



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 25/04/2023, 04:09 PM

6640/2023

SRO Name: 1507 Uppal

Receipt No: 7325

Receipt Date: 25/04/2023

AGREEMENT

3540000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

17700

Deficit Stamp Duty

17600

User Charges

500

Total:

35800

In Words: RUPEES THIRTY FIVE THOUSAND EIGHT HUNDRED ONLY

RETURN

SUB-REGISTRAR
UPPAL
Signature by SR

Prepared By: SRISAILAM



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 25/04/2023, 04:09 PM

6640/2023

SRO Name: 1507 Uppal

Receipt No: 7325

Receipt Date: 25/04/2023

Name: SOHAM MODI

CS No/Doct No: 6970 / 2023

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 285ECB190423

Chargeable Value:

Challan Dt:

E-Challan Dt: 19-APR-23

Bank Name:

SOV.157. AOC

28/4/23

SUB-REGISTRAR
UPPAL

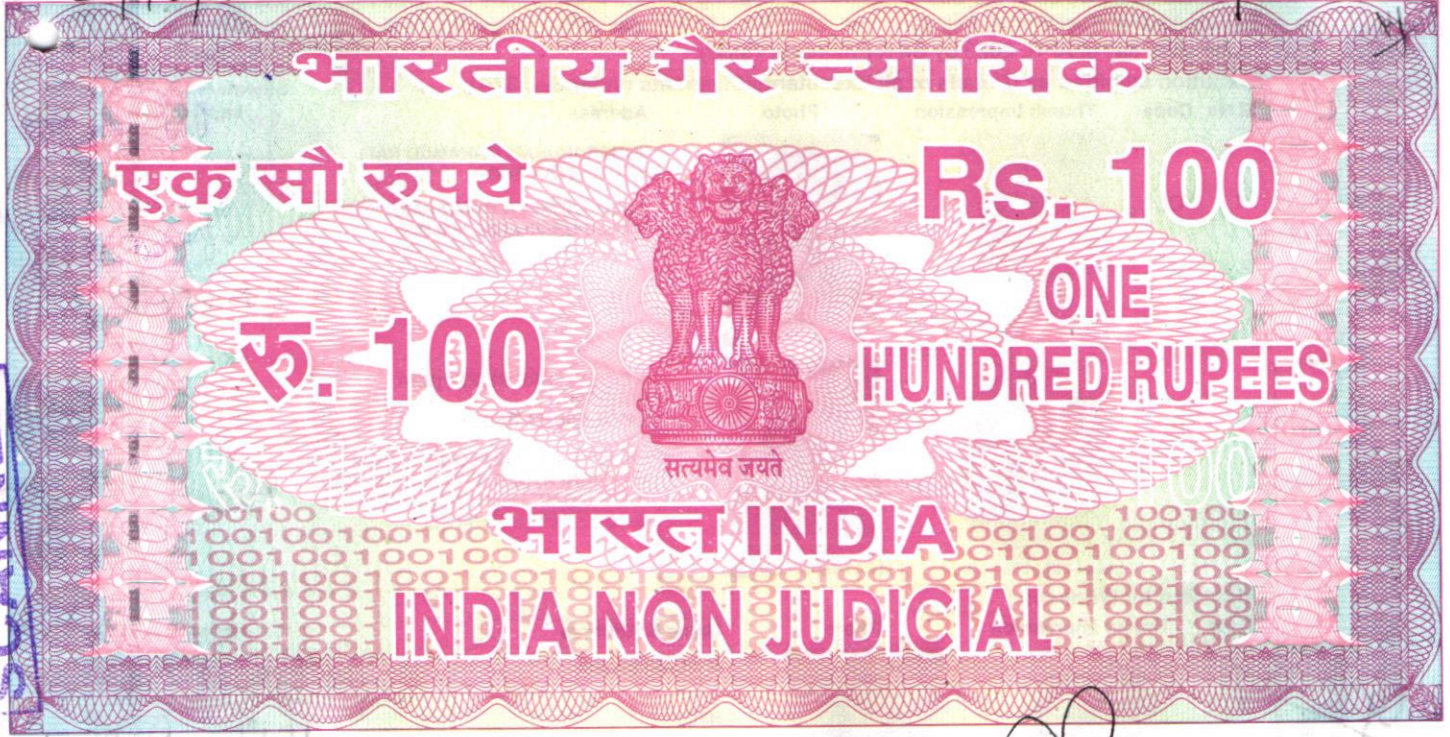
678
311976

629/4/23

6940/2023

Doc NO. 6640/2023

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4224 Date:13-04-2023

Sold to : RAMESH

S/o.Late NARASING RAO

For Whom: MODI HOUSING PVT. LTD.,

BA 733090

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 24th day of April' 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. Joharapuram Mahamud Rafi, Son of Mr. Mastan Sab, aged about 50 years, Occupation: Service residing at C/o. M. Zilani Basha, Flat No. C-20, Mayflower Park Apartment, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076 (Pan No.EHOPM0289L, Mobile No. 99080 47874) 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

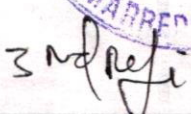
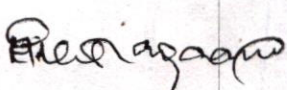
Authorised Rep.

Soham Modi

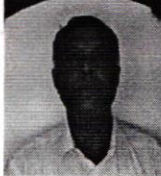
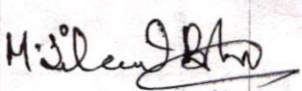
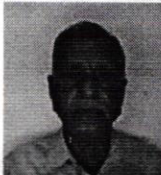
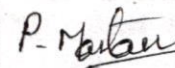
Presentation Endorsement:

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. 17700/- paid between the hours of _____ and _____ on the 25th day of APR, 2023 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		 JOHARAPURAM MAHAMUD RAFI [1507-1-2023-6970]	JOHARAPURAM MAHAMUD RAFI S/O. MASTAN SAB F NO.C-20 MAYFLOWER PARK APTS, MALLAPUR VILLAGE MM DIST.,	
2	EX		 K PRABHAKAR REDDY [1507-1-2023-6970]	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 ZILANI BASHA::25/04 [1507-1-2023-6970]	M ZILANI BASHA HYD.	
2		 P MASTAN::25/04/2023 [1507-1-2023-6970]	P MASTAN HYD.	

25th day of April, 2023

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1028 Name: M Zilani Basha	S/O M Md Khasim, kapra, Rangareddi, Andhra Pradesh, 500076	
2	Aadhaar No: XXXXXXXX4999 Name: Pinjari Mastan	C/O Pinjari Husenappa, Uppal, K.v. Rangareddy, Telangana, 500076	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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Bk - 1, CS No 6970/2023 & Doct No 6640/2023. Sheet 1 of 10 Sub Registrar Uppal

ANNEXURE- A

1.	Names of Purchaser:	Mr. Joharapuram Mahamud Rafi, S/o. Mr. Mastan Sab
2.	Purchaser's permanent residential address:	R/o. C/o. M. Zilani Basha, Flat No. C-20, Mayflower Park Apartment, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 6639 of 2023, dated 24-04-2023 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.:	157
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1721 Sft.
8.	Total consideration:	Rs.35,40,000/-(Rupees Thirty Five Lakhs Forty Thousand Only)
9.	Details of advance paid:	
	Rs.35,40,000/-(Rupees Thirty Five Lakhs Forty Thousand Only) paid by way of online transfer before entering this agreement which is admitted and acknowledged by the Developer.	
10.	Scheduled date of completion:	30-06-2023
11.	<u>Description of the Schedule Villa:</u> All that land forming plot no.157, 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. 158 South by : Plot No. 156 East by : 30' wide road West by : Plot No. 141 & 142	

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)

3rd Ref
PURCHASER

Bk - 1, CS No 6970/2023 & Doct No
6640/2023. Sheet 5 of 10 Sub Registrar
Uppal

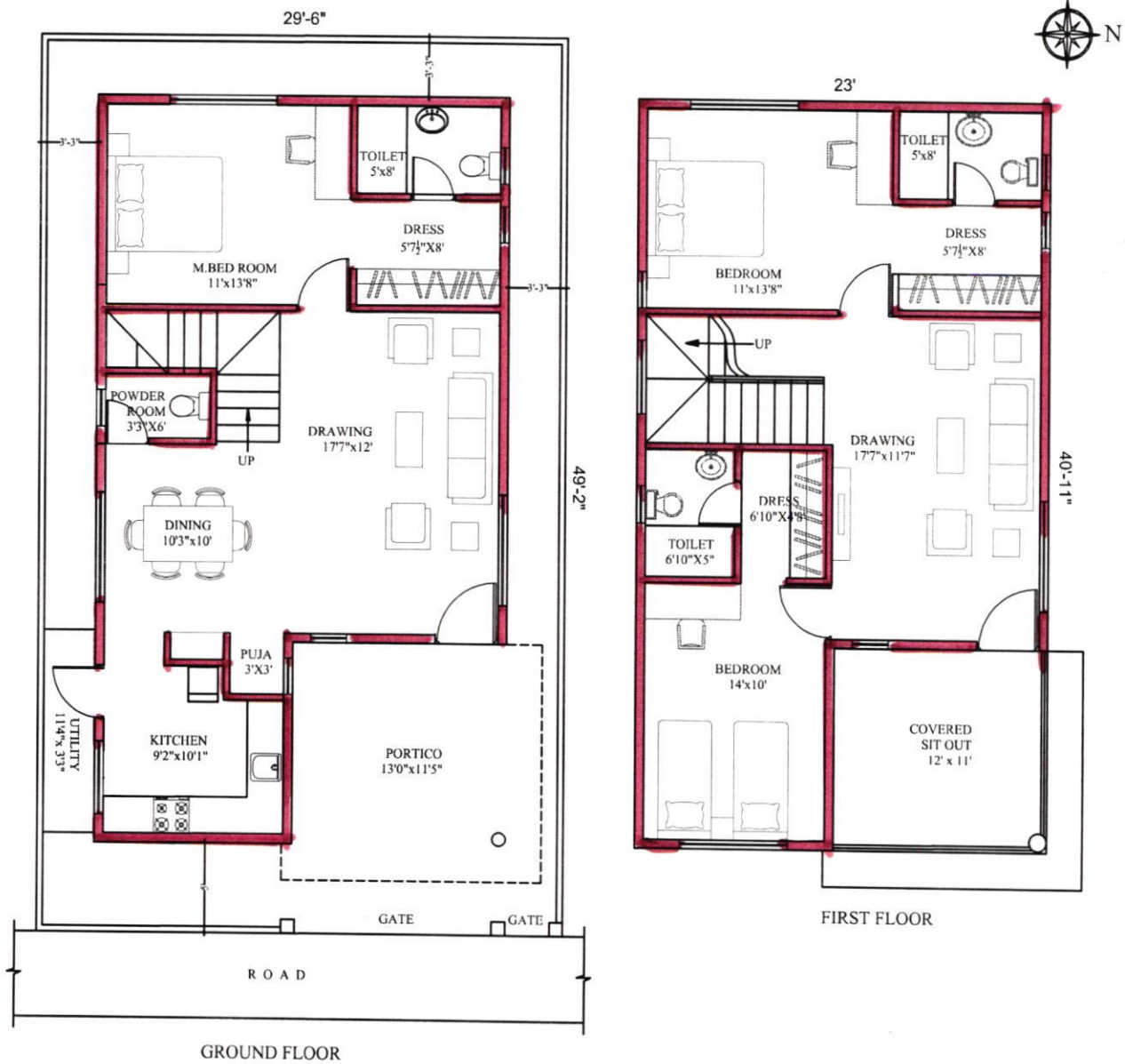


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ANNEXURE- B

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)

3rd Ref
PURCHASER

Bk - 1, CS No 6970/2023 & Doct No
6640/2023. Sheet 6 of 10 Sub Registrar
Uppal



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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

VENDOR

(M/s. Modi Housing Pvt. Ltd., & Soham Modi

Silver Oak Villas LLP rep by Mr. Soham Modi)


PURCHASER

Bk - 1, CS No 6970/2023 & Doct No
6640/2023. Sheet 7 of 10 Sub Registrar
Uppal

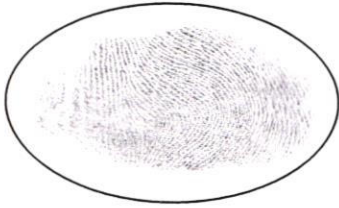


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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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
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

MR. JOHARAPURAM MAHAMUD RAFI
S/O. MR. MASTAN SAB
R/O. C/O. M. ZILANI BASHA, FLAT NO. C-202
MAYFLOWER PARK APARTMENT
MALLAPUR VILLAGE, UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 6970/2023 & Doct No
6640/2023. Sheet 8 of 10 Sub Registrar
Uppal

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भारत सरकार
GOVERNMENT OF INDIA



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



4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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

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

Bk - 1, CS No 6970/2023 & Doct No
6640/2023. Sheet 9 of 10 Sub Registrar
Uppal

Generated on: 25/04/2023 04:37:22 PM



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జోహరాపురం మహమూద్ రఫీ
Joharapuram Mahamud Rafi
పుట్టిన సంవత్సరం / Year of Birth : 1972
పురుషుడు / Male

1485

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O పి మస్తాన్, ఎ-6-174-1, హౌసింగ్ బోర్డు, హౌసింగ్ బోర్డు, అనంతపురం, ఆంధ్ర ప్రదేశ్, 515001

Address : S/O P Mastan, 28-6-174-1, Housing Board, Housing Board, Anantapur, Andhra Pradesh, 515001

Aadhaar - Saamanyani Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎం జిలాని బాషా
M Zilani Basha
పుట్టిన తేదీ/DOB: 07/02/1966
పురుషుడు/ MALE

1028

VID: 9169 9904 4915 3478

నా అధార్ - నా గుర్తింపు

U. Zilani Basha

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరువాతా:
S/O మ మద్ ఖాసిం, 3-204, మే ఫ్లవర్ పార్క్,
మల్లపూర్, కాపా, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500076

Address:
S/O M Md Khasim, 3-4-106/C-204, May Flower Park, Mallapur, kapra, Rangareddi, Andhra Pradesh - 500076

1028

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O.Box No.1947, Bengaluru-560 001

భారత ప్రభుత్వం
Government of India

పింజారి మస్తాన్
Pinjari Mastan
పుట్టిన తేదీ/DOB: 01/07/1942
పురుషుడు/ MALE

4999

VID: 9116 4909 1442 3654

నా అధార్, నా గుర్తింపు

P. Mastan

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరువాతా:
C/O పింజారి హుసేనాపా, 3-206, మే ఫ్లవర్ పార్క్,
మల్లపూర్, మల్లపూర్, ఉప్పల్, కె.వి. రంగారెడ్డి,
తెలంగాణ - 500076

Address:
C/O Pinjari Husenappa, C-206, May flower park, Mallapur, Mallapur, Uppal, K.v. Rangareddy, Telangana - 500076

4999

VID: 9116 4909 1442 3654

QR Code with Photograph

Bk - 1, CS No 6970/2023 & Doct No
6640/2023. Sheet 10 of 10 Sub Registrar
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