



Government of Telangana  
Registration And Stamps Department

176/14/18

Payment Details - Citizen Copy - Generated on 14/12/2018, 01:28 PM

SRO Name: 1526 Kapra

Receipt No: 7432

Receipt Date: 14/12/2018

Name: SOHAM MODI CS No/Doct No: 177 / 2018  
Transaction: Book 4 (Others) Challan No: E-Challan No: 741DMV141218  
Chargeable Value: 1000000 DD No: DD Dt: Challan Dt: E-Challan Dt: 14-DEC-18  
Bank Name: Bank Branch:  
E-Challan Bank Name: YESB E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				5000
Deficit Stamp Duty				4900
User Charges				100
Total:				10000

In Words: RUPEES TEN THOUSAND ONLY

Prepared By: KISHORE

Signature by SR  
Sub-Registrar  
Kapra

Date	Description	Particulars	Debit	Credit
1/1/20	Balance b/d			
1/2/20	To Cash			
1/3/20	By Cash			
1/4/20	To Cash			
1/5/20	By Cash			
1/6/20	To Cash			
1/7/20	By Cash			

177

W. 30. 176/1V/2018

SCANNED



తెలంగాణ తేలంగానా TELANGANA

*[Signature]*

U 456993

S.No. 22555 Date:03-12-2018

**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

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom: GULMOHAR RESIDENCY AND JADE ESTATES.

**OWNERS' AND BUILDERS' CONTRACT AGREEMENT**

This DEED OF OWNERS' AND BUILDERS CONTRACT AGREEMENT is made and executed on this the 14<sup>th</sup> day of December 2018 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 Managing Director Shri Soham Modi S/o. Shri. Satish Modi aged about 49 years, Occupation: Business resident of Plot No. 280, Road No.25, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the **BUILDER** which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc., of the **FIRST PARTY**;

AND

1. M/s. Gulmohar Residency a registered partnership firm having its office at Plot No.8, Road No.5. Nacharam Industrial Estate. C/o. Dilpreet Tubes, Hyderabad – 500 076 and represented by its Managing Partner Shri. Sudhir U. Mehta S/o. Late Uttamlal Mehta aged 61 years, resident of Plot No.21, Bapubabh Colony, Prenderghast Road, Secunderabad – 500 003.
2. Jade Estates a registered partnership firm having its office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 076 and represented by its Managing Partner Shri. Sudhir U. Mehta S/o. Late Uttamlal Mehta aged 61 years, resident of Plot No.21, Bapubabh Colony, Prenderghast Road, Secunderabad – 500 003 (hereinafter jointly referred to as the **OWNERS** which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignees, etc., of the **SECOND PARTY**;

For GULMOHAR RESIDENCY For MODI PROPERTIES PVT. LTD.

For JADE ESTATES

*[Signature]*

Partner

*[Signature]*

Managing Director

*[Signature]*

Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 1 and 2 on the 14th day of DEC, 2018 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	FP		 SUDHIR U MEHTA [R] M/S [1526-4-2018-177]	SUDHIR U MEHTA[R]M/S.MODI PROPERTIES PVT LTD REP BY MD SOHAM MODI . SATISH MODI HYD. 	 
2	SP		 JADE ESTATES REP BY I [1526-4-2018-177]	JADE ESTATES REP BY MP SUDHIR U MEHTA S/O. LATE.UTTAMLAL MEHTA PLOTNO.21 BAPUBABH CLY, PRENDERGHAST ROAD SEC BAD 	
3	SP		 M/S.GULMOHAR RESIDEN [1526-4-2018-177]	M/S.GULMOHAR RESIDENCY REP BY MP SUDHIR U MEHTA S/O. LATE.UTTAMLAL MEHTA PLOTNO.21 BAPUBABH CLY, PRENDERGHAST ROAD SEC BAD 	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY: 1411 [1526-4-2018-177]	K PRABHAKAR REDDY R/O.AMBERPET HYD	
2		 G BALAKRISHNA: 1411 [1526-4-2018-177]	G BALAKRISHNA R/O.KRISHNA NAGAR MOULA-ALI HYD	

14th day of December, 2018

Signature of Sub Registrar  
Kapra

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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**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 two basements, Ground + 5 upper floors residential apartments buildings in 8 blocks (A to H blocks) on the land admeasuring 32,392.49 Sq. mtrs (equivalent to 38,271.68 Sq.yds) bearing part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal 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. 10,00,000/-** (Rupees Ten Lakhs only) towards consultancy charges to the First Party for the total residential apartments construction.
- D. The parties are recording the terms of their agreement in to writing.

**THIS DEED OF AGREEMENT FOR OWNERS' AND BUILDERS CONTRACT WITNESSES AS FOLLOWS:**

1. The First party (Builder) has agreed to help execute and supervise the construction work.
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**


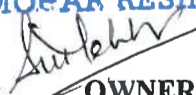

All that part and parcel of land admeasuring about 32,392.49 Sq. mtrs (equivalent to 38,271.68 Sq.yds) of land bearing Sy. No. 19 (P) situated at Mallapur Village, GHMC Kapra Circle, Uppal Mandal, Medchal-Malkazgiri District, Telangana and bounded by:

North by: Krishna Nagar Colony, Mallapur  
South by: 100 ft wide road leading to Housing Board  
East by : National Fuel Complex (NFC)  
West by : Residential Area, Krishna Nagar Colony.

IN WITNESS WHEREOF the parties have signed this deed of Owners' and Builders Contract Agreement 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.  
BUILDING Director  
FOR GULMOHAR RESIDENCE  
  
OWNERS Partner  
FOR JADF ESTATES  
  
Partner

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**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>10000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10100</b>

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,741DMV141218 dated ,14-DEC-18 of ,YESB/

**Online Payment Details Received from SBI e-P**  
 (1). AMOUNT PAID: Rs. 10000/-, DATE: 14-DEC-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4635674999111, PAYMENT MODE: NB-1000200, ATRN: 4635674999111, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES).

Date: 14th day of December, 2018 Signature of Registering Officer  
 Kapra

ఈ పుస్తకము 2018 సం/శా.శ. 1940  
 పు 176 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు నిమిత్తం దస్తవేజు నెంబరు 1526  
 IV 176 / 12018 రా మువ్వడమైనది  
 2018 సం 12 నెంబరునెల 14 వ తేది

సబ్-రిజిస్ట్రార్  
 కాప్రా  
 మేడ్చల్-మల్కాజ్గిరి జిల్లా.



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

సుధీర్ ఉ మెహతా  
Sudhir U Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1956  
పురుషుడు / Male

7355 1853 1402

ఆధార్ - సామాన్యని హక్కు

*Sudhir Mehta*

INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/1024  
JAISWAL GARDEN  
AMBERPET  
AMBERPET  
HYDERABAD - 500043

Signature: *[Signature]*  
Issued On: 18/12/2014

Licencing Authority  
RTA-HYDERABAD-EZ

*Prabha Kar Reddy*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గ. బాలకృష్ణ  
G Balakrishna

పుట్టిన సంవత్సరం / Year of Birth: 1983  
పురుషుడు / Male

4119 6914 7427

ఆధార్ - సామాన్యని హక్కు

*G*



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