

Letter of confirmation

To,

Date: 09-04-2021

Mr. Syed Umar
Plot No. 63, Siri Residency, Flat no.201,
KPHB 5th Phase, Hyderabad.
Phone: 98866 37757
Email: syed@a2zrealestate.in

Dear Sir/Madam,

This is confirm that you have been appointed as an authorized Channel Partner of Modi Properties Pvt. Ltd., to promote the sale of flats/villas in the projects given below (Terms and conditions apply):

- a. Project name: Greenwood Hieghts

Contact name: Suresh

Mobile: 98666 69768

Email: suresh@modiproperties.com

- b. Project name: Silver Oak Villas

Contact name: M. Nagarjuna

Mobile: 99499 93587

Email: nagarjuna@modiproperties.com

- c. Project name: Gulmohar Residency

Contact name: Praveen Pathak

Mobile: 96182 47247

Email: praveenpathak@modiproperties.com

for

(CHANDRASHEKAR)

on the following terms and conditions:

1. You shall be permitted to promote the said projects amongst your customers, business associates, etc.
2. You shall inform the customer that you are representing Modi Properties as an authorized Channel Partner (you cannot claim to be an employee / partner/ business associate).



**MODI
PROPERTIES**

3. You shall not offer any discount to prospective customers. The discussion on discount will be handled by our sales team. Your primary target is to bring the customer to our site.
4. Our sales team will handle the customer after your introduction of the customer to our sales team.
5. For all customers introduced by you brokerage at the rate of 2% on the net sale consideration shall be paid to you. However, brokerage will be paid to only such customers that are introduced by you and the same information is recorded in our website or if customer are brought by you to site, please ensure that customer information has been entered by you through the estate agent link on our website, after which you will receive an email confirmation for the same.
6. Brokerage shall be paid for customers introduced by you only if the sale is closed within 3 months from date of introduction of the prospective customer.
7. Customers who have contacted us prior to intimation by you as given above, shall be deemed to be customers of Modi Properties and brokerage for such customers shall not be payable. The final decision in this matter shall be at the discretion of Modi Properties and claims shall not be made on this count.
8. A sum of Rs. 10,000/- shall be paid to you, within 7 days of the customer signing the agreement of sale. The balance brokerage shall be paid to you (after deducting TDS + GST), within 15 days of receiving 40% of total sale consideration from the customer for their flat /villa.
9. This understanding shall be valid for a period of 12 months from the date of this letter. It shall be extended for further periods of one year each on satisfactory performance. You shall endeavor to extend this understanding 7 days prior to its expiry by signing a letter of extension for the extended period.
10. You may contact the respective sale managers for any further information or arranging a site visit.
11. Support by way of brochures, flyers, arrangement for site visits, etc., shall be provided by Modi Properties free of cost.
12. Modi Properties shall have right to terminate this agreement at any time without assigning any reason at its discretion.

Please sign a copy of this letter as your confirmation of the above terms and conditions.

Thank You.

Yours sincerely,
For Modi Properties Pvt. Ltd.,



Managing Director.

Agreed and Confirmed by:

Sign : for [Signature]

Name : CHANDRASHEKAR

Date : 9-4-2021

Letter of appointment

To,

Date: 09-04-2021

Mr. Syed Umar
Plot No. 63, Siri Residency, Flat no.201,
KPHB 5th Phase, Hyderabad.
Phone: 98866 37757
Email: syed@a2zrealestate.in

Dear Sir/Madam,

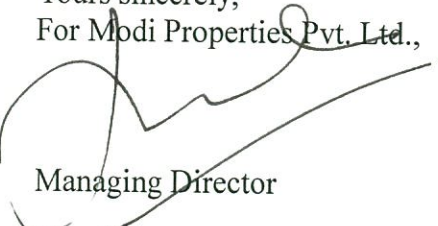
This is confirm that you have been appointed as an authorized Channel Partner of Modi Properties Pvt. Ltd., to promote the sale of flats/villas for the following projects:

- a. Project name: Silver Oak Villas
Contact name: M. Nagarjuna
Mobile: 99499 93587
Email:nagarjuna@modiproperties.com
- b. Project name: Gulmohar Residency
Contact name: Praveen Pathak
Mobile: 96182 47247
Email:praveenpathak@modiproperties.com
- c. Project name: Greenwood Heights
Contact name: M. Suresh
Mobile: 98666 69768
Email:rajkumar@modiproperties.com

The appointment shall be valid upto 08-04-2022.

Thank You.

Yours sincerely,
For Modi Properties Pvt. Ltd.,



Managing Director



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ವಿಳಾಸ:

Address:

S/O: ಸೈಯದ್ ಅಹಮದ್, #ಜಿ-904, ಈಟಿಎ
ಗಾರ್ಡನ್ಸ್, ನಂ 9 ಮಾಗಡಿ ರೋಡ್, ಅಂಗಲ
ಪರಮೇಶ್ವರಿ ದೇವಸ್ಥಾನದ ಎದುರು, ಮಾಗಡಿ
ರೋಡ್, ಬೆಂಗಳೂರು ಉತ್ತರ, ಬೆಂಗಳೂರು,
ಕರ್ನಾಟಕ - 560023

S/O: Syed Ahmed, #G-904, ETA
Gardens, No 9 Magadi Road, Opp
Angala Parameshwari Temple,
Magadi Road, Bangalore North,
Bangalore,
Karnataka - 560023

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA

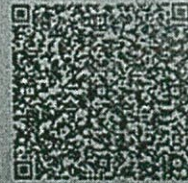


ಸೈಯದ್ ಉಮರ್

Syed Umar

ಜನ್ಮ ದಿನಾಂಕ / DOB: 16/06/1979

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Telangana State Real Estate Regulatory Authority

FORM 'H'

[See rule 9(2)]

REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

1. This registration is granted under section 9 with registration certificate bearing No. **A02500001138**

Mr./Ms. **Syed Umar** son/daughter of Mr./Ms. **Syed Ahmed** House No.: **H no- 2, Ground Floor, Village:Mandal: Secunderabad, District: Hyderabad,** Telangana State. to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Telangana in terms of the Act and the rules and regulations made there under.

2. This registration is granted subject to the following conditions, namely:-

- (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the Authority;
- (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 12;
- (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10;
- (iv) The real estate agent shall facilitate the possession of all information and documents, as the allottee is entitled to, at the time of booking of any plot, apartment or building, as the case may be;
- (v) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;
- (vi) The real estate agent shall comply with the provisions of the Act and the rules and regulations made there under;
- (vii) The real estate agent shall not contravene the provisions of any other law for the time being in force as applicable to him;
- (viii) The real estate agent shall discharge such other functions as may be specified by the Authority by regulations;

3. The registration is valid for a period of five years commencing from **24/08/2020** and ending with **23/08/2025** unless renewed by the Authority in accordance with the provisions of the Act or the rules and regulations made there under.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the Authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By **KOMMU VIDYADHAR**
(SECRETARY TS RERA)
Date : 24-Aug-2020 17:07:51 IST



Dated: **24/08/2020**
Place: **Hyderabad**

Signature and seal of the Authorized Officer Real
Estate Regulatory Authority