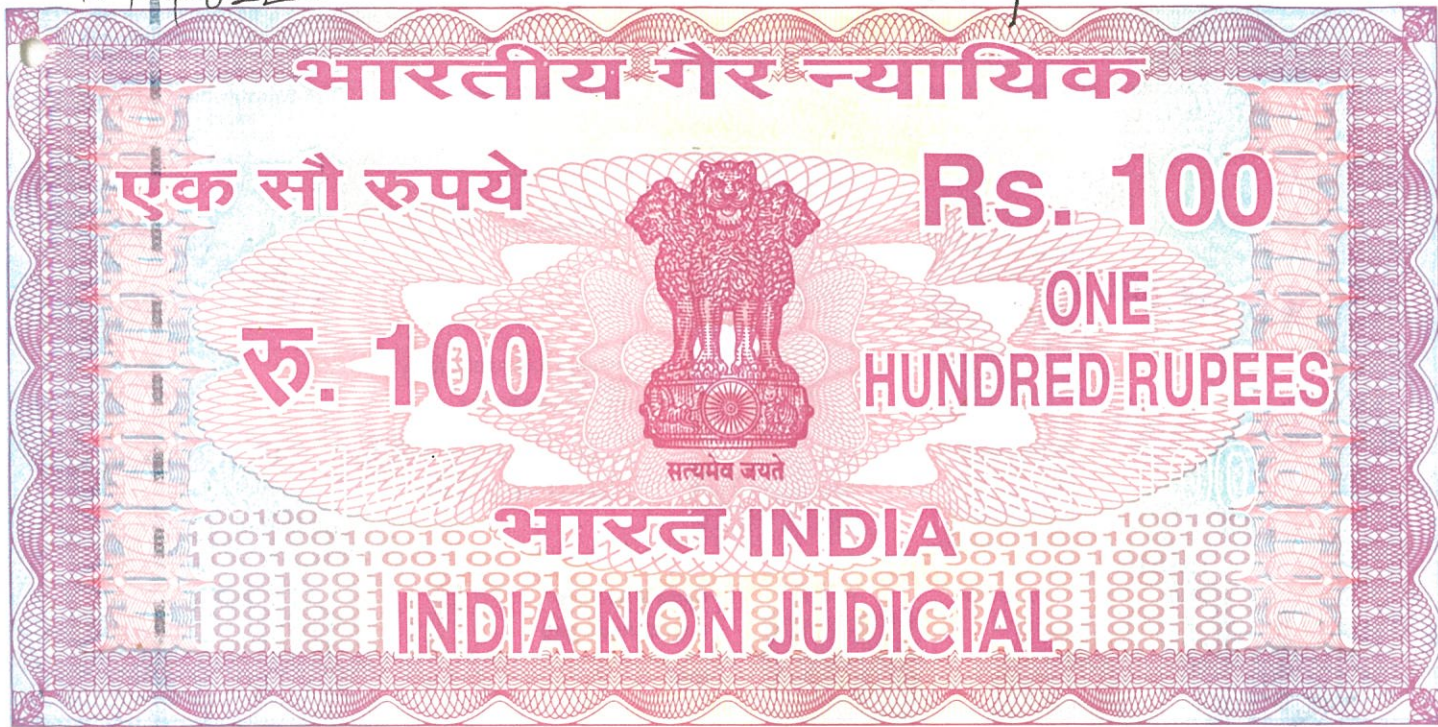


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తెలంగాణ తెలంగాణ TELANGANA

SAS 913149

SL. No. 17345, Date: 07-10-2022, Rupees: 100/-
 Sold to : Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd.
 For whom: Silver Oak Villas LLP

S. ANJAMMA
 Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
 H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
 Hyderabad-29. Cell: 9398802862, 9866378260

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 16th day of December, 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, agreed 53 years, Occupation: Business hereinafter referred to as the Developer.
2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business hereinafter referred to as the Contractor.

AND

Mr. Velumula Venkateshwar Rao, Son of Mr. V. Rama Rao aged about 47 years, residing at Flat No.203, R V Kamalaya Annexe, Nacharam Main Road, Hyderabad-500 076 (Pan No.ABYPV2177Q, Mobile No. 93924 84963) hereinafter referred to as the 'Purchaser'

The term Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For MODI HOUSING PVT. LTD.
 SILVER OAK VILLAS LLP

Authorised Rep.

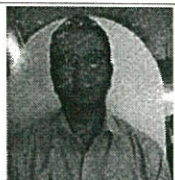
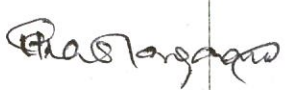
Soham Modi

V. Venkateshwar Rao

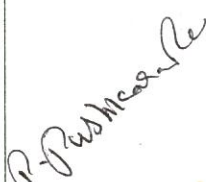
Presentation Endorsement:

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. 16600/- paid between the hours of _____ and _____ on the 24th day of DEC, 2022 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VELUMULA VENKATESHWAR I [1507-1-2022-21075]	VELUMULA VENKATESHWAR RAO S/O. V RAMA RAO F NO.203 R V KAMALAYA ANNEXE, NACHARAM MAIN ROAD HYD	
2	EX		 K PRABHAKAR REDDY (GPA HOLDER) S/O. K PADMA REDDY [1507-1-2022-21075]EX-5	K PRABHAKAR REDDY (GPA HOLDER) S/O. K PADMA REDDY 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500003, M G ROAD SECUNDERABAD,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M RAJESHWAR RAO:2 [1507-1-2022-21075]	M RAJESHWAR RAO HYD	
2		 [1507-1-2022-21075]WITF	P PUSHKARAO HYD	

24th day of December, 2022

Signature of Sub Registrar
Uppal**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX0349 Name: Velumula Venkateshwar Rao	S/O Velumula Rama Rao, Uppal, Rangareddi, Andhra Pradesh, 500076	

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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.

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Contractor, as the agent of 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/Contractor from time to time.
- 2.3. The Developer/Contractor 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 lumpsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Contractor 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 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 MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

V. Vaidyanathan

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	16500	0	0	0	16600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	16600	0	0	0	16600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	33600	0	0	0	33700

Rs. 16500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16600/- towards Registration Fees on the chargeable value of Rs. 3320000/- was paid by the party through E-Challan/BC/Pay Order No ,773R1S131222 dated ,13-DEC-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 33650/-, DATE: 13-DEC-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5874393555535, PAYMENT MODE: CASH-1001138, ATRN: 5874393555535, REMITTER NAME: VELUMULA VENKATESHWAR RAO, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: VELUMULA VENKATESHWAR RAO).

Date:

24th day of December, 2022

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 20222 of 2022 of Book-1 and assigned the identification number 1 - 1507 - 20222 - 2022 for Scanning on 24-DEC-22 .

Registering Officer

Uppal

(Syed Ismail)

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- For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Soham Modi

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ANNEXURE- A

1.	Names of Purchaser:	Mr. Velumula Venkateshwar Rao, S/o. Mr. V. Rama Rao
2.	Purchaser's permanent residential address:	R/o. Flat No.203, R V Kamalaya Annexe, Nacharam Main Road, Hyderabad-500 076.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 20221 of 2022, dated 16-12-2022 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C1-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	120
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1721 Sft.
8.	Total consideration:	Rs. 33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only)
9.	Details of advance paid:	
	Rs.33,20,000/-(Rupees Thirty Three Lakhs Twenty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-03-2023
11.	<u>Description of the Schedule Villa:</u> All that land forming plot no.120, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : Plot No. 119 South by : Plot No. 121 East by : 30' wide road West by : Plot No. 109	

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP
Authorised Rep.  Soham Modi
DEVELOPER
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)


PURCHASER

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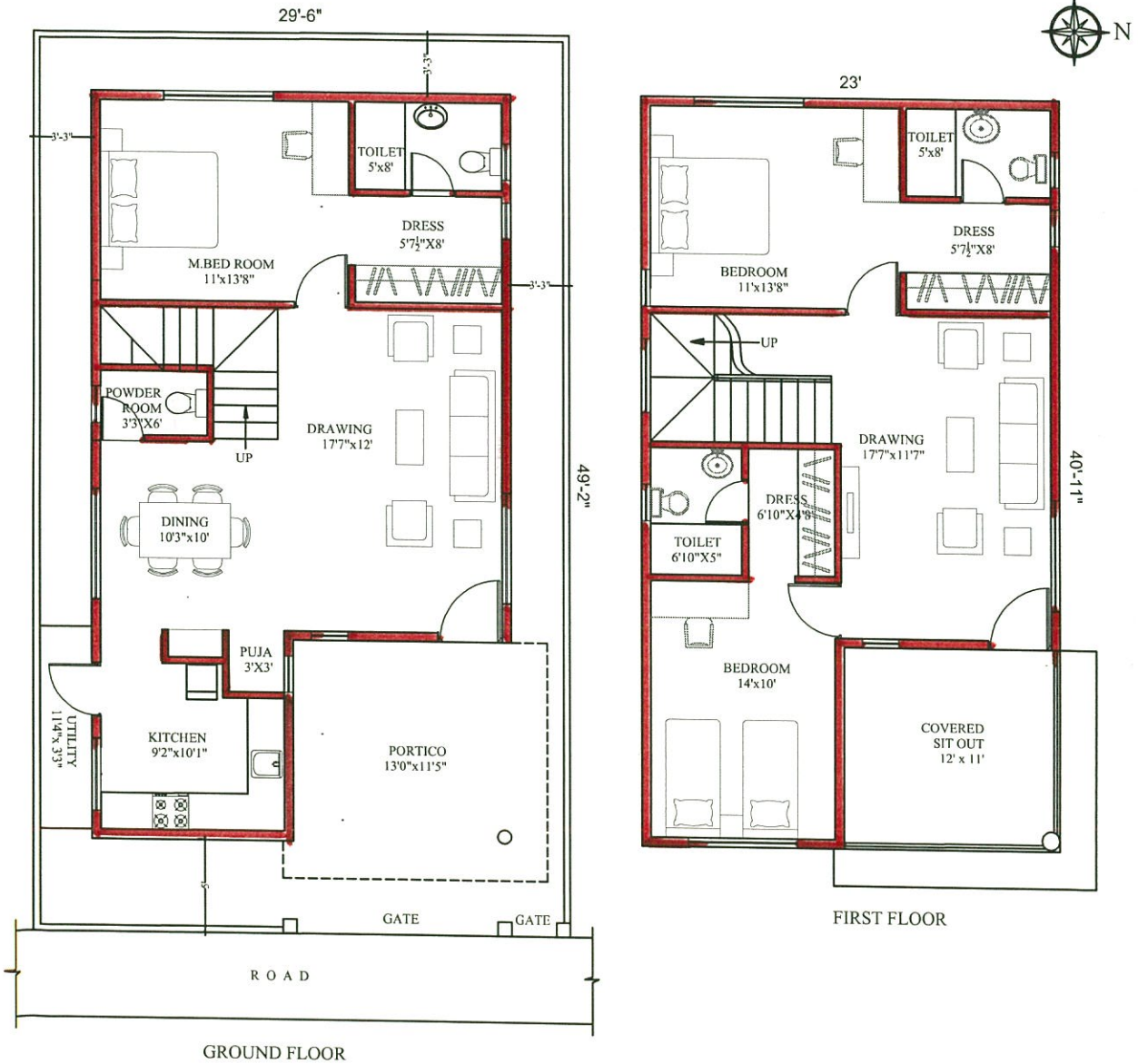


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ANNEXURE- B

Plan of the Said Villa:



For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

DEVELOPER

(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

V.V. Vaidya
PURCHASER

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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 time 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.

For MODI HOUSING PVT. LTD.

SILVER OAK VILLAS LLP

Authorised Rep.
DEVELOPER - Soham Modi
(M/s. Modi Housing Pvt. Ltd., &
Silver Oak Villas LLP rep by Mr. Soham Modi)

V. Voulakis Rgo
PURCHASER

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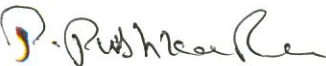
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. MODI HOUSING PVT. LTD. & M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003, REP BY ITS AUTHORISED SIGNATORY: MR. SOHAM MODI S/O. LATE SATISH MODI
			GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021, REGD. AT SRO, UPPAL: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: MR. VELUMULA VENKATESHWAR RAO S/O. MR. V. RAMA RAO R/O. FLAT NO.203 R V KAMALAYA ANNEXE NACHARAM MAIN ROAD HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

- 
- 

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

SIGNATURE OF THE DEVELOPER



SIGNATURE(S) OF PURCHASER

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भारत सरकार
GOVERNMENT OF INDIA



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



146 872 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరాబాద్, 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

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



267 6953 9204

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యమని హక్కు

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GOVERNMENT OF INDIA

వేలముల వెంకటేశ్వర్ రావు
Velumula Venkateshwar Rao

పుట్టిన సంవత్సరం/Year of Birth: 1973
పురుషుడు / Male

7979 7279 0349

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు అధికారి సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Velumula Rama Rao, flat no-203 R V Koushalya annex nacharam village, nacharam, Uppal, Mallapur, Rangareddi, Andhra Pradesh, 500076

1947 help@uidai.gov.in uidai.gov.in పి.ఆర్.ఎం. 1947, బెంగళూరు-500001

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GOVERNMENT OF INDIA

మామిళ్లపల్లి రాజేశ్వర్ రావు
MAMILLAPALLI RAJESHWAR RAO

తండ్రి : మామిళ్లపల్లి అర్జున్ రావు
Father : MAMILLAPALLI ARJUN RAO

పుట్టిన సంవత్సరం/Year of Birth: 1980
పురుషుడు / Male

0016 1332 0082

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు అధికారి సంస్థ
Unique Identification Authority of India

చిరునామా: పెద్దమారూర్(పో) వీపస్ గండ్ల(మం) పెద్దమారూర్, పెద్దమారూర్ మహబూబ్ నగర్ జిల్లా, ఆంధ్ర ప్రదేశ్ 509104

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1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

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పెదపాటి పుష్కరరావు
Pedapati Pushkararao

పుట్టిన తేదీ/DOB: 06/05/1985
పురుషుడు/ MALE

4405
VID : 9109 3190 4847 8783

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు అధికారి సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O పెదపాటి వెంకట కృష్ణ రావు, 238-6/45-1, చింత చెట్టు రోడ్, శివ కేశవ ఆలయం వేది, ఏలూరు, పశ్చిమ గోదావరి, ఆంధ్ర ప్రదేశ్ - 534002

Address: S/O Pedapati Venkata Krishna Rao, 238-6/45-1, Chinta Chettu Road, Siva Kesava Alayam Veedhi, Eluru, West Godavari, Andhra Pradesh - 534002

4405
VID : 9109 3190 4847 8783

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