

4348/2023

DOCT NO. 4132/2022

SCANNED



తెలంగాణ తేలంగానా TELANGANA

SL. No. 8366, Date: 22-02-2023, Rupees: 100/-
 Sold to : Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd.
 For whom: Modi Housing Pvt. Ltd.

KODALI RADHIKA
 Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22-24
 G6, Kubera Towers, Narayanaguda, Hyderabad-29.
 Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 6th day of March, 2023, 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, aged about 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. Nasani Narendar, Son of Mr. N. Markendeya, aged about 36 years, Occupation: Service residing at Villa No. 84, Silver Oak Villas, Cherlapally Village, Mint Township Road, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad-500 051, hereinafter referred to as the Consenting Party.

For MODI HOUSING PVT. LTD.
 SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

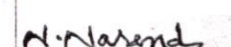
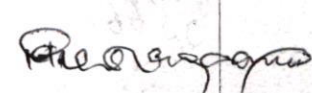
N. Narendar

Signature of Mr. Nasani Narendar

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. 18200/- paid between the hours of 1 and 2 on the 09th day of MAR, 2023 by Sri K.Prabhakar Reddy

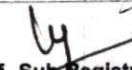
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SITARAMAN MADHURI::C [1507-1-2023-4348]	SITARAMAN MADHURI W/O. M.VIVEK HNO.6-91/2,RAMALINGESHWARA NAGAR,NAGARAM, HYD.	
2	CL		 MARAVAJHALA VIVEK [1507-1-2023-4348]	MARAVAJHALA VIVEK S/O. M.SUDHAKAR RAO HNO.6-91/2,RAMALINGESHWARA NAGAR,NAGARAM, HYD.	
3	EX		 NASANI NARENDAR::DS [1507-1-2023-4348]	NASANI NARENDAR S/O. N.MARKENDEYA VILLA NO.84,SILVER OAK VILLAS., CHERLAPALLY VIL.,KAPRA MAN,MM DT.	
4	EX		 K PRABHAKAR REDDY [1507-1-2023-4348]	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:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P SITARAMAN::09/03 [1507-1-2023-4348]	P SITARAMAN HYD.	
2		 M SUDHAKAR RAO::: [1507-1-2023-4348]	M SUDHAKAR RAO HYD.	

09th day of March,2023

Signature of  Sub Registrar
Uppal

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AND

1. Mr. Maravajhala Vivek, Son of Mr. M. Sudhakar Rao, aged about 31 years, Occupation: Service (Pan No. CPKPM6606P, Mobile No.97010 05701) and
2. Mrs. Sitaraman Madhuri, Wife of Mr. Maravajhala Vivek, aged about 31 years both are resident at H. No. 6-91/2, Ramalingeshwara Nagar, Near Water Tank, Nagaram, Hyderabad, Telangana-500 083, hereinafter jointly referred to as the 'Purchasers' (Pan No.CNGPM3368C, Mobile No.97010 05701)

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.

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.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

N. Narendran

(Signature)

(Signature)

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2933 Name: Maravajhala Sudhakar Rao	S/O Maravajhala Venkateshwarlu, Nagaram, K.v. Rangareddy, Telangana, 500083	
2	Aadhaar No: XXXXXXXX9974 Name: Padmanabhan Sitaraman	S/O Sitaraman Padmanabhan, Hyderabad, Hyderabad, Andhra Pradesh, 500044	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX2469 Name: Sitaraman Madhuri	W/O M Vivek, Nagaram, K.v. Rangareddy, Telangana, 500083	
5	Aadhaar No: XXXXXXXX6751 Name: Maravajhala Vivek	S/O M Sudhakar Rao, Nagaram, K.v. Rangareddy, Telangana, 500083	

Endorsement: Stamp Duty, Tranfer 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	18100	0	0	0	18200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	18200	0	0	0	18200
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	36800	0	0	0	36900

Rs. 18100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18200/- towards Registration Fees on the chargeable value of Rs. 3640000/- was paid by the party through E-Challan/BC/Pay Order No .715KIC010323 dated .01-MAR-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 36850/-, DATE: 01-MAR-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9005092711737, PAYMENT MODE: CASH-1001138, ATRN: 9005092711737, REMITTER NAME: M VIVEK, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: M VIVEK).

Date:

09th day of March, 2023

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 4132 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 4132 - 2023 for Scanning on 09-MAR-23 .

Registering Officer
Uppal
(D Sony)

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4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.

4.6. The Developer / Contractor at their discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

5. POSSESSION OF VILLA:

5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.

5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

6. FORCE MAJEURE:

6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, pandemic, government orders, etc., or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Maravajhala Vivek, S/o. Mr. M. Sudhakar Rao 2. Mrs. Sitaraman Madhuri, W/o. Mr. Maravajhala Vivek
2.	Purchaser's permanent residential address:	R/o. H. No. 6-91/2, Ramalingeshwara Nagar, Near Water Tank, Nagaram, Hyderabad, Telangana-500 083.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 4131 of 2023, dated 06-03-2023 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.:	135
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs. 36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand Only)
9.	Details of advance paid:	
		Rs.36,40,000/-(Rupees Thirty Six Lakhs Forty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.
10.	Scheduled date of completion:	30-06-2023
11.	<u>Description of the Schedule Villa:</u> All that land forming plot no.135, 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. 134 South by : Plot No. 136 East by : 30' wide road West by : Plot No. 122	

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

VENDOR

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

CONSENTING PARTY

PURCHASER

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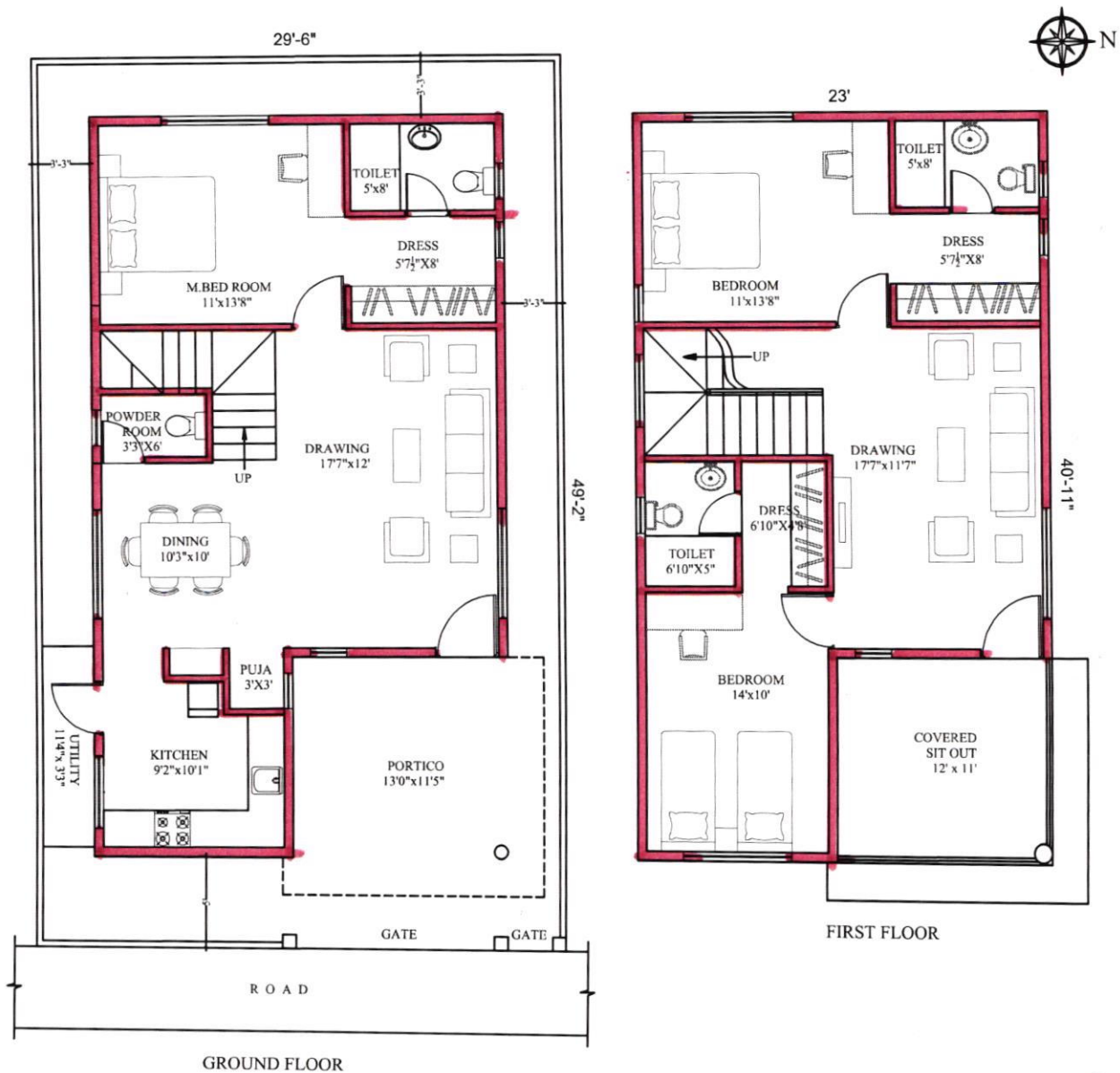


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ANNEXURE- B

Plan of the Said Villa:



For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

VENDOR

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

N. Nalende

CONSENTING PARTY

[Signature]

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. Soham Modi

VENDOR

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

N. Narsimha

CONSENTING PARTY



PURCHASER

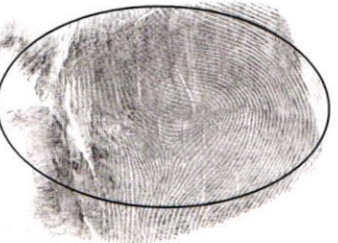
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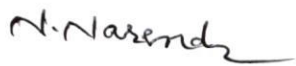
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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.
			CONSENTING PARTY: MR. NASANI NARENDAR S/O. MR. N. MARKENDEYA R/O. VILLA NO. 84, SILVER OAK VILLAS CHERLAPALLY VILLAGE MINT TOWNSHIP ROAD, KAPRA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 05.
			PURCHASER: 1. MR. MARAVAJHALA VIVEK S/O. MR. M. SUDHAKAR RAO R/O. H. NO. 6-91/2 RAMALINGESHWARA NAGAR NEAR WATER TANK, NAGARAM HYDERABAD, TELANGANA-500 083
			2. MRS. SITARAMAN MADHURI W/O. MR. MARAVAJHALA VIVEK R/O. H. NO. 6-91/2 RAMALINGESHWARA NAGAR NEAR WATER TANK, NAGARAM HYDERABAD, TELANGANA-500 083.

SIGNATURE OF WITNESSES:

1. 

2. 



SIGNATURE OF CONSENTING PARTY

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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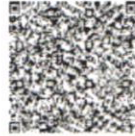




भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దేవునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-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

Authorised Rep. Soham Modi



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 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 - సామాన్యని హక్కు

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Government of India
నాశని నరేందర్
Nasani Narendar
పుట్టిన తేదీ / DOB : 08/05/1986
పురుషుడు / Male

9321 6432 0549

నా ఆధార్, నా గుర్తింపు

7093443236



भारत सरकार
Government of India
మరవజాల వివేక్
Maravajhala Vivek
పుట్టిన తేదీ / DOB : 28/11/1991
పురుషుడు / Male

8138 5511 6751

मेरा आधार, मेरी पहचान



భారత ప్రభుత్వం
Government of India
సీతరామన్ మధురి
Sitaraman Madhuri
పుట్టిన తేదీ/DOB: 10/12/1991
స్త్రీ FEMALE

8087 7587 2469

నా ఆధార్, నా గుర్తింపు

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
పద్మానాభన్ సీతరామన్
Padmanabhan Sitaraman
పుట్టిన సంవత్సరం / Year of Birth: 1961
పురుషుడు / Male

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ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India
మరవజాల సుధాకర్ రావు
Maravajhala Sudhakar Rao
పుట్టిన తేదీ/DOB: 01/08/1957
పురుషుడు / MALE

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ఆధార్
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35-2-305, గోపాలపురం, ద్వారకా సాయి కాలనీ,
రోడ్ నెం 4, హనంకొండ, విద్యారణ్యపూరి, వరంగల్,
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6-91/2, రామలింగేశ్వర నగర్, వియర్ వాటర్
ట్యాంక్, నాగారం, నాగారం, కె.వి.రంగారెడ్డి, తెలంగాణ,
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నాగారం, నాగారం, కె.వి.రంగారెడ్డి,
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and Non-Government services in future.



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O సీతరామన్ పద్మానాభన్
1-8-726/40E, ఆచాహ్ నగర్, బ్రుందావన్ కాలనీ
హైదరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
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Address: S/O Sitaraman
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చిరునామా:
S/O మరవజాల వెంకటేశ్వర్లు, ఏ.నె.నెం 6-
91/2, ప్లాట్ నెం 34/1, స్ట్రీట్ నెం 3 క్రి
రామలింగేశ్వర నగర్ కాలనీ, కీసర మండల్,
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