

Handwritten text: 23/11/2017

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Handwritten date: 23/11/2017

తెలంగాణ తెలంగాణ TELANGANA

Handwritten signature and stamp: M 077152

S.No. 27375 Date:23-11-2017

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015,
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

Sold to: Mahender
S/o.W/o.D/o. Mallesh
For Whom: Silver oak Realty

OWNER AND BUILDER'S CONTRACT AGREEMENT

This DEED OF OWNER AND BUILDER CONTRACT AGREEMENT is made and executed on this the 30th day of November 2017 at Hyderabad by and between:

M/s. Modi Properties Pvt Ltd (Formerly known as Modi Properties & Investments Pvt Ltd) a company incorporated under companies act of 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 49 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016 hereinafter referred to as the BUILDER which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc., of the ONE PART;

AND

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership form vide registration No. 873 of 2003 w.e.f. 01.09.2015 having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Modi Properties Pvt Ltd represented by its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody (hereinafter referred to as the OWNER which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignees, etc., of the OTHER PART;

For MODI PROPERTIES PVT. TD.
[Signature]
Director

For SILVER OAK REALTY
[Signature]
Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of _____ and _____ on the 13th day of DEC, 2017 by Sri Gaurang Mody

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	FP		 GAURANG MODY::13 [1507-4-2017-423]	MODI PROPERTIES PVT LTD REP BY ITS:-GAURANG MODY S/O. JAYANTILAL MODY M.G.ROAD, SECUNDERABAD	
2	SP		 GAURANG MODY::13 [1507-4-2017-423]	SILVER OAK REALTY REP BY ITS:-GAURANG MODY S/O. JAYANTILAL MODY M.G.ROAD, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY. [1507-4-2017-423]	PRABHAKAR REDDY.K HYD.	
2		 B. SHEKAPPA::13/12 [1507-4-2017-423]	B. SHEKAPPA HYD.	

13th day of December, 2017

Signature of
Uppal

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1900	0	0	0	2000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	4000	0	0	0	4100

Rs. 1900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 400000/- was paid by the party through E-Challan/BC/Pay Order No .630ETN291117 dated ,30-NOV-17 of ,SBH/SBH INB

SUB-REGISTRAR
UPPAL



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Sub Registrar Uppal

WHEREAS:

- A. The First Party is an experienced and licensed civil contractor/builder.
- B. The Second Party approached the First Party with a request to provide their services for supervision of construction for the proposed residential gated community lay-out cum group housing on the land admeasuring 6,637.19 Sq. mtrs bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, Medchal - Malkazgiri District, Telangana.
- C. The First Party has accepted the request of the Second Party and for the same the Second Party has to pay a sum of **Rs. 4,00,000/-** (Rupees Four Lakhs only) towards consultancy charges to the First Party for the total bungalows construction.
- D. The parties are recording the terms of their agreement in to writing.

THIS DEED OF AGREEMENT FOR BUILDERS CONTRACT WITNESSES AS FOLLOWS:

1. The First party (Builder) has agreed to help execute and supervise the construction work and the entire construction cost shall be borne by the Second Party.
2. The First Party (Builder) shall not engage/entrust the agreed work of supervision to a third party.
3. The Second Party shall make regular payments to the First Party as per the progress of work.
4. The Second Party shall with hold 10% of the agreed charges payable to the First Party till the completion of the entire construction work.
5. The amount payable to the First Party shall be subject to deduction of TDS and inclusive of service tax .
6. The First Party shall be solely responsible for the quality and safety aspects of the proposed construction
7. The Second Party shall pay the manpower employed at the recommendation of the First Party for construction of the proposed bungalows. The Second Party shall be responsible for the safety of such man power employed.
8. The First Party shall at all time have its personal deployed at the site to ensure quality of construction, safety and structural stability of the buildings.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about 6,637.19 Sq. mtrs of land bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlapally Village, GHMC Kapra Circle, Kapra Mandal, Medchal-Malkazgiri District, Telangana and bounded by:

North by: Existing houses in Cherlapally Village & Sy. No.293

South by: Existing residential locality of Cherlapally Village

East by : Owners land

West by : 2 mtrs wide drain & buffer strip

IN WITNESS WHEREOF the parties have signed this deed of Agreement of Builder's contract with their own free will and consent on this day, the month and year first above mentioned.

Witnesses:

1. 

2. 

For MODI PROPERTIES PVT. LTD.

BUILDER
Director

For SILVER OAK REALTY

Partner

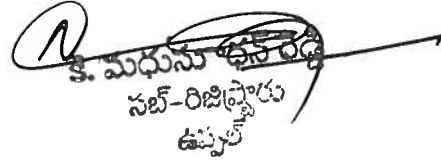
E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 4000/-, DATE: 30-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 056762247, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: SILVER OAK REALTY).

Date:
13th day of December, 2017

Signature of Registering Officer
Uppal

షా.వ.పుస్తకము 2017 నం|| 1939 శా.శ.పు..... 399.....వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-399-2017 ఇవ్వడమైనది
2017 సం|| 2017 నెల..... 13.....వ తేది.


K. Madhuru
సబ్-రిజిస్ట్రారు
ఉప్పల్

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Sub Registrar
Uppal





INDIAN UNION DRIVING LICENCE
TELANGANA STATE

01021721

GAURANG J. MODY
JAYANTILAL M MODY
SSAPPHIRE, APTS.
APTS-105, CHIKOTI GARDEN
NEXT TO HDFC LANE
BEGUMPET
HYDERABAD - 500016



Signature
Issued On: 31/07/2015

Licensing Authority
RTA-HYDERABAD-NZ

Non Transport

Light Motor Vehicle Non Transport

Date of Validity
Transport 23/11/2017

Date of Validity
Badge No.

Reference No. DLCTS0101597615

Original LA. RTA-HYDERABAD-NZ

Date of First Issue 24/06/2002

Date of Birth 24/11/1967

Blood Group

Signature

D0110889/14



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Signature
Issued On: 18/12/2014

Licensing Authority
RTA-HYDERABAD-EZ



Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport 14/01/2024

Date of Validity
Badge No.

Reference No. DLRTS011176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group

Acc: 3287 6953 9209

Signature

D00200705/14



భారత ప్రభుత్వం

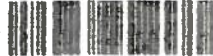
GOVERNMENT OF INDIA

బోరే శేకప్ప
Bore Shekappa



పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

6591 7899 4730



Signature



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O బోరే శేకప్ప, లత, ౧౪-౧-౨౧౧/౬౨౪/౨, పర్వత నగర్, మోతి నగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Bore Shekappa Late, 14-1-211/624/2, Parvath Nagar, Mothi
Nagar, Borabonda, Rangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

అధార్ - సామాన్యుని హక్కు

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Uppal



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