



तेलंगाना TELANGANA
S.No. 18670 Date: 17-08-2017

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: SILVER OAK VILLAS LLP

K. SATISH KUMAR 970393
LICENSED STAMP VENDOR
LIC No. 16-05-059/2012,
R.No. 16-05-029/2015
Plot No. 227, Opp. Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SUPPLEMENTARY AGREEMENT

This Agreement of Sale is made and executed on this the 5th day of October 2017 at Secunderabad by and between:

1. 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 Managing Partner Shri Soham Modi S/o. late Shri Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003., hereinafter referred to as the Vendor.
2. M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes), a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad -500 003., represented by its Managing Partner Shri Soham Modi S/o. late Shri Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003., hereinafter referred to as the Confirming Party.

In favour of

Mr. Kiran Kumar Panuganti, son of Mr. Prabhudas Panuganti aged about 31 years, residing at Flat No. 305, Raja Rohith Palace, Vijayapuri Colony, Tarnaka, Secunderabad - 500017, hereinafter referred to as the 'Purchaser'

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

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The term Vendor, Confirming Party and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor/Confirming Party/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 Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

WHEREAS:

1. The Purchaser under an Agreement of Sale dated 5th July 2017 has agreed to purchase a villa no. 59, admeasuring about 191 sq. yds. bearing plot no. 59 in the housing project Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medchal – Malkajgiri District (hereinafter after referred to as the Scheduled Plot), from the Vendor.
2. The Purchaser has requested the Vendor to execute a Sale Deed for the vacant plot of land and that the Purchaser has agreed to enter into an Agreement for Construction of the villa on the vacant plot of land and the Vendor has agreed to do so.
3. The Parties herein have agreed that upon receipt of 60% of total sale consideration, the plot of land bearing no.59 admeasuring about 191 sq. yds., shall be conveyed in favour of the Purchaser by way of registered Sale Deed for a total sale consideration of Rs. 28,87,500/- (Rupees Twenty Eight Lakhs Eighty Seven Thousand and Five Hundred Only).
4. Simultaneously upon execution of Sale Deed, the Purchaser shall enter in to an Agreement for Construction with the Vendor for a total consideration of Rs. Rs.28,87,500/- (Rupees Twenty Eight Lakhs Eighty Seven Thousand and Five Hundred Only) for the construction of the villa.
5. The Purchaser shall pay to the Vendor the consideration towards the Agreement for Construction of Rs. 28,87,500/- in the following manner:

Installment	Payment terms	Amount (Rs.)
A.	On completion of footings & plinth	8,06,250/-
B.	On completion of RCC works	8,06,250/-
C.	On completion of Civil works	5,37,500/-
D.	On completion of flooring, doors, windows, I coat of paint etc.,	5,37,500/-
E.	On completion	2,00,000/-

6. The drafts of Sale Deed and Agreement for Construction has been approved by the Purchaser herein and the Purchaser shall not raise any objection on this count.
7. The amounts received by the Vendor from the Purchaser will be first appropriated towards the consideration for land and thereafter towards consideration for construction.

For: SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

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8. That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the said villa/plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the said villa as a security for obtaining housing loan for the purposes of purchase and construction of the said villa/plot. Further all the terms and conditions mentioned in the Booking Form, Agreement of Sale, Sale Deed, Agreement for Construction shall continue to be in force.

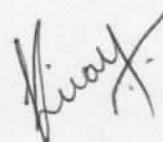
In Witness whereof this Supplementary Agreement is made and executed on the date mentioned above by the parties hereto in presence of the witnesses mentioned below.

Witness:

1.

2. ^{FOT} SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI
VENDOR



PURCHASER