

Covernment of Telangana Sean 154805 **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 27/07/2023, 12:23 PM

SRO Name: 1507 Uppal

Receipt No: 14670

Receipt Date: 27/07/2023

AGREEMENT

4350000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description		Amount Paid By			
		Challan	DD	E-Challan	
Registration Fee		KEMIPAI	14	21750	
Deficit Stamp Duty		000		21650	
User Charges	Sav. 166. Are	31201		500	
Total:	201	SUB-REGISTRAD		43900	
	PEES FORTY THREE THOUSAND	NINE HUNDRED ONLY			

Prepared By: PUNYAVATHY

SUB-REGISTRAR

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Government of Telangana

Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 27/07/2023, 12:23 PM

Receipt No: 14670

Receipt Date: 27/07/2023

SRO Name: 1507 Uppal

Name: K.PRABHAKAR REDDY

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value:

Bank Name:

CS No/Doct No: 14259 2023

Challan No:

Challan Dt:

E-Challan No: 5731W9200723

E-Challan Dt: 20-JUL-23



తెలంగాణ तेलंगाना TELANGANA

SL. No. ______, Date: 14-06-2022, Rupees: 100/-

Sold to: Ramesh,

S/o. Late Narsing Rao, R/o. Hyd. For whom: Modi Housing Pvt. Ltd.

AL 710388

KODAL RADHIKA

G6, Kubera Towers, Narayanaguda, Hyderabad-29. Cell: 9866378260, 9440090826

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AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 14th day of July' 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. Amere Subbarao Sreedhar, Son of Mr. Amere Subba Rao, aged about 54 years, Occupation: Service residing at A2, 109, Kalakriti Apartments, Shirdi Sai Nagar, Lalapet, Tarnaka, Secunderabad-500 017, hereinafter referred to as the 'Purchaser' (Pan No.AAQPA1184K, Mobile No.97017 57936).

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.

Soham Modi

SILVER OAK VILLAS LLP

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Page 1







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 lumsum 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.

Authorised Rep.

Soham Modi

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E-KYC Details as received from UIDAI: Photo Address: **Aadhaar Details** SI No Aadhaar No: XXXXXXXX8266 S/O Amere Subba Rao, 4 Uppal, K.v. Rangareddy, Telangana, 500076 Name: Amere Subbarao Sreedhar

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	tion In the Form of						
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	21650	0	0	0	21750
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	21750	0	0	0	21750
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	43900	0	0	0	44000

Rs. 21650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21750/- towards Registration Fees on the chargeable value of Rs. 4350000/- was paid by the party through E-Challan/BC/Pay Order No ,5731W9200723 dated ,20-JUL-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 43950/-, DATE: 20-JUL-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8736118378939, PAYMENT MODE:CASH-1001138,ATRN:8736118378939, REMITTER NAME: A SUBBARAO SREEDHAR, EXECUTANT NAME: MODI HOUSING PVT LTD,CLAIMANT NAME: A SUBBARAO SREEDHAR).

27th day of July,2023

Signature of Registering Officer

Certificate of Registration

Registered as document no. 13398 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 13398 -2023 for Scanning on 27-JUL-23.

Registering Officer





- 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 PVI, LTD.

Authorized Rep.

Soham Modi

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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 purchaser 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

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ANNEXURE- A

1.	Names of Pur	urchaser: Mr. Amere Subbarao Sreedhar, S/o.Mr		Amere Subba Rao		
2.	Purchaser's p address:	ermanent residential	R/o. A2, 109, Kalakriti Apartments, Shirdi Sai Nagar, Lalapet, Tarnaka, Secunderabad-500 017.			
3.	Sale deed executed by Developer in favour of Purchaser		Document no. 13397 of 2023, dated 14-07-2023 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	3-Bedrooms		
7.	Details of Sai	d Villa :				
	a. Villa no).:	166			
	b. Plot are	a:	161 Sq. yds.			
	c. Built-up	area:	2040 Sft.			
	d. Carpet a	area	1741 Sft.			
8.	Total conside	leration: Rs.43,50,000/-(Rupees Forty Three Only)		akhs Fifty Thousand		
9.	Details of adv	Details of advance paid:				
			ht Lakhs Seventy Three Thousand Only	already paid before		
	Rs.38,73,000 entering this	/-(Rupees Thirty Eight agreement which is ad	ht Lakhs Seventy Three Thousand Only) Imitted and acknowledged by the Develope			
10.	Rs.38,73,000 entering this	/-(Rupees Thirty Eight agreement which is ad	lmitted and acknowledged by the Develope	er.		
	Rs.38,73,000 entering this	/-(Rupees Thirty Eight agreement which is adment terms:	ue date for payment nishing works like flooring, bathroom	Amount		
	Rs.38,73,000 entering this Balance Payr Installment	/-(Rupees Thirty Eight agreement which is adment terms: Do On completion of first tiles, doors, window	Imitted and acknowledged by the Develope ue date for payment	Amount 2,77,000/-		
	Rs.38,73,000 entering this Balance Payr Installment	/-(Rupees Thirty Eight agreement which is adment terms:	ue date for payment nishing works like flooring, bathroom	Amount		
	Rs.38,73,000 entering this Balance Payr Installment I	/-(Rupees Thirty Eight agreement which is adment terms: On completion of first tiles, doors, window On completion	ue date for payment nishing works like flooring, bathroom	Amount 2,77,000/-		
10.	Rs.38,73,000 entering this Balance Payr Installment I II Scheduled da	/-(Rupees Thirty Eight agreement which is adment terms: Do On completion of first tiles, doors, window	ue date for payment nishing works like flooring, bathroom rs, first coat of paint, etc.	Amount 2,77,000/-		

For MODI HOUSING PVT. LTD. SILVER OAK VILLAS (LP

East by

West by

North by : 30' wide road

South by : Plot No. 167

: Plot No. 179

: 30' wide road

Authorised Rep. Soham Modi

DEVELOPER

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

Silver Oak Villas LLP ren by Mr. Soham Modi)

PURCHASER

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ANNEXURE-B

Plan of the Said Villa:



FOR MODI, HOUSING PVT. LTD. SHEVER OAK VILLAS)LLP

Authorised Rep.

Soham Modi

DEVELOPER (M/s. Modi Housing Pvt. Ltd., & Silver Oak Villas LLP rep by Mr. Soham Modi) A S SYLV PURCHASER Bk - 1, CS No 14259/2023 & Doct No W 13398/2023. Sheet 6 of 10 SeeD Registrar Uppal





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.

and subject to change from time to mime without prior notice.

 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

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PURCHASER

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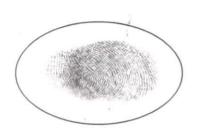


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF

REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





DEVELOPER:

M/S. MODI HOUSING PVT. LTD. & & & W/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





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.

S/O. LATE SATISH MODI.



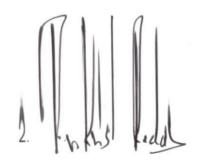


PURCHASER:

MR. AMERE SUBBARAO SREEDHAR S/O. MR. AMERE SUBBA RAO R/O. A2, 109, KALAKRITI APARTMENTS SHIRDI SAI NAGAR LALAPET, TARNAKA SECUNDERABAD-500 017.

SIGNATURE OF WITNESSES:

1. 1. Cauca de.



For MODI HOUSING PVT. LTD. SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

-SIGNATURE OF THE DEVELOPER

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BK - 1, CS No 14259/2023 & Doct No W 13398/2023. Sheet 8 of 10 Safa Registrar Uppal

OFFICE OF



भारत सरकार GOVERNMENT OF INDI



కోహాం సతీప్ మోడే Soham Satish Modi పుటిన సం./YoB:1969 పురుషుడు Male



भारतीय विशिष्ट पहचान प्राधिकरण

ವಿರುನಾಮ್ S/O: సతిప్ మాడి. ఫ్రాట్ సో-280, రోడ్ నో-25, పెద్దమ్మ దేవాలయిం దగ్గర జుబిల్ హిల్స్ ಖಂಡಲಾದಿ, ಬಂಜರ್ హಿಲ್ಮೆ హైదరాబాద్

ශංඛ කර≠ි, 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 PUT LTD. SILVER OAK VILLAS L

Authorised Rep.

Soham Modi



భారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy

තුළින් තංන්ජාරං / Year of Birth: 1974 పురుఘడు / Male



ఆధార్ – సామాన్యుని హక్కు

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

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM

JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013

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ಡಿಕ್ಷಿಸ್ಸ್/Enrolment No.: 0000/23431/85554

HMT Nagar CCMB Staff Qtrs Type-5 Flat No - 5 S/O: Amere Subba Rao ഷോത്യായുള്ള Amere Subbarao Sreedhar

Nacharam

8106258464 Uppal K.v. Rangareddy I.e.nacharam elangana - 500076

Nr155

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

ఆధార్, నా గుర్తింపు 8266

තුරි මති/ DOB: 31/05/1969

Amere Subbarao Sreedhar

DOS / MALE

800 BOOK BOOK BOOK

Government of Indi

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8266

77600842

01/02/2014

To Dasari Prasad

నమోదు సంఖ్య / Enrollment No. : 2081/30065/98385

Government of India

భారత ప్రభుత్వం

దానిరి ప్రసాద C/O Dasari Hanumantha Rao Flat no-20602, 6th Floor, Willow Block Indu Fortune Fields Gardenia Phase-13, KPHB Colony

KPHB Colony, Tirumalagiri, Hyderabad

7680893036 elangana - 500072

yacal

KA776008428FH

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

నా ఆధార్, నా గుర్తింపు

3038 #735 4394

Dasari Prasad Spdstych / Male කළිය මය / DOB: 02/08/1974

ದಾನಂ ಪ್ರವೇಧ

భారత ప్రభుత్వం

నా ఆధార్, నా గుర్తింపు



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