



Government of Telangana
Registration And Stamps Department

152/14/18

RETURNED

Payment Details - Citizen Copy - Generated on 10/10/2018, 12:04 PM

SRO Name: 1526 Kapra

Receipt No: 6100

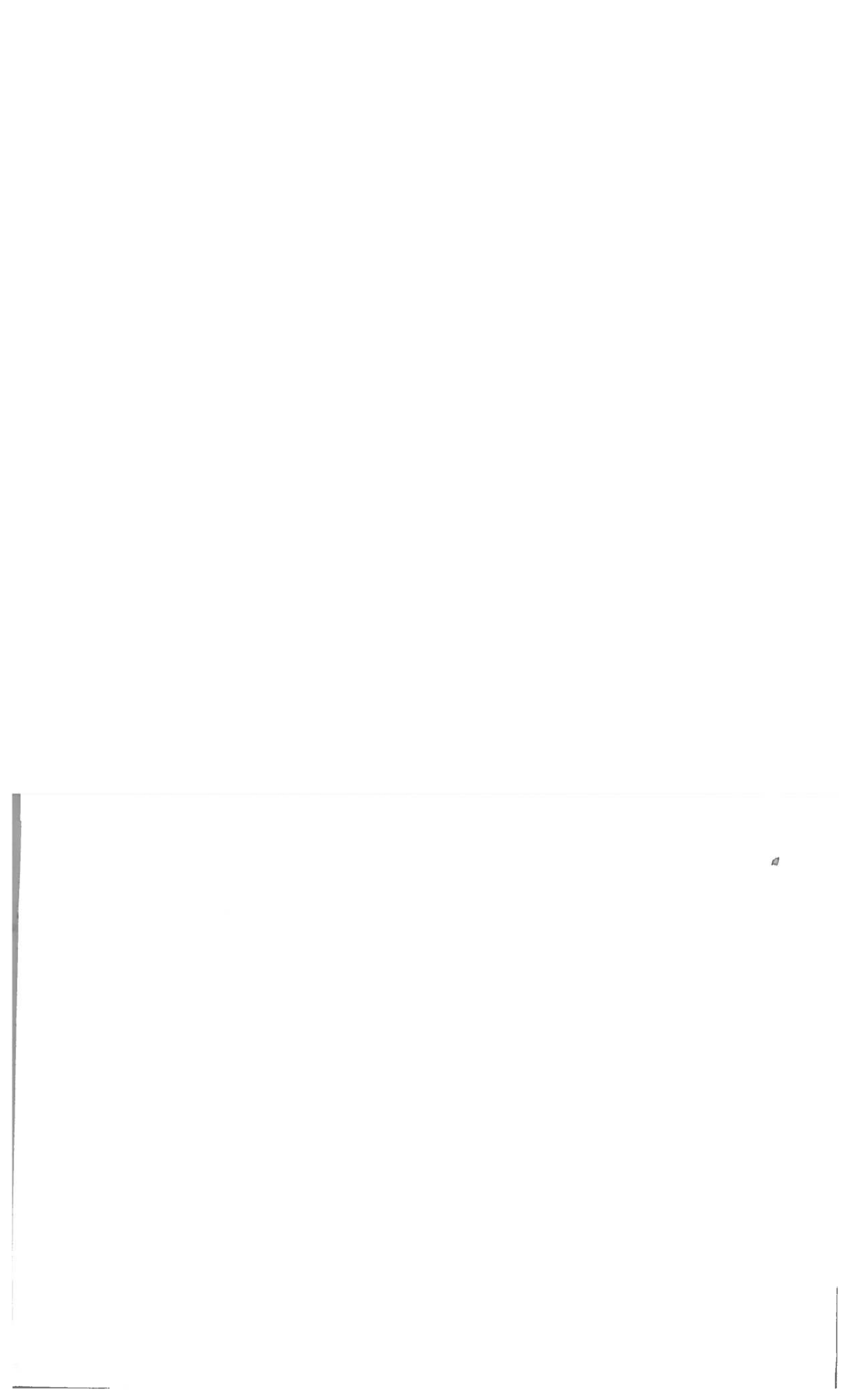
Receipt Date: 10/10/2018

Name: SOHAM MODI CS No/Doct No: 150 / 2018
Transaction: Book 4 (Others) Challan No: E-Challan No: 557J0V091018
Chargeable Value: 500000 DD No: DD Dt: Challan Dt: E-Challan Dt: 09-OCT-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				2500
Deficit Stamp Duty				2400
User Charges				100
Total:				5000
In Words: RUPEES FIVE THOUSAND ONLY				

Prepared By: UMAKANTH

Signature by SR
Sub-Registrar
Kapra



28
150

20.10.150/11/2018

reg.

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

N. Nageshwar
NAKKA NAGESHWAR

S 239159

Sl. No. 10021 Date 03/10/2018 Rs. 100/-

Licensed Stamp Vendor
Lic.No. 15-07-010/2013. R.L. No. 15-07-033/2016
Flat No. 211, 2nd Floor, Silver Oak Apartments,
CHERLAPALLY - 501 301
Medchal - Malkajgiri Dist. (TS)
Cell : 9949 110 435

Sold to Bhavesh V mehta
S/o Vasanth mehta R/o Hg
For whom Self & others

OWNERS' AND BUILDERS' CONTRACT AGREEMENT

This DEED OF OWNERS' AND BUILDERS CONTRACT AGREEMENT is made and executed on this the 10th day of October 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. Shri. Bhavesh V. Mehta S/o. Late Shri. Vasant U. Mehta aged 48 years, Occupation. Business, resident of 2-3-577, Flat No. 301, Uttam Towers, D. V. Colony, Minister Road, Secunderabad – 500 003.
2. Shri. Mehul V. Mehta S/o. Late Shri. Vasant U. Mehta aged 40 years, Occupation: Business, resident of Plot No. 21, 1st Floor, Bapubagh 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 Modi Properties Pvt Ltd.
[Signature]
Managing Director

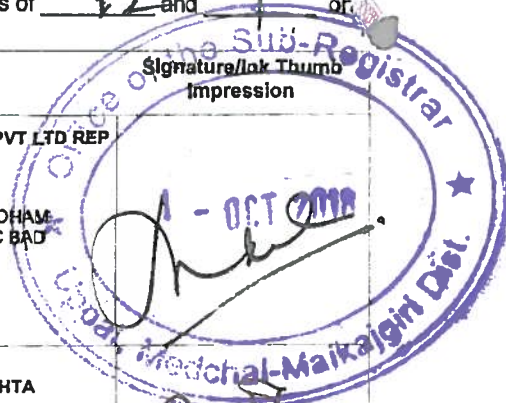
[Signature] *[Signature]*

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. 2500/- paid between the hours of 12 and 1 or the 10th day of OCT, 2018 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Imp Thumb Impression
1	FP		 M/S. MODI PROPERTIES P [1526-4-2018-150]	M/S. MODI PROPERTIES PVT LTD REP BY MD SOHAM MODI S/O. SATISH MODI 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	
2	SP		 MEHUL V MEHTA::10/1 [1526-4-2018-150]	MEHUL V MEHTA S/O. LATE.VASANT U MEHTA PLOTNO.21 1 ST FLOOR BAPUBAGH CLY, SEC BAD	
3	SP		 BHAVESH V MEHTA::10/10/2018 [1526-4-2018-150]	BHAVESH V MEHTA S/O. LATE.VASANT U MEHTA 2-3-577 FLATNO. 201 UTTAM TOWERS, D.V.CLY SEC BAD	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::10 [1526-4-2018-150]	K PRABHAKAR REDDY R/O.AMBERPET HYD	
2		 KRISHNA CH::10/10/2018. 12 [1526-4-2018-150]	KRISHNA CH R/O.SERILINGAMPALLY R.R.DIST	

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10th day of October, 2018

Signature of Sub Registrar
Kapra



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 multi-storied residential apartments building on the land admeasuring 9,378.90 Sq. mtrs (equivalent to 11,217 Sq.yds) bearing Sy. No. 82/1 (P) 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. 5,00,000/- (Rupees Five 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 9,378.90 Sq. mtrs (equivalent to 11,217 Sq.yds) of land bearing Sy. No. 82/1(P) situated at Mallapur Village, GHMC Kapra Circle, Uppal Mandal, Medchal-Malkazgiri District, Telangana and bounded by:

North by: Secunderabad to Khazipet Railway Track


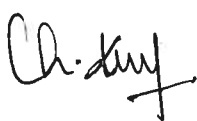
South by: 200 ft wide road

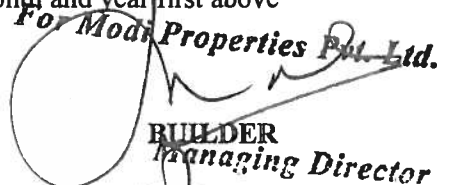
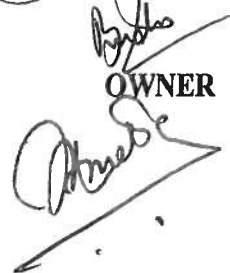
East by : Electrical Sub-station

West by : Existing 40' wide road.

IN WITNESS WHEREOF the parties have signed this deed of Agreement of Owners' and Builders' 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
Managing Director

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	2400	0	0	0	2500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2500	0	0	0	2500
User Charges	NA	0	100	0	0	0	100
Total	100	0	5000	0	0	0	5100

Rs. 2400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2500/- towards Registration Fees on the chargeable value of Rs. 500000/- was paid by the party through E-Challan/BC/Pay Order No .557J0V091018 dated ,09-OCT-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5000/-, DATE: 09-OCT-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7726726643415, PAYMENT MODE: NB-1000200, ATRN: 7726726643415, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: MR. BHAVESH V MEHTA AND MEHUL V MEHTA)

Date:
10th day of October, 2018


Signature of Registering Officer
Kapra


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11వ పుస్తకము 2018 సం/స.స.1940
పు 150 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపు విలువ 5000/- నెంబరు 1506
10/10/2018 గా యివ్వడమైనది
2018 సం/స.స.1940 10 వ తేది



సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్-మల్కాజగిరి జిల్లా.



భారత ప్రభుత్వం
GOVERNMENT OF INDIA




కొహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



3146 8727 4389

భారత ప్రభుత్వం
GOVERNMENT OF INDIA




వియనామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
చివాలయం ఎగ్గం జబీల్ హిల్స్,
ఖైరాతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
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మోహిత్ వేమోతా
Mohit V Mehta

పుట్టిన సంవత్సరం/Year of Birth: 1976
పురుషుడు / Male

7411 1261 6006

ఆధార్ - సామాన్యవి హక్కు


భారత ప్రభుత్వం
GOVERNMENT OF INDIA



వియనామా: S/O వేమోతా U Mehta,
ప్లాట్ నెం 21 1ST FLOOR,
బాపుబాగ్ కలనీ, కెఎస్ పి
గ రోడ్, సెకండరాబాద్,
సెకండరాబాద్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్, 500003

Address: S/O Vasant U Mehta,
PLOT NO 21 1ST FLOOR,
BAPUBAGH COLONY, KMS. P
G ROAD, Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

భారత ప్రభుత్వం
GOVERNMENT OF INDIA




భావేష్ వసంత్ మోహతా
Bhavesh Vasant Mehta

పుట్టిన సంవత్సరం/Year of Birth: 1970
పురుషుడు / Male

4040 8942 6266

ఆధార్ - సామాన్యవి హక్కు

భారత ప్రభుత్వం
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వియనామా: S/O వసంత్ యు మోహతా
2-3-577 301 ఉత్తమ్ టౌవర్స్, డివి కాలనీ
మినిస్టర్ రోడ్, సెకండరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500003

Address: S/O Vasant U
Mehta, 2-3-577 301 UTTAM
TOWERS, D'V COLONY,
MINISTER ROAD,
Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-84/10/24
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 14/01/2024

Date of Validity
Badge No.

Reference No. DLRT20111178314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1996

Date of Birth 16/01/1974

Blood Group

Prabhakar

DL00200705/14

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Kapra



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