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# මීපර්ෆක तेलंगाना TELANGANA

S.No. 4474 Date: 14-02-2019

Sold to CVR REDDY

S/o. ANJI REDDY

For Whom: M/s. NILGIRI ESTATES

Con

\$ 398298

### 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: 984 355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 25<sup>th</sup> day of A pril 2019, Keesa Medchal-Malkajgiri District by and between:

1. M/s. NILGIRI ESTATES {Pan No.AAHFN0766F}, a registered partnersh\_ip firm having office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 0 represented by its Partner, M/s. Modi Housing Pvt. Ltd., represented by au thorised signato Shri Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resid of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad{Pan No. ABMP M6725H, Aadh No.3146 8727 4389}.

2. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214M}, a registered partnership fi having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad − 5 003, represented by its Partner, M/s. Modi Housing Pvt. Ltd., represented by authoris signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Busine resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725 Aadhaar No.3146 8727 4389}.

hereinafter referred to as the Developer and severally as Vendor No. respectively-

Modi & Modi Constructions

A) thorised Rep. SOHAM MODI

and Vendor no.

on the 25th day of APR, 2019 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): SI No Code Signature/Ink Thumb Thumb Impression Photo Address Impression W/O. M SREENIVAS MURTH R/O.194 GROUND LOOR, NEV VASAVI NAGAR MARKHANA BAD 500 015 1 CL K, ROOPA DEVI::25 [1530-1-2019-811] M SREENIVASA S/O. MUNI VENKA 2 R/O.194 GROUND FLOOR NEW LY VASAVI NAGAR KHARKHANA, SEÇ-BAD 500 015 CL BAD 500 015 M SREENIVASA MI [1530-1-2019-8111] K. PRABHAKAR REDDY[R]M/S.MODI AND MODI CONSTRUCTIONS REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM MODI Sheet 1 of 10 Sub Registrar Keesara EX LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD [1530-1-2019-8111]EX S No 8111/2019 & Doct No K. PRABHAKAR REDDY[R]M/S. NILIGIRI ESTATES REP BY M/S. MODI HOUSING PVT LTD REP BY SOHAM 4 EX MODI . LATE. SATISH MODI R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD [1530-1-2019-8111]EX Identified by Witness: SI No Thumb Impression Photo Name & Address Signature RAVINDER 1 R/O WARANGAL RAVINDER::25/04/2019:11 [1530-1-2019-8111] **RAVI KUMAR** 2 R/O WARANGAL RAVI KUMAR::25/

25th day of April,2019

Signature of Sub Registrar Keesara





# V FAVOUR OF

- 1. Mr. M. Sreenivasa Murthy, Son of Mr. Muni Venkatappa, aged about 37 years, Occupation: Service {Pan No.BFMPS3993E, Aadhaar No. 8803 3259 1449}
- 2. Mrs. K. Roopa Devi, Wife of Mr. M. Sreenivasa Murthy, aged about 33 years residing at 194, Ground Floor, New Vasavi Nagar, Kharkhana, Secunderabad - 500 015 {Pan No.FJYPK1378H, Aadhaar No. 7485 1113 6830}, 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.

### DETAILS OF PLOT PURCHASED: 1.

- 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
- 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.

CONSIDERATION FOR CONSTRUCTION: 3.

3.1. The Purchaser agrees to pay the Developer the consideration detailed in Aprexus construction of the Said Villa and the payment shall be made in installments as detailed in Annexure – A.

For Nilgiri Estates & Modi Constructions, Modi & Modi & Modi Constructions, Page 2

14.00mm | 15.00mm

SI No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	
1	Aadhaar No: XXXXXXXX1449 Name: Munivenkatappa Sreenivasa Murthy	S/O Munivenkatappa, Yalagondahalli, Kolar, Karnataka, 563127	Photo
2	Aadhaar No: XXXXXXXX6830  Name: Kantem Roopa Devi	D/O Kantem Ravinder, Hanamkonda, Warangal, Andhra Pradesh, 506001  Registration Fee and User Charges are called to the control of the control	

Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

Description of	In the Form 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	8900	0	0	r ay Order		
Transfer Duty	NA	0	0	0	0	0	9000	
Reg. Fee	NA	0	9000	0	0	0	(	
User Charges	NA	0			0	0	9000	
Total	100	-	100	0	0	0	100	
8000/ 1		including T.D under S	18000	0	0	0	18100	

Rs. 8900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9000/- towards Registration Fees on the chargeable value of Rs. 1800000/- was paid by the party through E-Challan/BC/Pay Order No ,300A5K240419 dated ,24-

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 18000/-, DATE: 24-APR-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6377777798910, PAYMENT MODE:NB-1000200, ATRN:6377777798910, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: NILGIRI ESTATES MODI MODI CONSTRUCTIONS, CLAIMANT NAME: MR.M. SREENIVASA

25th day of April,2019

Signature of Registering Officer

ি ১০৪৯৯: 2019 গ্রন্থ (ক্র.র. 1944) গ্রন্থ স্থতিত উত্তর্গাদ চিম্বর্গ উত্তর্গা<del>ই</del>রে, ক্রু**গ্রুতি** 

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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 amd 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 Schedul ed 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 armd 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.
- 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 be youd the date of delivery and after a further grace period of 6 months the Purchaser shall be emittled 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 assesse-d/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 Page 3 such dues, if any, from the Purchaser. For Nilg ri Estates & Mod & Modi Gonstructions

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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 Sai d 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.

### FORCE MAJEURE: 6.

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 reduced to writing and shall be signed by all the parties.

For Nilgari Estates & Modi Constructions

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# ANNEXURE- A

1. Marnes of Purchaser:  2. Purchaser's permanent residential address:  3. Sale deed executed by Developer in favour of Purchaser  5. Sale deed executed by Developer in favour of Purchaser  6. No. of floors  6. No. of floors  7. Details of Said Villa:  8. Total sale consideration:  98  9. Details of advance paid:  7. Total sale consideration:  9. Details of advance paid:  10. Scheduled date of completion:  10. Scheduled date of completion:  11. Mr. M. Sreenivasa Murthy  2. Mrs. K. Roopa Devi  R/o. 194, Ground Floor, New Vasavi Nagar,  Rharkhana, Secunderabad - 500 015.  Document no. 7799 of 2019, dated 25.04. 2019 registered at SRO, Keesara, Medchal-Malkanjgiri  Potatils of Said Villa:  2. Bedrooms  7. Details of Said Villa:  2. Bedrooms  98  3. Total sale consideration:  98  4. Total sale consideration:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Potatils of advance paid:  10. Scheduled date of completion:  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about: 150 sq. yds, along v-vith a villa constructed thereon having built up area 1175 sft, in the housing project knowne as "Niligiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Villange, 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. 97  South Plot No. 99  East 40' wide road  West Plot No. 101			TOTAL A		
1. Mr. M. Sreenivasa Murthy 2. Mrs. K. Roopa Devi 2. Mrs. K. Roopa Devi 2. Mrs. K. Roopa Devi 3. Sale deed executed by Developer in favour of Purchaser  3. Sale deed executed by Developer in favour of Purchaser  4. Type of villa 5. No. of floors 6. No. of floors 6. No. of floors 7. Details of Said Villa:  a. Villa no.:  b. Plot area:  c. Built-up area:  d. Carpet area  719 Sft.  7. Details of advance paid:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vith 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, Marked in red in the plan annexed hereto and bounded on:  North Plot No. 97  South Plot No. 99  East 40' wide road	1.	Names of Purchaser:			
2. Purchaser's permanent residential address:  R/o. 194, Ground Floor, New Vasavi Nagar, Kharkhana, Secunderabad - 500 015.  Sale deed executed by Developer in favour of Purchaser  Document no. 7799 of 2019, dated 25.04. 2019 registered at SRO, Keesara, Medchal-Malkæjgiri District.  AA1 - Single  No. of floors  Ground Only  2 Bedrooms  7. Details of Said Villa:  a. Villa no:  98  b. Plot area:  150 Sq. yds.  c. Built-up area:  1175 Sft.  d. Carpet area  719 Sft.  Total sale consideration:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along v-vith 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-Malkæjgiri District (formerly known as Ranga Reddy District) marked in red in the plan annexed hereto and bounded on:  North Plot No. 97  South Plot No. 99  East 40' wide road			1. Mr. M. Sreenivasa Murthy		
address:  R/o. 194, Ground Floor, New Vasavi Nagar, Kharkhana, Secunderabad - 500 015.  Sale deed executed by Developer in favour of Purchaser  Document no. 7799 of 2019, dated 25.04. 2019 registered at SRO, Keesara, Medchal-Malkæajgiri District.  Type of villa AA1 - Single  AA1 - Single  Ground Only  Details of Said Villa:  a. Villa no.:  provide a SRO, Keesara, Medchal-Malkæajgiri District (SRO)  Betails of Said Villa:  a. Villa no.:  provide a SRO, Keesara, Medchal-Malkæajgiri District (Francisch and SRO)  Betails of Said Villa:  R. 18,00,000/- (Rupeas Eighteen Lakhs Only)  R. 18,00,000/- (Rupeas Eighteen Lakhs Only)  R. 18,00,000/- (Rupeas Eighteen Lakhs Only)  R. 18,00,000/- (Rupeas Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road	2	Purchasar's	2. Mrs. K. Roopa Devi		
Sale deed executed by Developer in favour of Purchaser  Document no. 7799 of 2019, dated 25.04. 2019 registered at SRO, Keesara, Medchal-Malkæjgiri District.  AA1 - Single  AA1 - Single  AA1 - Single  SRO, Keesara, Medchal-Malkæjgiri District.  AA1 - Single  AA1 - Single  Bedrooms  Details of Said Villa:  a. Villa no.:  B. Plot area:  C. Built-up area:		address:	R/o. 194, Ground Floor, New Y		
Sale deed executed by Developer in favour of Purchaser  Document no. 7799 of 2019, dated 25.04. 2019 registered at SRO, Keesara, Medchal-Malkæjgiri District.  AA1 - Single  AA1 - Single  AA1 - Single  SRO, Keesara, Medchal-Malkæjgiri District.  AA1 - Single  AA1 - Single  Bedrooms  Details of Said Villa:  a. Villa no.:  B. Plot area:  C. Built-up area:	3		Kharkhana, Secunderahad, 500 015 Vasavi Nagar,		
4. Type of villa  AA1 - Single  AA1 - Single  Ground Only  Details of Said Villa:  a. Villa no.:  b. Plot area:  c. Built-up area:  d. Carpet area  719 Sft.  Total sale consideration:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vith 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, Marked in red in the plan annexed hereto and bounded on:  North Plot No. 97  South Plot No. 99  East 40' wide road	"	favour of Press	Document no. (759 of 2010 1		
5. No. of floors Ground Only  6. No. of floors Ground Only  7. Details of Said Villa:  a. Villa no.:  b. Plot area:  c. Built-up area:  1175 Sft.  d. Carpet area  719 Sft.  8. Total sale consideration:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, 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:  North Plot No. 97  South Plot No. 99  East 40' wide road		lavour of Purchaser	registered at SRO Keesara Mated 25.04. 2019		
5. No. of floors Ground Only 6. No. of bedrooms 2 Bedrooms 7. Details of Said Villa:  a. Villa no.: 98 b. Plot area: 150 Sq. yds. c. Built-up area: 1715 Sft. d. Carpet area 719 Sft.  8. Total sale consideration: Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Petails of advance paid:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion: 31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vith 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:  North Plot No. 97 South Plot No. 99 East 40' wide road	4.	Type of villa	District. Necesara, Medchal-Malkajgiri		
6. No. of bedrooms  7. Details of Said Villa:  a. Villa no.:  b. Plot area:  c. Built-up area:  d. Carpet area  719 Sft.  8. Total sale consideration:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along villa onstructed 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, marked in red in the plan annexed hereto and bounded on:  North Plot No. 97  South Plot No. 99  East 40' wide road		No of floors	AA1 - Single		
7. Details of Said Villa:  a. Villa no.:  b. Plot area:  150 Sq. yds.  c. Built-up area:  1175 Sft.  d. Carpet area  719 Sft.  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along v=vith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road			Ground Only		
a. Villa no.:  a. Villa no.:  b. Plot area:  150 Sq. yds.  1175 Sft.  d. Carpet area  719 Sft.  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vwith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road			2 Bedrooms		
b. Plot area:  c. Built-up area:  d. Carpet area  719 Sft.  8. Total sale consideration:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along v=vith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road	/-	Details of Said Villa:			
c. Built-up area: 1175 Sft.  d. Carpet area 719 Sft.  8. Total sale consideration: Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion: 31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along v-vith a villa constructed thereon having built up area 1175 sft, in the housing project knowm 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. 97  South Plot No. 99  East 40' wide road			98		
d. Carpet area:  d. Carpet area: 719 Sft.  8. Total sale consideration: 9. Details of advance paid:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion: 31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vwith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road			150 Sq. vds		
8. Total sale consideration: Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion: 31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vwith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road		c. Built-up area :	1175 Sft.		
9. Details of advance paid:  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)  Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) already received which is admitted and acknowledged by the developer.  10. Scheduled date of completion:  31.07.2019  11. Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, 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:  North Plot No. 97  South Plot No. 99  East 40' wide road	0	d. Carpet area			
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10. Scheduled date of completion: 31.07.2019  Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vith 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:  North Plot No. 97  South Plot No. 99  East 40' wide road	9.	Details of advance paid:	(Rupees Eighteen Lakhs Only)		
Description of the Scheduled Villa:  All that piece and parcel of land bearing plot no. 98, 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, marked in red in the plan annexed hereto and bounded on:  North Plot No. 97  South Plot No. 99  East 40' wide road	10		Lakhs Only) already received which is admitted and		
All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vwith 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, marked in red in the plan annexed hereto and bounded on:  North Plot No. 97  South Plot No. 99  East 40' wide road		Scheduled date of completion:	31.07.2010		
All that piece and parcel of land bearing plot no. 98, admeasuring about 150 sq. yds, along vith a villa constructed thereon having built up area 1175 sft, in the housing project known as 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. 97  South Plot No. 99  East 40' wide road	11.	Description of the Scheduled Villa:	51.07.2019		
Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District)  North Plot No. 97  South Plot No. 99  East 40' wide road		1			
North Plot No. 97 South Plot No. 99 East 40' wide road	25	Keesara Mandal Medchal Mellesisis Division 75, 77, 78, 79, 96 & 100/2 of Rampally Village			
South Plot No. 99 East 40' wide road		Approximately and the second s			
East 40' wide road		DAMAGE STORY			
To Wide Toda		1101110. )			
West Plot No. 101		Wide I	•		
		west Plot No. 1	01		

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 &

thorized Rep. SOHAM MODI

DEVELOPER

PUR CHASER

BK-1, CS No 8111/2019 & Doct No 2/800 12019 . Sheet 5 of 10 Sub Registrar Keesara

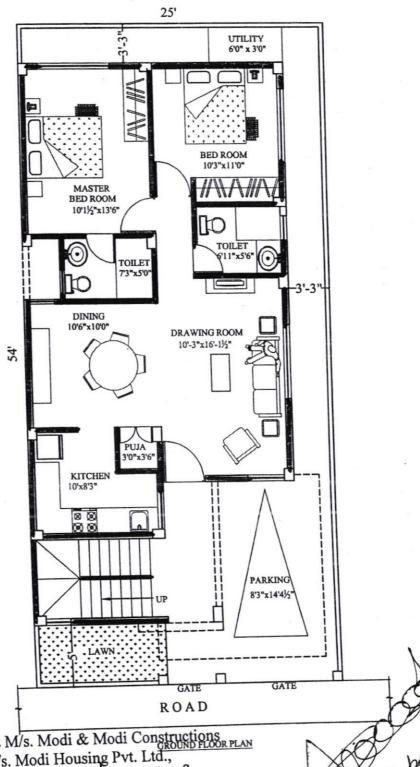




### ANNEXURE- B

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 or N

erised Rep. SOHAM MODI DEVELOPER

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'Page 6

BK - 1, CS No 8111/2019 & Doct No 7800 1 20019. Sheet 6 of 10 Sub Redistrar Keesara



### 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.
- 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 Purchas er shall be added to V. Rookadevi. 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 Prestides & rep. by its authorized signatory/ Mod

Anthorised Rep. SOHAM MODI

BK-1, CS No 8111/2019 & Doct No 7800 | 2009 | Sub Registrar Reesara



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

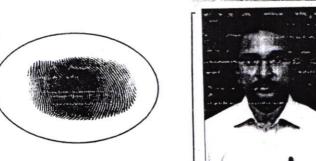
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FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



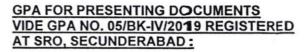






M/S. NILGIRI ESTATES

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 ITS
AUTHORISED SIGNATORY:
MR. SOHAM MODI, S/O. LATE SATISH MODI



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. M. SREENIVASA MURTHY S/O. MR. MUNI VENKATAPPA R/O. 194, GROUND FLOOR NEW VASAVI NAGAR KHARKHANA SECUNDERABAD - 500 O15.





2. MRS. K. ROOPA DEVI W/O. MR. M. SREENIVA SA MURTHY R/O. 194, GROUND FLOOR NEW VASAVI NAGAR KHARKHANA SECUNDERABAD - 500 O15.

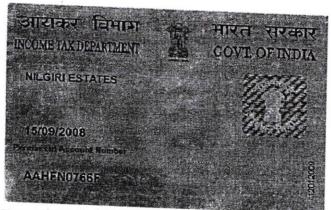
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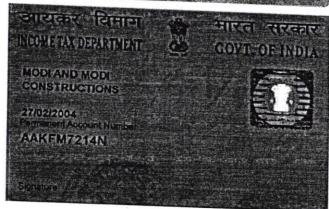
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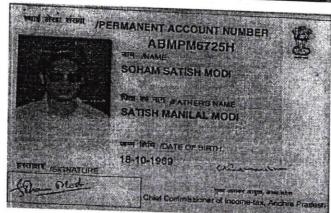
Authorised Rep. SOHAM MODI SIGNATURE OF THE DEVELOPER SIGNATURE OF THE PURCHASER BK-1, CS No 8111/2019 & Doct No 7800 / 2019. Sheet 8 of 10 Sub Registrar Keesara

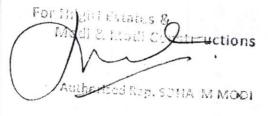
The Seal of Sub Registrar office KEESARA

# **VENDOR or DEVELOPER:**













Aadhaar No 3287 6953 9204

BK - 1, CS No 8111/2019 & Doct No 7800/ 2019 . Sheet 9 of 10 Sub Registrar Keesara





# Seed Streets Government of India

మునిపెంకాటప్ప శ్రీనివాస మూర్తి Munivenkatappa Sreenivasa Murthy

పుట్టిన తద/DOB: 01/07/1982 ವುರುಭುದು / Male



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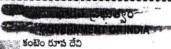
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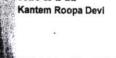
Address: S/O: Munivenkatappa, Pu-tteri, Yalaqondahalli Yelagondahalli, Kolam, Kamataka, 583127

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చిరునామా: p/o: కంటెం రవీందర్. 1-9-744 22ఎస్డ్ రెవెన్యూ కాలనీ, సుబేదారి హాసంకొండ, హనుమకొండ, వీరంగల్ ఆంధ్ర ప్రవేశ్, 506001 K. Rocho

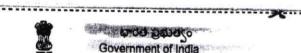
Address: D/O: Kantem Ravinder, 1-9-744, 2ND REVENUE COLONY, SUBEDARI, Hanamkonda, Warangal, Hanamkonda, Andhra Pradesh, 506001



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Kantem Ravinder

పుట్టిన తేదీ/ DOB: 03/06/1958

పురుషుడు / MALE



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నా ఆధార్, నా గుర్తింపు



## **లాంతి ఎక్కు గుర్తింగు ప్రాం**కార సంస్థ Unique Identification Authority of India

### చిరునామా:

కిస్టయ్య కంటెం, 1–9–744, 2 స్ట్ రెవెన్యూ

కాలోనీ, సుబెడరీ, హనంకొండ,

హానంకొండ, వరంగల్,

ತಿಲಂಗಾಣ - 506001

S/O, Kistalah Kantem, 1-9-74-4, 2 Nd

Revenue Colony, Subedari,

Hanamkonda, Hanamkonda,

Warangal,

Telangana - 50 6001

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help@uidaid.gov.in



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చిరునామా: s:o: పబ్జ నారాయణ ఇంటి సంజర్ 3-74 2, రాయినిగుండెం కౌత్తూర్. కొత్తూర్, వరంగల్ ఆంధ్ర స్ట్రవదేశ్. 506352

Address: S/O: Vajja Narayana, House Number 3-74/2, Rayinigundem, Kothur, Warangal, Kothuar, Andhra Pradesh, 50635.



పుట్టివ సంపర్సరం Year of Birth: 1989 ప్రభుమ్మమ Male

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వజ్ఞ రవి కుమార్

Vajja Ravi Kumar



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BK-1, CS No 8111/2019 & Doct No 7800/ 2019. Sheet 10 of 10 Sub Registrar Keesara







SRO Name: 1530 Keesara

# Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 25/04/2019, 11:55 AM

Receipt No: 8140

Receipt Date: 25/04/2019

Prepared By: RAJANI User Charges E-Challan Bank Name: YESB Deficit Stamp Duty Registration Fee Total: In Words: RUPEES EIGHTEEN THOUSAND ONLY Account Description 1800000 AGREEMENT DD No: DD Dt.
Bank branch:
E-Challan Bark E-Challan Bayles ranch: Cash Challan **Amount Paid By** B Signature by SR E-Challan 18000 8900 9000 100