

Government of Telangana
Registration And Stamps Department

13229/4

Payment Details - Citizen Copy - Generated on 22/09/2025, 11:49 AM

SRO Name: 1507 Uppal

Receipt No: 14623

Receipt Date: 22/09/2025

Name: K PRABHAKAR REDDY

CS No/Doct No: 13488 / 2025

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTI

Challan No:

E-Challan No: 799MIP190925

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 19-SEP-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

16550

Deficit Stamp Duty

16450

User Charges

500

Total:

33500

In Words: RUPEES THIRTY THREE THOUSAND FIVE HUNDRED ONLY

Prepared By: SUNITHA

SUB-REGISTRAR
Signature by SR
UPPAL

13488/2025

BOOK - 1 DOC.NO. 13229/2025
SUB REGISTRAR : UPPAL

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

BR 386594

Tran-Id: 250821143418779276
 Date: 21 AUG 2025, 02:36 PM
 Purchased By:
 CH. RAMESH
 S/o LATE NARSING RAO
 R/o HYD
 For Whom
 MODI HOUSING PVT. LTD.

KODALI RADHIKA
 LICENSED STAMP VENDOR
 Lic. No. 16/7/2015
 Ren.No. 16-07-004/2025
 G-6, KUBERA TOWERS,
 NARAYANGUDA,
 HYDERABAD
 Ph 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22nd day of September' 2025 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd (Pan No. AADCM5906D) 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 55 years hereinafter referred to as the Developer.
2. M/s. Silver Oak Villas LLP (PAN: ADBFS3288A) 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 55 years, Occupation: Business hereinafter referred to as the Contractor.

AND

1. Mrs. Gopavaram Suneetha, Wife of Mr. Bangaru Mallikarjuna aged about 34 years, Occupation: Service (Pan No.DKTPS6789C, Mobile No.98859 09444) and
2. Mr. Bangaru Mallikarjuna, Son of Mr. B. V. Brahmaiah, aged about 38 years, Occupation: Service both are residing at Flat No. 403, Ratnanidhi Residency, Street No. 4, Saraswathi Colony, HMT Nagar, Nacharam, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076, hereinafter jointly referred to as the Purchaser and severally as Purchaser no. 1 and Purchaser no. 2 respectively (Pan No. AZAPB9009P, Mobile No.99663 08080).

For MODI HOUSING PVT. LTD.
 SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16550/- paid between the hours of 11 and 1 on the 22nd day of SEP, 2025 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A)

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	Aadhar No XXXXXXXX9578 NAME: BANGARU MALLIKARJUNA S/O BANGARU VEERA BRAHMAIAH CHINTAKUNTA, MARKAPUR, PRAKASAM, ANDHRA PRADESH, 523329	 BANGARU MALLIKARJUNA [1507-1-2025-13488]	 Bmullikarjuna
2	CL	Aadhar No XXXXXXXX5703 NAME: GOPAVARAM SUNEETHA C/O GOPAVARAM LAKSHMANA ACHARY CHINTAL, TIRUMALAGIRI, HYDERABAD, TELANGANA, 500054	 GOPAVARAM SUNEETHA [1507-1-2025-13488]	 Suneeetha
3	EX	Aadhar No XXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 K. PRABHAKAR REDDY [1507-1-2025-13488]	 K. Prabhakar Reddy

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX4505 NAME: UDHARI RAMESH S/O UDHARI RATHNAKAR Taharapur, Shayampet, Warangal, Telangana, 506319	 U RAMESH::22/09/2025 [1507-1-2025-13488] U RAMESH WARANGAL.	 U Ramesh
2	Aadhar No: XXXXXXXX3084 NAME: SUNNAPOJU JANAKIRAMA CHARY S/O SUNNAPOJU LAXMI NARSAIAH Miryalaguda, Nalgonda, Andhra Pradesh, 508207	 S JANAKIRAMA CHARY [1507-1-2025-13488] S JANAKIRAMA CHARY NALGONDA.	 S Janakirama Chary

22nd day of September, 2025

Signature of Joint SubRegistrar2
Uppal

Biometrically Authenticated by
SRO MANITHA
on 22-SEP-2025 12:05:53

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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.

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

[Signature]

[Signature]

Endorsement: Stamp Duty, Tranfer 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	16450	0	0	0	16550
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	16550	0	0	0	16550
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	33500	0	0	0	33600

Rs. 16450/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16550/- towards Registration Fees on the chargeable value of Rs. 2203500/- was paid by the party through E-Challan/BC/Pay Order No ,799MIP190925 dated ,19-SEP-25 of ,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 33550/-, DATE: 19-SEP-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6469417825146,PAYMENT MODE:NB-1001138,ATRN:6469417825146,REMITTER NAME: MRS. GOPAVARAM SUNEETHA,EXECUTANT NAME: MODI HOUSING PVT LTD,CLAIMANT NAME: MRS. GOPAVARAM SUNEETHA AND OTHERS).

Date:

22nd day of September,2025

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 13229 of 2025 of Book-1 and assigned the identification number 1 - 150 - 13229 - 2025 for Scanning on 22-SEP-25 .

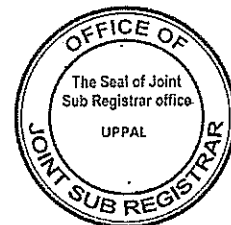
Registering Officer

Uppal

(M Anitha)

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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 Developer/Contractor 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

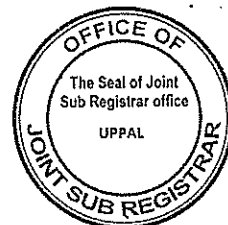
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4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common 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.

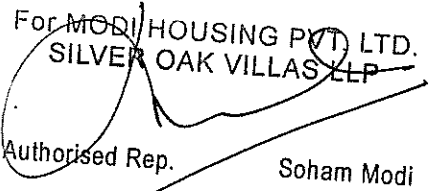
5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

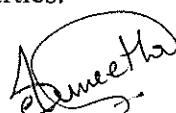
5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the 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.

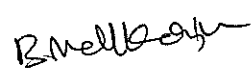
6. FORCE MAJEURE:

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 LLP
Authorised Rep. 
Soham Modi





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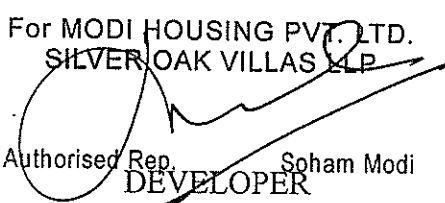
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ANNEXURE- A

1.	Names of Purchasers:	1. Mrs. Gopavaram Suneetha, W/o. Mr. Bangaru Mallikarjuna 2. Mr. Bangaru Mallikarjuna, S/o. Mr. B. V. Brahmaiah	
2.	Purchaser's permanent residential address:	R/o. Flat No. 403, Ratnanidhi Residency, Street No. 4, Saraswathi Colony, HMT Nagar, Nacharam, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076.	
3.	Sale deed executed by Developer in favour of Purchasers:	Document no. 13228 of 2025, dated 22-09-2025 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.:	173	
	b. Plot area:	161 Sq. yds.	
	c. Built-up area :	2040 Sft.	
	d. Carpet area	1721 Sft.	
8.	Total consideration:	Rs. 16,00,000/- (Rupees Sixteen Lakhs Only)	
9.	Details of advance paid:		
	Rs.9,00,000/- (Rupees Nine Lakhs Only) already paid before entering this agreement which is acknowledged by the Developer by way of receipts.		
10.	Balance Payment terms:		
	Installment	Due date for payment	Amount
	I	On completion of finishing works like flooring, bathroom tiles, doors, windows, first coat of paint, etc.	5,00,000/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	31-12-2025	
12.	<u>Description of the Schedule Villa:</u> All that land forming plot no.173, 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, Medhchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : Plot No. 174 South by : Tot-Lot East by : 30' wide road West by : Plot No. 172		

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)





PURCHASER

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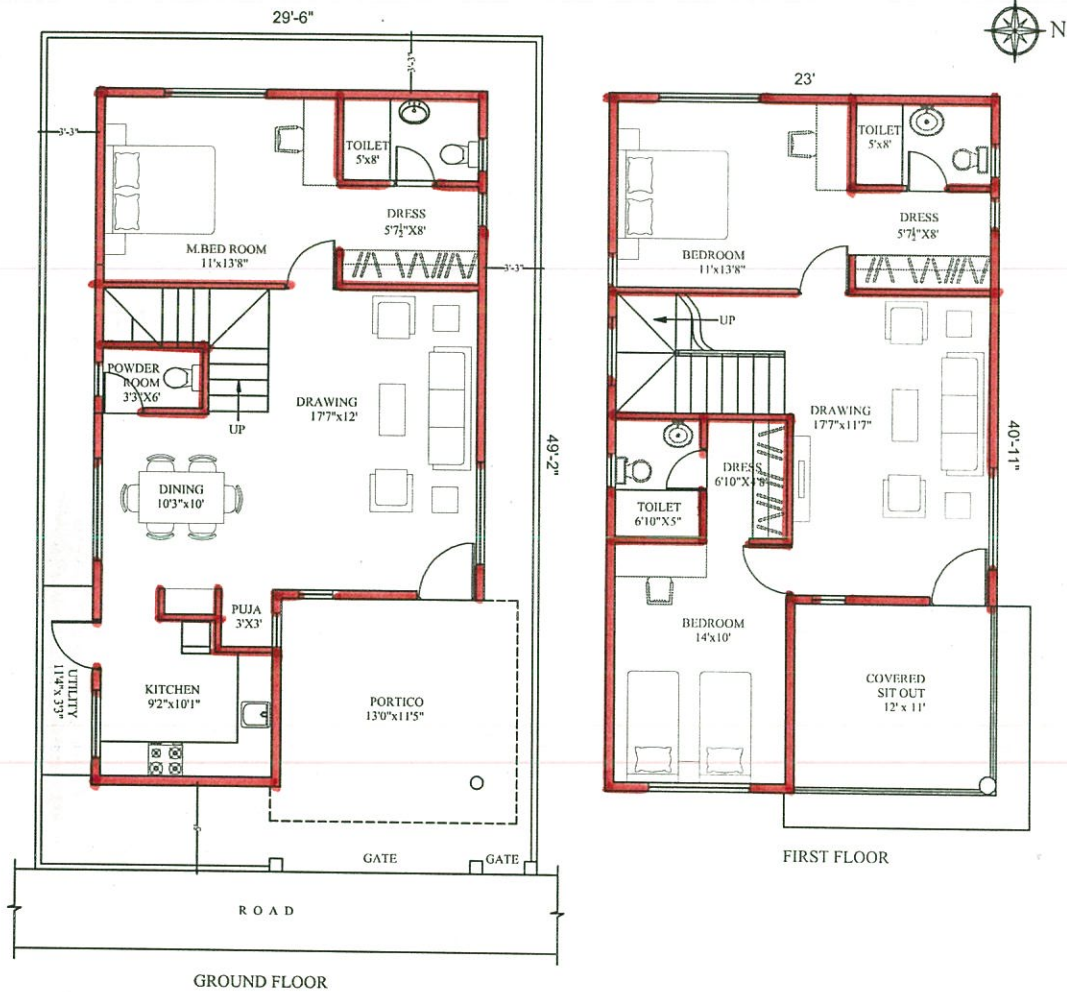


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ANNEXURE- B

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)

(Signature)

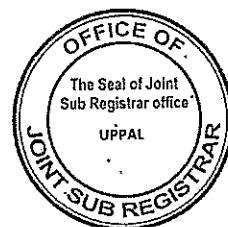
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PURCHASER

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13229/2025. Sheet 6 of 11 Joint SubRegistrar2
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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

Authorised Vendor: Soham Modi

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

[Signature]

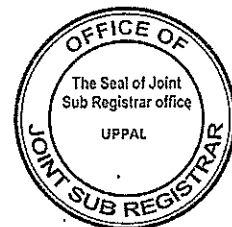
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PURCHASER

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Registration & Stamps Department
Government of Telangana

Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Bangaru Mallikarjuna, Gopavaram Suneetha.

ULB Name : GHMC District : MEDCHAL-MALKAJIRI
SRO : UPPAL Ward : 2
Block : 6 Locality : SILVER OAK COLONY

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
11,12,14,15,16,17,18,294	173	-- Flat No. --	161	2040

1.	I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.	☒
2.	I have not sold or transferred the said property to anyone else.	☒
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.	☒
4.	The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act, 1908.	☒
5.	There is no court order or injunction restraining transfer of the said property.	☒
6.	The proposed property transfer is not in contravention of the following laws: • The Telangana Scheduled Area Land Transfer Regulation, 1970. • The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.	☒
7.	I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.	☒

Declaration

☒ I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:

Place:

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Signature

Name : Silver Oak Villas Llp Rep By Soham Modi
S/o :Late Satish Modi
R/o Village/ULB : Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

Signature

Name : Modi Housing Pvt Ltd Rep By Soham Modi
S/o :Late Satish Modi
R/o Village/ULB : Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

Signature

Name : K. Prabhakar Reddy Gpa Holder
S/o :K. Padma Reddy
R/o Village/ULB : Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

Toll Free No for Enquiries : 1800 599 4788

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(/echallan/home.htm)

**REGISTRATION & STAMPS
DEPARTMENT
Government of Telangana**

**e- STAMPS
Document Registration online eChallan**

Online Challan Proforma [SRO copy]

**Registration & Stamps Department
Government of Telangana**

Challan No: 799MIP190925

Bank Code : SBIN Payment : NB

Remitter Details

Name MRS. GOPAVARAM SUNEETHA
PAN Card No DKTPS6789C
Aadhar Card No
Mobile Number *****561
Address HYDERABAD

Executant Details

Name MODI HOUSING PVT LTD
Address SECUNDERABVAD

Claimant Details

Name MRS. GOPAVARAM SUNEETHA AND OTHERS
Address HYDERABAD

Document Nature

Nature of Document DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT
Property Situated in(District) MEDCHAL-MALKAJGIRI
SRO Name UPPAL

Amount Details

Stamp Duty 16450
Transfer Duty 0
Registration Fee 16550
User Charges 500
Mutation Charges 0
Haritha Nidhi 50
TOTAL 33550

Total in Words Thirty Three Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY) 19-09-2025
Transaction Id 6469417825146
Stamp & Signature

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma [Citizen copy]

**Registration & Stamps Department
Government of Telangana**

Challan No: 799MIP190925

Bank Code : SBIN Payment : NB

Remitter Details

Name MRS. GOPAVARAM SUNEETHA
PAN Card No DKTPS6789C
Aadhar Card No
Mobile Number *****561
Address HYDERABAD

Executant Details

Name MODI HOUSING PVT LTD
Address SECUNDERABVAD

Claimant Details

Name MRS. GOPAVARAM SUNEETHA AND OTHERS
Address HYDERABAD

Document Nature

Nature of Document DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT
Property Situated in(District) MEDCHAL-MALKAJGIRI
SRO Name UPPAL

Amount Details

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Registration Fee 16550
User Charges 500
Mutation Charges 0
Haritha Nidhi 50
TOTAL 33550

Total in Words Thirty Three Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY) 19-09-2025
Transaction Id 6469417825146
Stamp & Signature

Note: Scan the QR code to verify the challan details and go through refund policy.



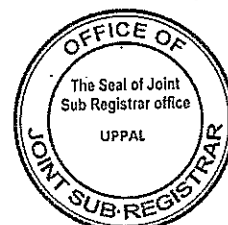
Note: Please do not refresh the page or click the "Back" or "Close" button of your browser

The information provided online is updated, and no physical visit is required.

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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. &
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:

- MRS. GOPAVARAM SUNEETHA
W/O. MR. BANGARU MALLIKARJUNA
R/O. FLAT NO. 403, RATNANIDHI RESIDENCY
STREET NO. 4, SARASWATHI COLONY
HMT NAGAR, NACHARAM, UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076.
- MR. BANGARU MALLIKARJUNA
S/O. MR. B. V. BRAHMAIAH
R/O. FLAT NO. 403, RATNANIDHI RESIDENCY
STREET NO. 4, SARASWATHI COLONY
HMT NAGAR, NACHARAM, UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076.



SIGNATURE OF WITNESSES:

-
- S. Jambhikar Chetty.

For MODI HOUSING PVT. LTD.
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi

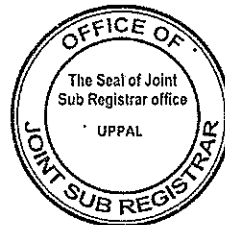
SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

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13229/2025. Sheet 9 of 11 Joint SubRegistrar2
Uppal



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भारत सरकार
GOVERNMENT OF INDIA



సోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YOB: 1969
పురుషుడు Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MODI HOUSING PRIVATE
LIMITED

31/12/2002
Permanent Account Number

AADCM5906D



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 తేదీ/DOB: 15/01/1974
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీకి కాదు. ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ధృవీకరణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్).
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3287 6953 9204

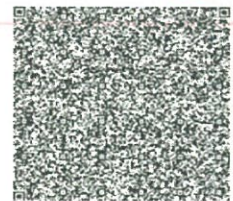
నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



పిరుదామా:
2-3-64/10/24 1 ఫ్లోర్ కమలా నిలయం
జైస్వాల్ కాలనీ, అంబెర్‌పేట్, హైదరాబాద్,
తెలంగాణ - 500013
Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013



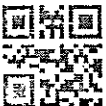
3287 6953 9204

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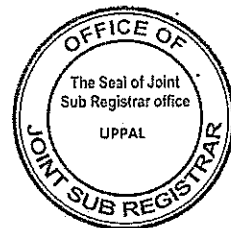
1947 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature

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Government of India

గోపవరం సునీత
Gopavaram Suneetha
పుట్టిన తేదీ / DOB : 24/06/1990
లింగం / Female

Issue Date : 03/12/2012

9951 4450 5703
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా: సంబంధీకులు: గోపవరం లక్ష్మణ అచారి,
ఫ్లాట్ నెం. 202, గురుకుల నివాసం, పతవరీ ఎన్క్లేవ్,
పాట్వారి కాలోనీ, చింతల, హైదరాబాద్, తెలంగాణ,
500054

Print Date : 29/07/2021

Address: C/O: Gopavaram Lakshmana
Achary, Flat No. 202, Gurukula Nivasam,
Patwari Enclave, IDPL Colony, Chintal,
Hyderabad, Telangana, 500054

9951 4450 5703

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Government of India

బంగారు మల్లికార్జున
Bangaru Mallikarjuna
పుట్టిన తేదీ/DOB: 05/08/1986
పురుషుడు/ MALE

4663 5005 9578
VID : 9139 7852 6780 1309

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O: బంగారు వీరా బ్రహ్మియ్య, మర్కాపుర మండల్,
చింతకూట, చింతకూట,
అంధ్ర ప్రదేశ్ - 523329

Address:
S/O: Bangaru Veera Brahmaiah,
Markapur Mandal, Chintakunta,
Prakasam,
Andhra Pradesh - 523329

4663 5005 9578
VID : 9139 7852 6780 1309

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Government of India

ఉధారి రామేశ్
Udhari Ramesh
పుట్టిన తేదీ/DOB: 06/02/1980
పురుషుడు/ MALE

2187 3102 4505
VID : 9179 1400 4080 1452

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O ఉధారి రామేశ్, 3-113, మంధారిపేట్,
శయంపేట్, తహసీల్దార్, వరంగల్,
తెలంగాణ - 506319

Address:
S/O Udhari Rathnakar, 3-113, mandaripet,
Mandal shayampet, Taharapur, Warangal,
Telangana - 506319

2187 3102 4505
VID : 9179 1400 4080 1452

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

U Ramesh

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సన్నాపా జానకిరామా చారి
Sunnapoju Janakirama Chary

పుట్టిన సంవత్సరం/Year of Birth: 1988
పురుషుడు / Male

9879 4848 3084

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O సన్నాపా లక్ష్మీ వర్మయ్య,
18-354,
శాంతి నగర్,
ఆర్కిడ్స్ స్కూల్,
శాంతి నగర్,
మిర్యాలగూడ,
నల్గొండ,
ఆంధ్ర ప్రదేశ్,
508207

Address: S/O Sunnapoju Laxmi
Narsaiah, 18-354, Shanthi Nagar,
Orchids school, Shanthi Nagar,
Miryalaguda, Miryalaguda,
Nalgonda, Andhra Pradesh,
508207

1947 1800 1847 help@uidai.gov.in www.uidai.gov.in పి.సి. హెల్ప్ నెం. 1947

S Janki Ramesh Chary

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