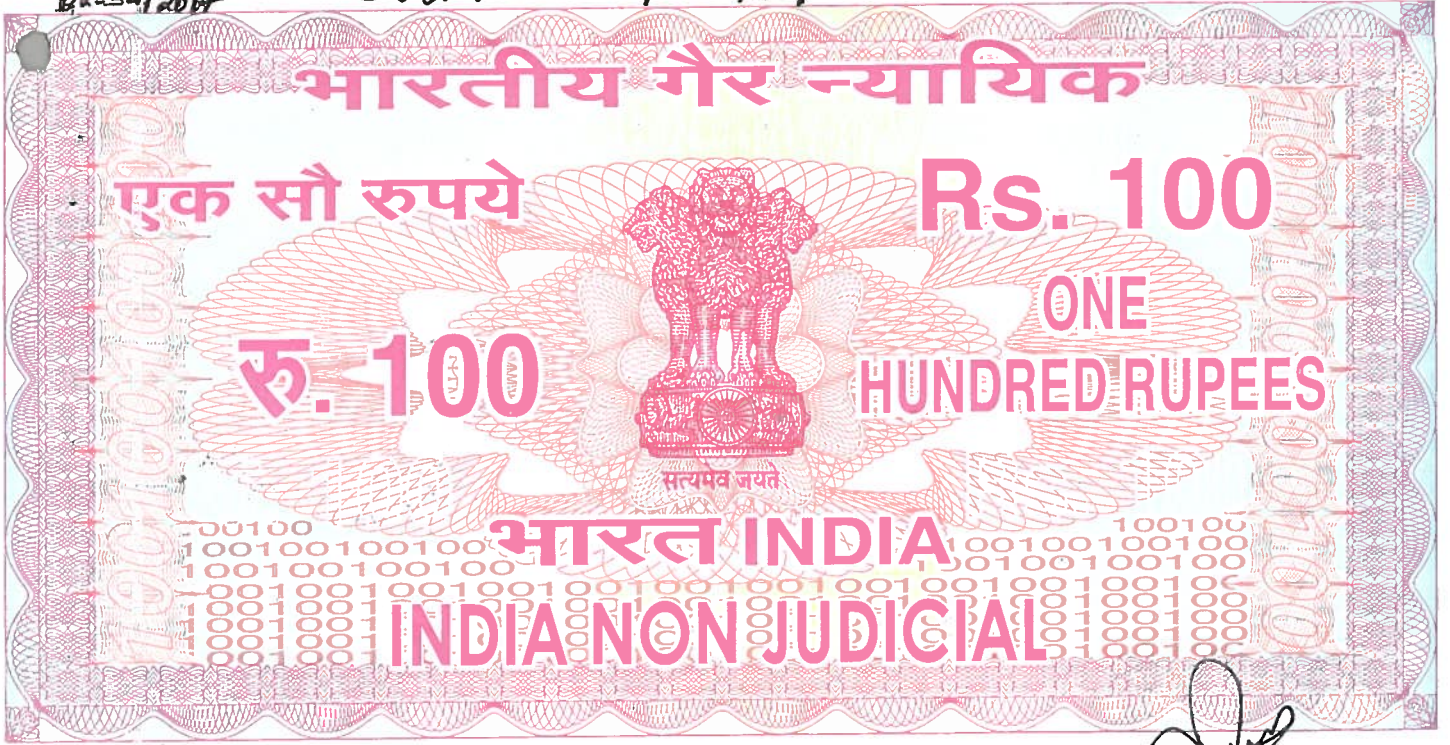


BK-34/2017

Doc No: 31/BK IV/2017



తెలంగాణ తెలంగాణ TELANGANA


K 630828

S.No. 9969 Date: 12-04-2017

Sold to: RAMESH

S/o. NARASING RAO

For Whom: M/s. SILVER OAK REALTY

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

OWNER AND BUILDER'S CONTRACT AGREEMENT

This **DEED OF OWNER AND BUILDER CONTRACT AGREEMENT** is made and executed on this the 12th day of April 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 Managing Director Shri Soham Modi S/o. Shri. Satish Modi aged about 47 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 **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 Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (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 LTD**


Managing Director

For **SILVER OAK REALTY**


Partner

Presented in the Office of the Sub Registrar, Vallabh Nagar 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 3 and 4 on the 12th day of APR, 2017 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	FP			M/S MODI PROPERTIES PVT LTD (FORMERLY KNOWN AS MODI PROPERTIES & INVESTMENTS PVT LTD) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280,ROAD NO.25,JUBILEE HILLS, HYDERABAD-500034	
				M/S SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA & MODI HOMES) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280,ROAD NO.25,JUBILEE HILLS, HYDERABAD-500034	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY H.NO.5-4-18773,4,M.G.ROAD,SEC-BAD	
2			CH.RAMESH H.NO.5-4-18773,4,M.G.ROAD,SEC-BAD	

12th day of April, 2017

Signature of Sub Registrar Vallabh Nagar

Bk - 4, CS No 34/2017 & Doct No 31

Sheet 1 of 3

Sub Registrar Vallabh Nagar



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 17,874.79 Sq. mtrs bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally 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. 10,00,000/-** (Rupees Ten 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 17,874.79 Sq. mtrs of land bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally 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 houses in Cherlapally Village

East by : Land left for future develoment

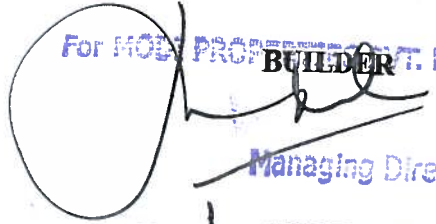
West by : Existing 60' (Proposed 100') wide road.


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 MOE PROJECT DEVELOPMENT LTD.
BUILDER
Managing Director


For SILVER OAK REALTY
OWNER

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
Total	100	0	10000	0	0	0	10100

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. 1000000/- was paid by the party through E-Challan/BC/Pay Order No ,883ZCL120417 dated ,12-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 10000/-, DATE: 12-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 004003343,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI PROPERTIES PVT LTD,CLAIMANT NAME: SILVER OAK REALTY).

[Handwritten Signature]
Signature of Registering Officer
Vallabh Nagar

Date:
12th day of April,2017

Bk - 4, CS No 34/2017 & Doct No 51 / 2017. Sheet 2 of 3 Sub Registrar Vallabh Nagar

12వ వుత్తకము 2017 సం./ శాశ 193వ సం|| వు
31/12 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1000- 12-31-2017.

తేదీ. 12/04/17.

[Handwritten Signature]
ఆం. సుబ్రమణ్యం
సబ్ రిజిస్ట్రారు
వల్లభనగర్

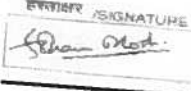


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H



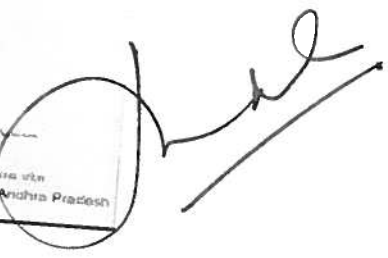
नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh



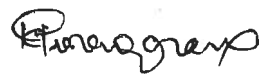
आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP6104E

हस्ताक्षर
 Signature




आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

C RAMESH
 NARSING RAO CHANDRAGIRI

21/07/1979
 Permanent Account Number
AKRPR1896C

हस्ताक्षर
 Signature

Bk-4, CS No 34/2017 & Doct No 51 / 2017. Sub Registrar Vallabh Nagar



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