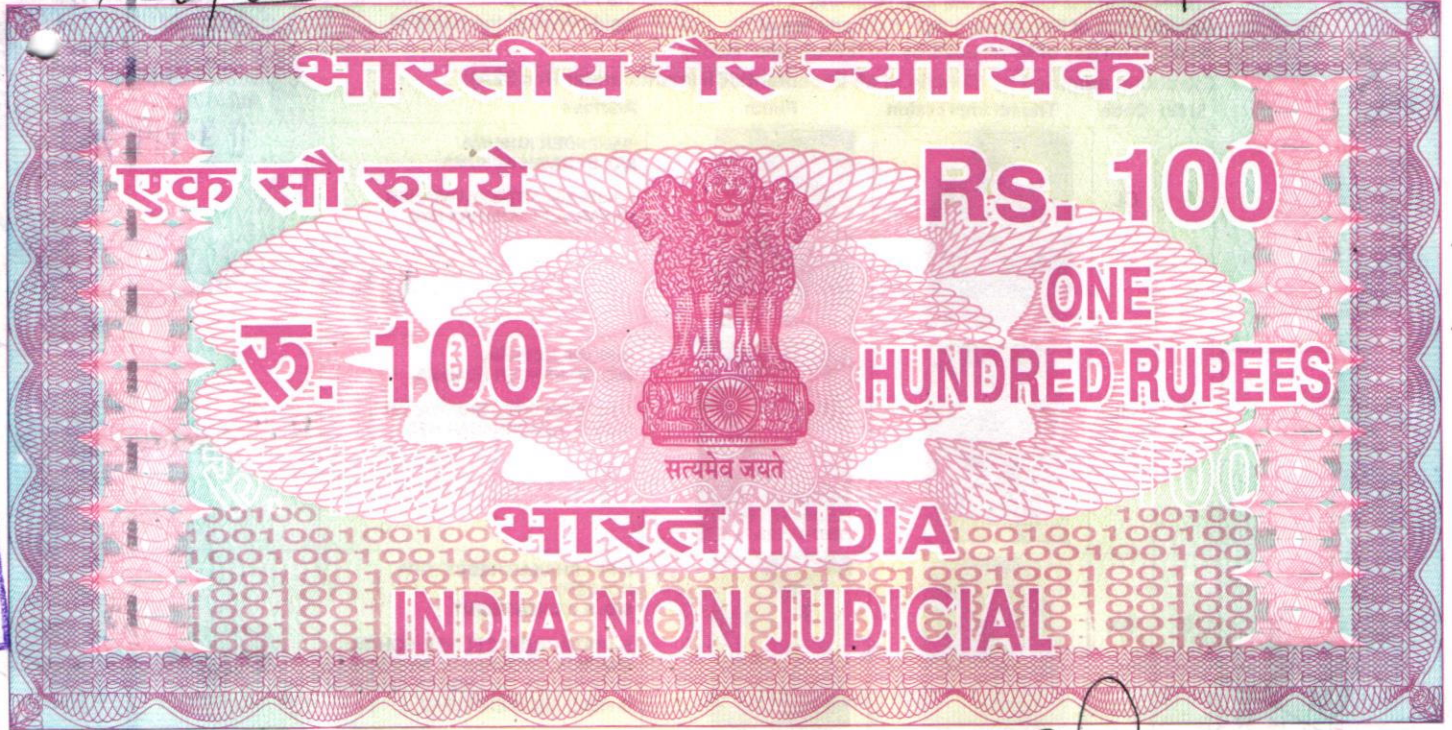


7530/2023

SOV-141

DOCT NO. 7117/2023



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4226 Date: 13-04-2023

Sold to : RAMESH

S/o. Late NARASING RAO

For Whom: MODI HOUSING PVT. LTD.,

BA 733092

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 3<sup>rd</sup> day of May' 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, 2<sup>nd</sup> 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**

1. Mrs. Kusuma Reshma, Wife of Mr. Mahender Kusuma, aged about 32 years, Occupation: Housewife (Pan No.CGVPD1836Q, Mobile No.97056 50378) and
2. Mr. Mahender Kusuma, Son of Mr. Babaiah Kusuma, aged about 37 years, Occupation: Service both are residing at H. No.1-1-379/264, Ground Floor, SRT-339, Jawahar Nagar, Ashok Nagar, Hyderabad Telangana-500020, hereinafter jointly referred to as the 'Purchasers' (Pan No.BXWPK5214L, Mobile No.80199 70296).

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.

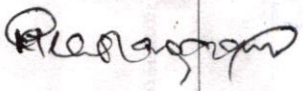
For MODI HOUSING PVT. LTD.

SILVER OAK VILLAS LLP

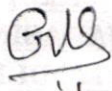
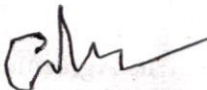
**Presentation Endorsement:**

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. 18300/- paid between the hours of 11:00 AM and 03:00 PM on the 03rd day of MAY, 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   |  | <br>MAHENDER KUSUMA::11<br>[1507-1-2023-7530] | MAHENDER KUSUMA<br>S/O. BABAI AH KUSUMA<br>1-1-379/264 SRT-339 JAWAHAR<br>NAGAR, ASHOKNAGAR HYD                                                                                         |  |
| 2     | CL   |  | <br>KUSUMA RESHMA::03/<br>[1507-1-2023-7530]  | KUSUMA RESHMA<br>W/O. MAHENDER KUSUMA<br>1-1-379/264 SRT-339 JAWAHAR<br>NAGAR, ASHOKNAGAR HYD                                                                                           | K. Reshma                                                                           |
| 3     | EX   |  | <br>K PRABHAKAR REDDY<br>[1507-1-2023-7530]   | K PRABHAKAR REDDY (GPA<br>HOLDER)<br>S/O. K PADMA REDDY<br>5-4-187/3 AND 4, 2 FLOOR, SOHAM<br>MANSION, HYDERABAD, HYDERABAD,<br>HYDERABAD, TELANGANA, 500003, M<br>G ROAD SECUNDERABAD, |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                            | Name & Address              | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>G LAKSHMI SATYENDRA<br>[1507-1-2023-7530]  | G LAKSHMI SATYENDRA<br>HYD. |   |
| 2     |  | <br>G SRINIVASA RAO::03<br>[1507-1-2023-7530] | G SRINIVASA RAO<br>HYD.     |  |

03rd day of May, 2023

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

| Sl No | Aadhaar Details                                           | Address:                                                                  | Photo                                                                                 |
|-------|-----------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX1500<br>Name: Gunda Srinivasa Rao     | S/O Gunda Venkateswarlu,<br>Hyderabad, Rangareddi, Andhra Pradesh, 500076 |  |
| 2     | Aadhaar No: XXXXXXXX8021<br>Name: Gunda Lakshmi Satyendra | W/O Gunda Srinivasa Rao,<br>Hyderabad, Rangareddi, Andhra Pradesh, 500076 |  |

Generated on: 03/05/2023 12:05:52 PM



Bk - 1, CS No 7530/2023 &amp; Doct No 7117/2023. Sheet 1 of 10 Sub Registrar Uppal

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

K. Reshma. ICAR by

| E-KYC Details as received from UIDAI: |                                                         |                                                           |                                                                                     |
|---------------------------------------|---------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| SI No                                 | Aadhaar Details                                         | Address:                                                  | Photo                                                                               |
| 3                                     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                    |  |
| 4                                     | Aadhaar No: XXXXXXXX6960<br>Name: Kusuma Reshma         | W/O Mahender,<br>Chengapuram, Warangal, Telangana, 506104 |  |
| 5                                     | Aadhaar No: XXXXXXXX1350<br>Name: Mahender Kusuma       | Chengapuram, Warangal, Andhra Pradesh, 506104             |  |

**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                        | 18200        | 0        | 0                           | 0                | 18300        |
| Transfer Duty           | NA             | 0                        | 0            | 0        | 0                           | 0                | 0            |
| Reg. Fee                | NA             | 0                        | 18300        | 0        | 0                           | 0                | 18300        |
| User Charges            | NA             | 0                        | 500          | 0        | 0                           | 0                | 500          |
| Mutation Fee            | NA             | 0                        | 0            | 0        | 0                           | 0                | 0            |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>37000</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>37100</b> |

Rs. 18200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18300/- towards Registration Fees on the chargeable value of Rs. 3660000/- was paid by the party through E-Challan/BC/Pay Order No .589EJT020523 dated .02-MAY-23 of ,KKBK/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 37050/-, DATE: 02-MAY-23, BANK NAME: KKBK, BRANCH NAME: , BANK REFERENCE NO: 4501052639827, PAYMENT MODE: NB-1001138, ATRN: 4501052639827, REMITTER NAME: MAHENDER KUSUMA, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: MAHENDER KUSUMA)

Date:

03rd day of May, 2023

Signature of Registering Officer

Uppal

**Certificate of Registration**

Registered as document no. 7117 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 7117 - 2023 for Scanning on 03-MAY-23 .

Registering Officer

Uppal

(D Sony)



- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Said Villa. Such charges shall not form a part of the consideration mentioned in Annexure-A. In case the Purchaser fails to pay such taxes or 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.
- 3.4. That the Contractor has agreed to construct the Said Villa as per plan and specifications given in Annexure-B and Annexure-C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.
4. COMPLETION OF CONSTRUCTION:
- 4.1. The Contractor / Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer / Contractor shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer / Contractor, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure-A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

K. Reshma. *[Signature]*

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 3 of 10 Sub Registrar  
Uppal



Generated on: 03/05/2023 12:05:52 PM



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 VLP

Authorised Rep.

Soham Modi

K. Reshma K. Reshma

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 4 of 10 Sub Registrar  
Uppal



Generated on: 03/05/2023 12:05:52 PM



**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                       |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1. Mrs. Kusuma Reshma, W/o. Mr. Mahender Kusuma<br>2. Mr. Mahender Kusuma, S/o. Mr. Babaiah Kusuma                                                    |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | R/o. H. No.1-1-379/264, Ground Floor, SRT-339, Jawahar Nagar, Ashok Nagar, Hyderabad Telangana-500.                                                   |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Document no. 7116 of 2023, dated 03-05-2023 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.                                                      |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | C2-Duplex-Type                                                                                                                                        |
| 5.  | No. of floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Ground Plus First Floor                                                                                                                               |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3-Bedrooms                                                                                                                                            |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                       |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 141                                                                                                                                                   |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 161 Sq. yds.                                                                                                                                          |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2040 Sft.                                                                                                                                             |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1741 Sft.                                                                                                                                             |
| 8.  | Total consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rs. 36,60,000/- (Rupees Thirty Six Lakhs Sixty Thousand Only)                                                                                         |
| 9.  | Details of advance paid:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                       |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.36,60,000/- (Rupees Thirty Six Lakhs Sixty 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. | <b><u>Description of the Schedule Villa:</u></b><br><br>All that land forming plot no.141, 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:<br><br>North by : Plot No. 140<br>South by : Plot No. 142<br>East by : Plot Nos. 157 & 158<br>West by : 30' wide road |                                                                                                                                                       |

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)

K. Reshma

CP 24

PURCHASER

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 5 of 10 Sub Registrar  
Uppal

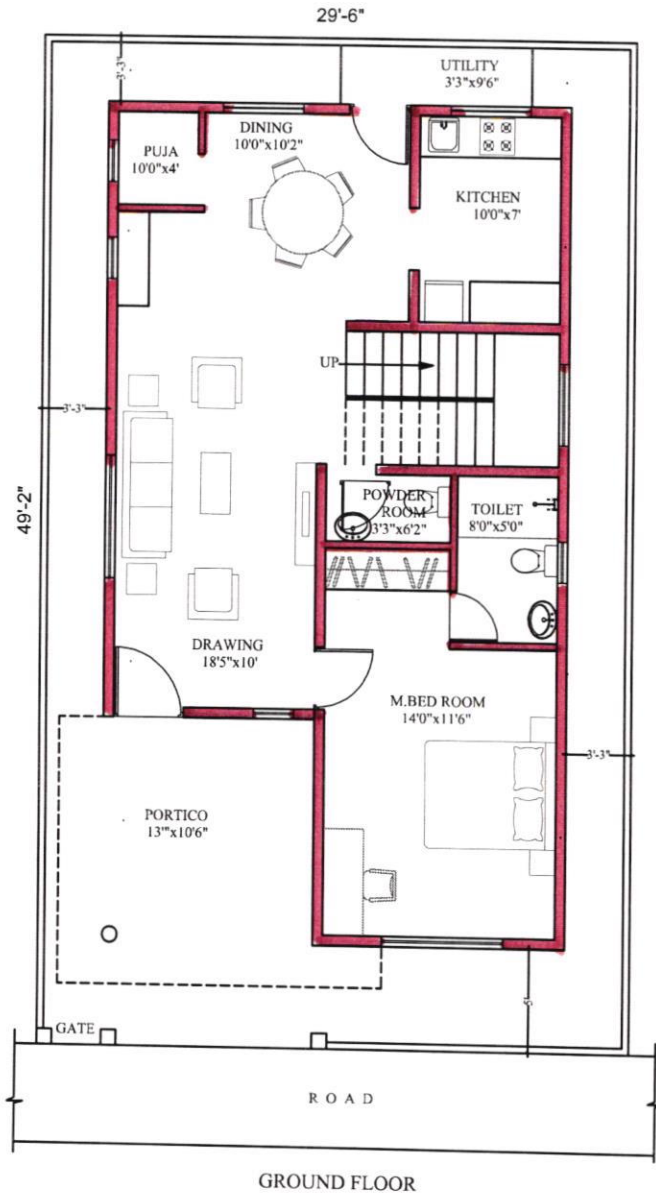


Generated on: 03/05/2023 12:05:52 PM



## 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)

*K. Reshma*

*K. Reshma*

**PURCHASER**

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 6 of 10 Sub Registrar  
Uppal



Generated on: 03/05/2023 12:05:52 PM



### 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

K. Reshma

*[Signature]*

PURCHASER

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

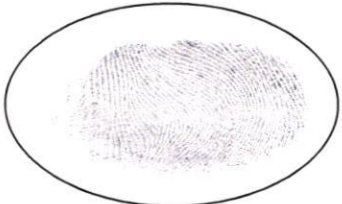
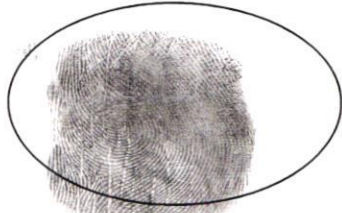
Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 7 of 10 Sub Registrar  
Uppal



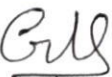
Generated on: 03/05/2023 12:05:52 PM



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

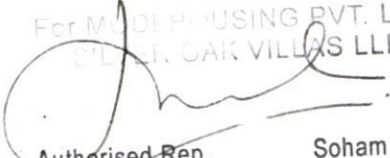
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                                                                                 |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b><u>DEVELOPER:</u></b><br><br>M/S. MODI HOUSING PVT. LTD. &<br>M/s. SILVER OAK VILLAS LLP<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>SOHAM MANSION, II FLOOR, M. G. ROAD<br>SECUNDERABAD – 500 003,<br>REP BY ITS AUTHORISED SIGNATORY:<br>MR. SOHAM MODI<br>S/O. LATE SATISH MODI.                  |
|        |    |   | <b><u>GPA FOR PRESENTING DOCUMENTS</u></b><br><b><u>VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021,</u></b><br><b><u>REGD. AT SRO, UPPAL:</u></b><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>R/O. 5-4-187/3 & 4<br>SOHAM MANSION<br>2 <sup>ND</sup> FLOOR, M. G. ROAD<br>SECUNDERABAD. |
|        |  |  | <b><u>PURCHASER:</u></b><br><br>1. MRS. KUSUMA RESHMA<br>W/O. MR. MAHENDER KUSUMA<br>R/O. H. NO.1-1-379/264<br>GROUND FLOOR, SRT-339<br>JAWAHAR NAGAR<br>ASHOK NAGAR, HYDERABAD<br>TELANGANA-500 020.                                                                                                |
|        |  |  | 2. MR. MAHENDER KUSUMA<br>S/O. MR. BABAIHAH KUSUMA<br>R/O. H. NO.1-1-379/264<br>GROUND FLOOR, SRT-339<br>JAWAHAR NAGAR<br>ASHOK NAGAR, HYDERABAD<br>TELANGANA-500 020.                                                                                                                               |

**SIGNATURE OF WITNESSES:**

1. 

2. 

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP



Authorised Rep.      Soham Modi

SIGNATURE OF THE DEVELOPER

K. Reshma. 

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 8 of 10 Sub Registrar  
Uppal



Generated on: 03/05/2023 12:05:52 PM





भारत सरकार  
GOVERNMENT OF INDIA



సోహం 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 - సామాన్యమానవుడి హక్కు

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 9 of 10 Sub Registrar  
Uppal



Generated on: 03/05/2023 12:05:52 PM



**భారత ప్రభుత్వం**  
Government of India

**విడుదల చేసినది:**  
Kusuma Reshma  
పుట్టిన తేదీ/DOB: 11/12/1990  
పురుషుడు/ FEMALE

*K. Reshma*

**6960**  
VID : 9115 6634 5820 3934

**నా ఆధార్, నా గుర్తింపు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**విడుదల చేసినది:**  
W/O మహేందర్, 1-68, హనుమాన్ బజార్, చెంగప్పరం,  
వరంగల్,  
తెలంగాణ - 506104

**Address:**  
W/O Mahender, 1-68, Hanuman Bazar,  
Chengapuram, Warangal,  
Telangana - 506104

**6960**  
VID : 9115 6634 5820 3934

1947 | help@uidai.gov.in | www.uidai.gov.in

**మీ ఆధార్ సంఖ్య / Your Aadhaar No. :**  
**4296 0399 1350**  
VID : 9141 8828 4466 7865

**నా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
Government of India

**విడుదల చేసినది:**  
Mahender Kusuma  
పుట్టిన తేదీ/DOB: 15/06/1985  
పురుషుడు/ MALE

*Mahender*

**9 1350**  
VID : 9141 8828 4466 7865

**నా ఆధార్, నా గుర్తింపు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**విడుదల చేసినది:**  
W/O మహేందర్, 1-68, శనిగపూర్ మహబూబాబాద్, తెలంగాణ,  
వరంగల్ జిల్లా,  
తెలంగాణ - 506104

**Address:**  
h/o 1-68, SHANIGAPURAM MAHABUBABAD,  
Chengapuram, Warangal,  
Andhra Pradesh - 506104

**1350**  
VID : 9141 8828 4466 7865

1947 | help@uidai.gov.in | www.uidai.gov.in

**Aadhaar will be helpful in availing Government and Non-Government services in future.**

**భారత ప్రభుత్వం**  
Government of India

**విడుదల చేసినది:**  
గుండా లక్ష్మి సత్యేంద్ర  
Gunda Lakshmi Satyendra

**పుట్టిన తేదీ / DOB: 28/07/1978**  
స్త్రీ / Female

**8021**

**నా ఆధార్, నా గుర్తింపు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**విడుదల చేసినది:**  
W/O గుండా శ్రీనివాస  
రావు, 3-4-106/సి-308.309 మే ఫ్లవర్  
పార్క్, మల్లపూర్, కపరా,  
హైదరాబాద్, రంగారెడ్డి, ఆంధ్ర  
ప్రదేశ్, 500076

**Address:**  
W/O Gunda Srinivasa  
Rao, 3-4-106/C-308.309 May  
Flower Park, Mallapur,kapra,  
Hyderabad, Rangareddi, Andhra  
Pradesh, 500076

**8021**

1947 | help@uidai.gov.in | www.uidai.gov.in

**భారత ప్రభుత్వం**  
Government of India

**విడుదల చేసినది:**  
గుండా శ్రీనివాస రావు  
Gunda Srinivasa Rao  
పుట్టిన తేదీ/DOB: 10/06/1972  
పురుషుడు/ MALE

**1500**

**నా ఆధార్, నా గుర్తింపు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**విడుదల చేసినది:**  
S/O గుండా వెంకటేశ్వర్లు, 3-4-106/సి-308.309 మే ఫ్లవర్  
పార్క్, మల్లపూర్, కపరా, హైదరాబాద్, రంగారెడ్డి,  
ఆంధ్ర ప్రదేశ్ - 500076

**Address:**  
S/O Gunda Venkateswarlu, 3-4-106/C-308.309  
May Flower Park, Mallapur,kapra, Hyderabad,  
Rangareddi, Andhra Pradesh - 500076

**1500**

1947 | help@uidai.gov.in | www.uidai.gov.in

Bk - 1, CS No 7530/2023 & Doct No  
7117/2023. Sheet 10 of 10 Sub Registrar  
Uppal



Generated on: 03/05/2023 12:05:52 PM

