No 3287 6953 9204

SBK-1, CSNo 6143/2018 & Doct No Keejistrar Keesara







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To Vinukonda Mark Iron వినుకొండ మార్క్ ఐరన్ S/O: Vinukonda Devadanam F.-7-13704, Vijaysai Apls

Risalagadda S R K Nagar, Bakaram Secunderabad Gandhinagar, Hyderabad Andhra Pradesh - 500080 9553164010

13/01/2013

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Chitrapu Kiranmai

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Near Hanuman Pet Bus Stop

Malkajgiri Hyderabad

Hanuman pet

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Rangareddi Andhra Pradesh - 500047

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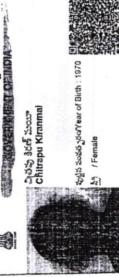
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September 1



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ನವಾಹು ಸಂಭ್ಯ/ Enrollment No.: 1111/15114/03594

ਹ ਤੇ ਸਿੰਨ D/O Late Yesudas V Y Grace 18-32

08/01/2012

gopal nagar Rangareddi Hyderabad malkajgiri

Andhra Pradesh - 500047 9440163371 UF000963401IN

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ఆధార్ - సామాన్యుని హక్కు 2182 8296 6642

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SEL-1, CS No 6143/2018 & Doct No 1 Registrar SEL / 1018. Sheet 10 of 10 Sub Registrar Reesara





Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 12/04/2018, 04:19 PM

SRO Name: 1530 Keesara

Receipt No: 6251

Receipt Date: 12/04/2018

AGREEMENT

1725000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBH

Account Description

E-Challan Bank Branch: SBH INB

Cash

Challan

Amount Paid By

E-Challan 8625

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ate

17250

In Words: RUPEES SEVENTEEN THOUSAND TWO HUNDRED FIFTY ONLY

Prepared By: GKSAINATH

Registration Fee

User Charges

Deficit Stamp Duty

Total:



Government of Telangana Registration And Stamps Department

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