DOC.NO. 12540/19





INDIA NON JUDICIAL

මීපරෆ්්ස तेलंगाना TELANGANA

Sl.No. 11176 Dt: 26-06-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For Whom: NILGIRI ESTATES

G 315758

K.SATISH KUMAR
LICENSED STAMP VEN DOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Ga. te
of City Civil Court,
West Marredpally, Sec'ba=d.
Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 4th day of July 2019 at K eesara, Medchal-Malkajgiri District by and between:

- 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 50 0 003, represented by its Partner, M/s. Modi Housing Pvt. Ltd., represented by authorised sigmatory, 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 {Pain No. ABMPM6725H}.

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

For Ni giri Estates &

di & Modi Constructions

uthorised Rep. SOHAM MODI

Page 1



04th day of July,2019

Signature Sub Registrar Keesara







මීපරතෳಣ तेलंगाना TELANGANA

Sl.No. 1175 Dt: 26-06-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For Whom: NILGIRI ESTATES

G 315757

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

IN FAVOUR OF

Ms. Sirisha Kompella, Daughter of Mr. Suryanarayana .K, aged about 33 years, Occupation: Service residing at H. No. 10-246, Vasanthapuri Colony, Malkajgiri, Hyderabad - 500 047, hereinafter referred to as the 'Purchaser'

The term Developer and Purchaser shall mean and include wherever the context may so require is 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.

For Nilgiri Estates &

Modi & Modi Constructions

Authorised Rep SOHAM MODI

proposition of Arterior

Low.

respect of this Instrument. Description In the Form of Stamp Challan Fee/Duty Stamp Duty Cash DD/BC/ E-Challan Papers u/S 41of IS Act Total u/S 16 of IS act Pay Order RAR (STAM 09200 Stamp Duty 50 0 9150 0 **Transfer Duty** 0 NA 0 0 Reg. Fee NA 0 9250 0 0 9250 L **User Charges** NA 0 0 0 100 100 Total 50 0 0 18500 0 18550 0/

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

Rs. 9150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9250/- towards Registration Fees on the chargeable value of Rs. 1850000/- was paid by the party through E-Challan/BC/Pay Order No ,206KBG130619,512DXK150619 dated ,13-JUN-19,15-JUN-19 of ,sbiepay/,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 17250/-, DATE: 13-JUN-19, BANK NAME: SDIEPRY, BRANCH NAME: , BANK REFERENCE NO: 7445550656505, PAYMENT MODE: CC-1000200, ATRN: 7445550656505, REMITTER NAME: SIRISHA KOMPELLA, EXECUTANT NAME: NILGIRI ESTATES, CLAIMANT NAME: SIRISHA KOMPELLA). (2). AMOUNT PAID: Rs. 1250/-, DATE: 15-JUN-19, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 4271483550603, PAYMENT MODE: NB-1000200, ATRN: 4271483550603, REMITTER NAME: K. PRABHKAAR REDDY, EXECUTANT NAME: NILGIRI ESTATES REP BY SOHAM MODI, CLAIMANT NAME: SIRISHA KOMPELLA).

Date: 04th day of July,2019

Endorsement:

Signature of Registering Officer Keesara

20100 We 30 6

M.Y. RAUMAN Sub-Rexide





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 lumsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.
- 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.

For Nilgili Estates & Mod & Mod Constructions

William Burner

Authorised Rep. SOHAM MODI

Soul.

BK-1, CS No 13007/2019 & Doct No





- 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 c harges 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.
- 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 appassession of the Said Villa without any reasonable let or hindrance.

uthorised Rep. SOHAM MOOI

Page 4

Bk-1, CS No 13007/2019 & Doct No





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 hand ed 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, monthaly 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 authoraty 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 states & Modi & Modi Constructions

Authorised Rep SOHAM MOOI

1) SUDIJOP. Sheet 5 of 11 Sub Regietrar Keesara





ANNEXURE- A

| 2. 3. 4. 5. 6. 7. | address: Sale deed exe favour of Pure Type of villa | ecuted by Developer in | Ms. Sirisha Kompella R/o. H. No. 10-246, Vasa Hyderabad - 500 047. | ınthapuri Colony, Malkajgiri, | |
|----------------------------------|---|------------------------|---|---|--|
| 4. 5. 6. | favour of Pure Type of villa | | | R/o. H. No. 10-246, Vasanthapuri Colony, Malkaigiri | |
| 5. 6. | | chaser | Document no. 12539 of 2019, dated 04.07.2019 registered at SRO, Keesara, Medchal-Malkajgiri District. | | |
| 6. | | | AA2 – Single | | |
| | No. of floors | | Ground Floor Only | | |
| 7. | No. of bedrooms | | 2BHK | | |
| | Details of Said Villa: | | 22111 | | |
| | a. Villa no.: | | 112 | | |
| | b. Plot area: | | 170 Sq. yds. | | |
| | c. Built-up area: | | 1175 Sft. | | |
| | d. Carpet area | | 719 Sft. | | |
| 8. | Total sale consideration: | | Rs. 18,50,000/-(Rupees Eighteen Lakhs Fifty Thousand | | |
| | | | Only) | meen Lakiis Fifty Thousand | |
| 9. | Details of advance paid: | | | | |
| 10. | Payment terms: | | | | |
| 10. | Installment | | te for payment | T : | |
| | I | On completion of floo | ring, doors, windows, I coat | Amount 2,03,200/- | |
| | | of paint etc., | | | |
| | II | On completion | | 2,00,000/- | |
| 11. | Scheduled date of completion: 30.10.2019 | | 2,00,000/- | | |
| 12. | Description of the Scheduled Villa: All that piece and parcel of land bearing plot no. 112, admeasuring about 170 sq. yds, along with | | | | |
| | a vina constructed thereon having built up area 1175 sft in the housing project by | | | | |
| | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | | |
| | 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. | | | |
| | South Plot No. 1 | | 111 | | |
| | East Plot No. 3 | | 87 | | |
| i | | West 30' wide | | | |

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. SORAM MODI

Modi Constructions

DEVELOPER

Sory.

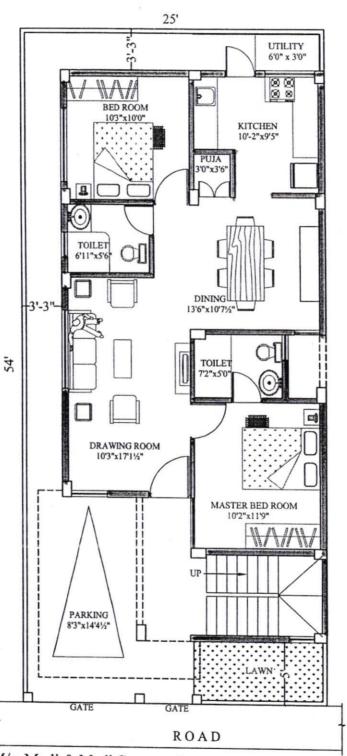
PURCHASER

Bk-1, CS No 13007/2019 & Doct No





11:



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

DEVELOPER SOHAM MOOI

Modi Constructions

PURCHASER

Page 6

Bk-1, CS No 13007/2019 & Doct No CASSTrar (75/10/2019). Sheet 7 of 11 Sub Registrar 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.
- 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.

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

ised Rep. SOHAM MODI

rep by its authorized signatory:

PURCHASER

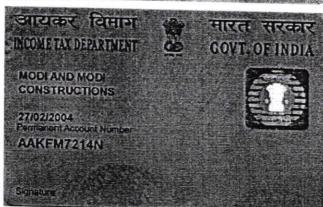
| Bk-1, CS No 13007/2019 & Doct No | PD Registrar | PD | Sheet 8 of 11 Sub Registrar | Reesara

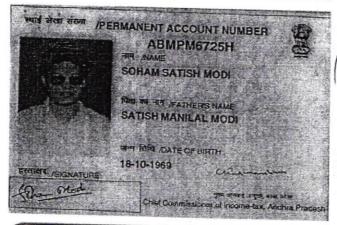




VENDOR or DEVELOPER:







Modi & Modi Constructions

Authorison Rep. SOHAM MODI



Prespagación

Aadhaar No 3287 6953 9204

(12) PM Registrar Sheet 10 of 1:1 Sub Registrar Keesara



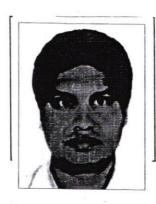


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANIENT
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 ITS
AUTHORISED SIGNATORY:MR. SOHAM MODI, S/O. LATE SATISH MODI





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

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





PURCHASER:

MS. SIRISHA KOMPELLA D/O. MR. SURYANARAYANA .K R/O. H. NO. 10-246 VASANTHAPURI COLONY MALKAJGIRI HYDERABAD - 500 047.

SIGNATURE OF WITNESSES:

1 Mayou

2. K. Vhehri

Fo Nilgiri Estates & Modi & Mod Constructions

Authorised Rep. SOHAM MODI SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

| Bk 1, CS No 13007/2019 & Doct No | DDD 2019 Sheet 9 of 11 Sub Registrar | Keesara





ಆಧ್ ಪ್ರಾತ್ರ / Your Aadhaar No. ವವಾಹ ಸಂಫ್ರ/ Enrollment No. : 1111/15126/02163 ఫామాన్యుని హాక్కు みないないの かんり Government of India GOVERNMENT OF INDIA 6036 3596 7727 1985 భారత ప్రభుత్వం क्रार्थ (धंक्रास् 6036 3596 7727 togh hope year of Birth NEAR ANUKRISHNA HOSPITAL D/O Kompella Suryanarayana S್ಮ್ ಗಿರಿಜ. Kompella Sirisha VASANTHAPURI COLONY Rangareddi Andhra Pradesh - 500047 Female To Kompella Sirisha 9985423884 ł 1 MALKAJGIR STOTE SOLD Hyderabad 4114911 6 10 10-246 500 1102/11/67 मारत सरकार मारतीय विश्लाब्ट पहचान ARIM TO THE MANAGOOD WEEK INICHE IDENTIFICATION AUTHORITY Address:
5-0 Kompora Sutomachantu 152-6 VASANTHAPUR: COLONY,
NEAH ANUARISHNA HOSPITAL క్షాంగాన్ సూర్యిస్తుంచారు!! చిరునామా: Kompella Suryanarayana ධාඩුන මත∕ DOB: 13/03/1950 MALINA/GREE Hydorabot. Stangaredo: Andhra Pradean - 50047 ల్ దగ్గం, మల్కాళ్లు దరాబాద్, రంగారెడ్డి, ಳ ಎಡಿ€ 500047 8215 2878 7516 8215 2878 7516 ఆధార్-సామాన్యమానవుడి హక్కు Aadhaar-Aam Admi ka Adhikar م **۸** ఆధార్ సంఖ్య / Your Aadhaar No. ; ನವ್ರಾಹು ಕಂಳ್ವ್ / Enrollment No.: 1111/15126/02162 ఫామాన్యుని హక్కు ఆధార్ - ఫౌమాన్యుని హక్కు GOVERNMENT OF INDIA Sovernierent of India 8040 5374 3949 భారత (ప్రభుత్వం and a task of 8040 5374 3949 కొంచిల విజయలక్ష్మ Kompella Vijayalakshmi 10-246 VASANTHAPURI COLONY NEAR ANUKRISHNA HOSPITAL MALKAJGIRI ೯೦ವಿಲ್ಲ ವಿಷಯಲಕ್ಷ್ಮಿ W/O Kompella Suryanarayana dantification To Kompella Vijayalakshmi Hanumanpet, Rangareddi Andhra Pradesh - 500047 人からいと UF340891595IN Female 34089159 1 Hyderabad 10 b 56/04/2012 R

Bk-1, CS No 13007/2019 & Doct No (CALLO) 20/9. Sheet 11 of 11 Sub Registrar Keesara



