



Government of Telangana  
Registration And Stamps Department

2033/25

Payment Details - Citizen Copy - Generated on 12/02/2025, 02:57 PM

SRO Name: 1507 Uppal

Receipt No: 2254

Receipt Date: 12/02/2025

Name: K PRABHAKAR REDDY	CS No/Doc No: 2106 / 2025
Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTI	Challan No:
Chargeable Value: 1600000	DD Dt:
DD No:	Challan Dt:
Bank Name:	Bank Branch:
E-Challan Bank Name: KKBK	E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				20000
Deficit Stamp Duty				19900
User Charges				500
Total:				40400
In Words: RUPEES FORTY THOUSAND FOUR HUNDRED ONLY				

Prepared By: SUNITHA

Signature by SR

RETURN  
15/2/25  
SUB-REGISTRAR  
UPPAL

OTP: 882262  
W/2262



**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. 20000/- paid between the hours of 2 and 4 on the 12th day of FEB, 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	<p>Aadhar No XXXXXXX4046</p> <p>NAME: SEETA NARESH C/O SEETA MOHAN RAMPALLE, KEESSARA, MEDCHAL, MALKAJGIRI, TELANGANA, 501301</p>	 <p>SEETA NARESH: 12/02/2025 [1507-1-2025-2106]</p>	 <p><i>Seeta</i></p>
2	CL	<p>Aadhar No XXXXXXX3254</p> <p>NAME: SEETA-SHAILEJA C/O SEETA NARESH RAMPALLE, KEESSARA, MEDCHAL, MALKAJGIRI, TELANGANA, 501301</p>	 <p>SEETA SHAILAJA: 12/02/2025 [1507-1-2025-2106]</p>	 <p><i>Shil</i></p>
3	EX	<p>Aadhar No XXXXXXX9204</p> <p>NAME: KANDI PRABHAKAR REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013</p>	 <p>[1507-1-2025-2106] EX-999</p>	 <p><i>Prabhakar</i></p>

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	<p>Aadhar No: XXXXXXX6852</p> <p>NAME: SEETA DON SHRIVASTAV C/O SEETA NARESH Rampalle, Keesara, Medchal, Malkajgiri, Telangana, 501301</p>	 <p>SEETA DON SHRIVASTAV: 12/02/2025 [1507-1-2025-2106] WITNE</p>	 <p><i>Don</i></p>
2	<p>Aadhar No: XXXXXXX8489</p> <p>NAME: PILLI VINOD KUMAR S/O PILLI YADAIAH Saroor Nagar, Saroor Nagar, K.V. Rangareddy, Telangana, 500035</p>	 <p>P VINOD KUMAR: 12/02/2025 [1507-1-2025-2106]</p>	 <p><i>Vinod</i></p>

Biometrically Authenticated by  
SRO ADLA VIJAYA JYOTHI  
on 12-FEB-2025 15:18:09

12th day of February, 2025

Signature of Sub Registrar  
Uppal

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2033/2025.

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 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.  
SILVER OAK VILLAS R.P.  
Authorised Rep.   
Soham Modi

  
Shilpa

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	19900	0	0	0	20000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
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>40400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40500</b>

Rs. 19900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 3550000/- was paid by the party through E-Challan/BC/Pay Order No ,374BG8110225 dated ,11-FEB-25 of ,KKBK/

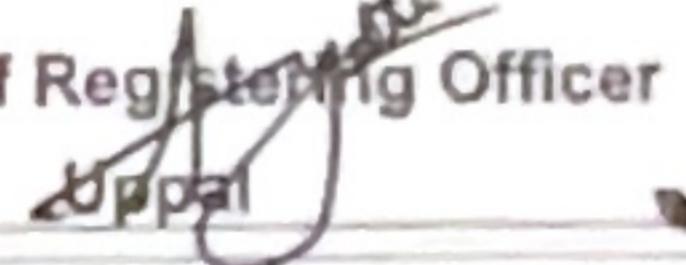
**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 40450/-, DATE: 11-FEB-25, BANK NAME: KKBK, BRANCH NAME: , BANK REFERENCE NO: 1241966335140, PAYMENT MODE: NB-1001138, ATRN: 1241966335140, REMITTER NAME: SEETA SHAILAJA, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: SEETA SHAILAJA).

Date:

12th day of February, 2025

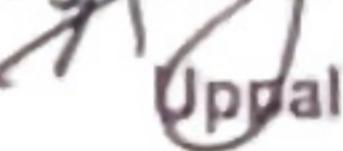
Signature of Registering Officer



**Certificate of Registration**

Registered as document no. 2033 of 2025 of Book-1 and assigned the identification number 1 - 1507 - 2033 - 2025 for Scanning on 12-FEB-25 .

Registering Officer



(A Vijaya Jyothi)

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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:

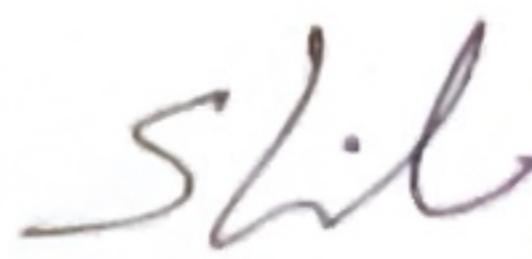
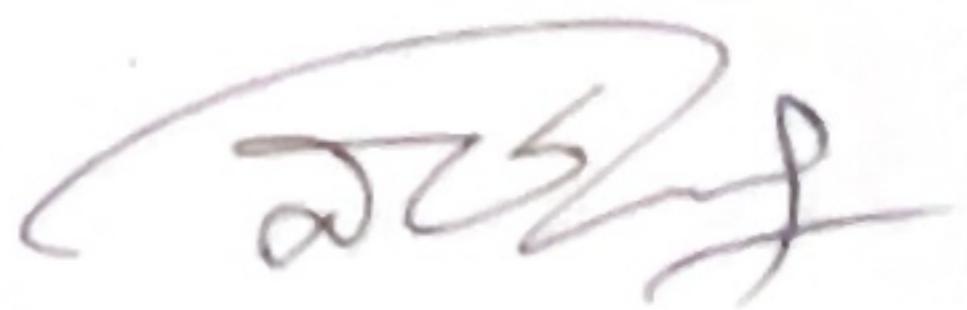
4.1. The Contractor / Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to 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.

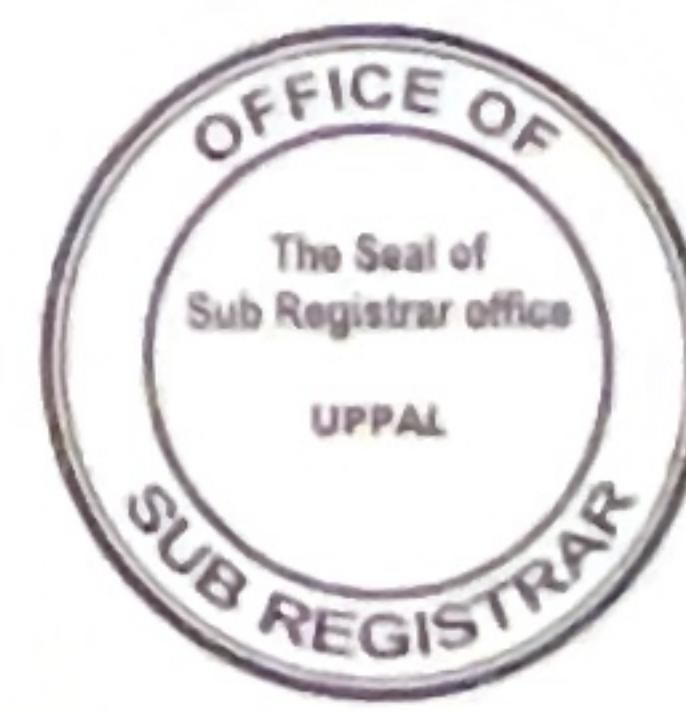
4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said 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

 Shilpa  
 Soham Modi

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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

Authorised Rep.

Soham Modi

Shil

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ANNEXURE-A

1.	Names of Purchaser:	1. Mrs. Seeta Shailaja, W/o. Mr. Seeta Naresh 2. Mr. Seeta Naresh, S/o. Mr. Seeta Mohan
2.	Purchaser's permanent residential address:	R/o. H. No. 10-3-49, Plot No. 49P, Nethaji Road, R. L. Nagar, Rampally Village, Keesara Mandal, Medchal-Malkajgiri, Telangana-501 301.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 2032 of 2025, dated 12-02-2025 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.:	204
	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.1,88,000/- (Rupees One Lakhs Eighty Eight Thousand Only) already paid before entering this agreement which is admitted and acknowledged by the Developer.
10.	Balance Payment terms:	
	Installment	Due date for payment
	I	On completion of finishing works like flooring, bathroom tiles, doors, windows, first coat of paint, etc.
	II	On completion
11.	Scheduled date of completion:	31-06-2025
12.	<u>Description of the Schedule Villa:</u>	All that land forming plot no.204, 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:  North by : Plot No. 205 South by : Plot No. 203 East by : 30' wide road West by : Plot No. 188

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)

*Shil* *Soham*

PURCHASER

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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)

*Soham Modi* *SOHAM MODI*

PURCHASER

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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 Rep.

Soham Modi

VENDOR

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

Shl

SOHAM MODI

PURCHASER

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2033/2025. Sheet 7 of 10 Sub Registrar  
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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
			<p><u>DEVELOPER:</u></p> <p>M/S. MODI HOUSING PVT. LTD. &amp; &amp; M/s. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003, REP BY ITS AUTHORISED SIGNATORY: MR. SOHAM MODI S/O. LATE SATISH MODI.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021,</u> <u>REGD. AT SRO, UPPAL:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 &amp; 4 SOHAM MANSION 2<sup>ND</sup> FLOOR, M. G. ROAD SECUNDERABAD.</p>
			<p><u>PURCHASER:</u></p> <ol style="list-style-type: none"> <li>1. MRS. SEETA SHAILAJA W/O. MR. SEETA NAresh R/O. H. NO. 10-3-49, PLOT NO. 49P NETHAJI ROAD, R. L. NAGAR RAMPALLY VILLAGE KEESARA MANDAL MEDCHAL-MALKAJGIRI TELANGANA-501 301.</li> </ol>
			<ol style="list-style-type: none"> <li>2. MR. SEETA NAresh S/O. MR. SEETA MOHAN R/O. H. NO. 10-3-49, PLOT NO. 49P NETHAJI ROAD, R. L. NAGAR RAMPALLY VILLAGE KEESARA MANDAL MEDCHAL-MALKAJGIRI TELANGANA-501 301.</li> </ol>

SIGNATURE OF WITNESSES:



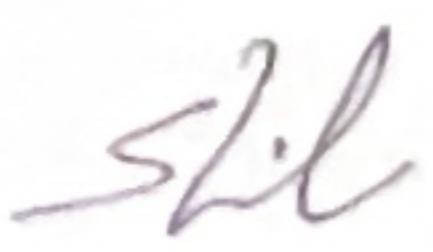
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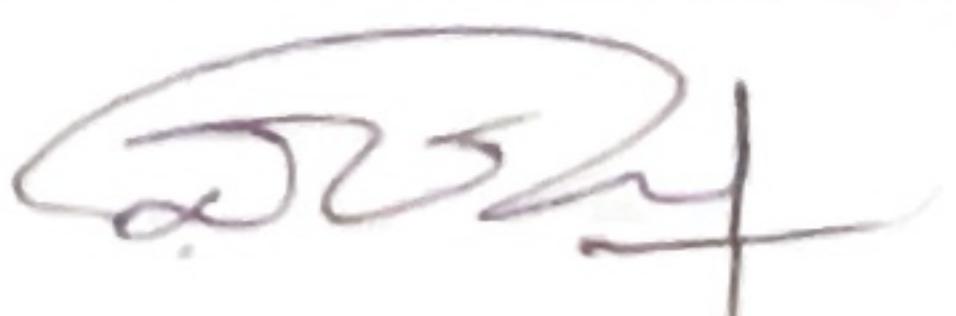
For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

SIGNATURE OF THE DEVELOPER





SIGNATURE(S) OF PURCHASER

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भारत सरकार  
GOVERNMENT OF INDIA



सोहाम सतीश मोदी  
Soham Satish Modi  
जन्म वर्ष: 1969  
लूपलूप: Male



4389



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पंचायत  
S/O: Satish Modi, Plot No. 280  
280, Road No. 25, Peddamma  
Temple Jubilee Hills,  
Khairatabad, Banjara Hills,  
Hyderabad, Andhra Pradesh  
500034

Address  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh 500034

ఆదార్ - ఆదార్ - సామాన్యమానవుడు పాక్టు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi



భారత సంస్కరణ  
Government of India



కండి ప్రభాకర రెడ్డి  
Kandi Prabhakar Reddy

జన్మ వారాం/Year of Birth: 1974  
లూపలూప: Male



9204

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

To  
Kandi Prabhakar Reddy  
కండి ప్రభాకర రెడ్డి  
2-3-64/10/24 1FLOOR KAMALA NILAYAM  
JAISWAL COLONY  
Amberpet  
Amberpet, Hyderabad  
Andhra Pradesh - 500013

10/07/2013

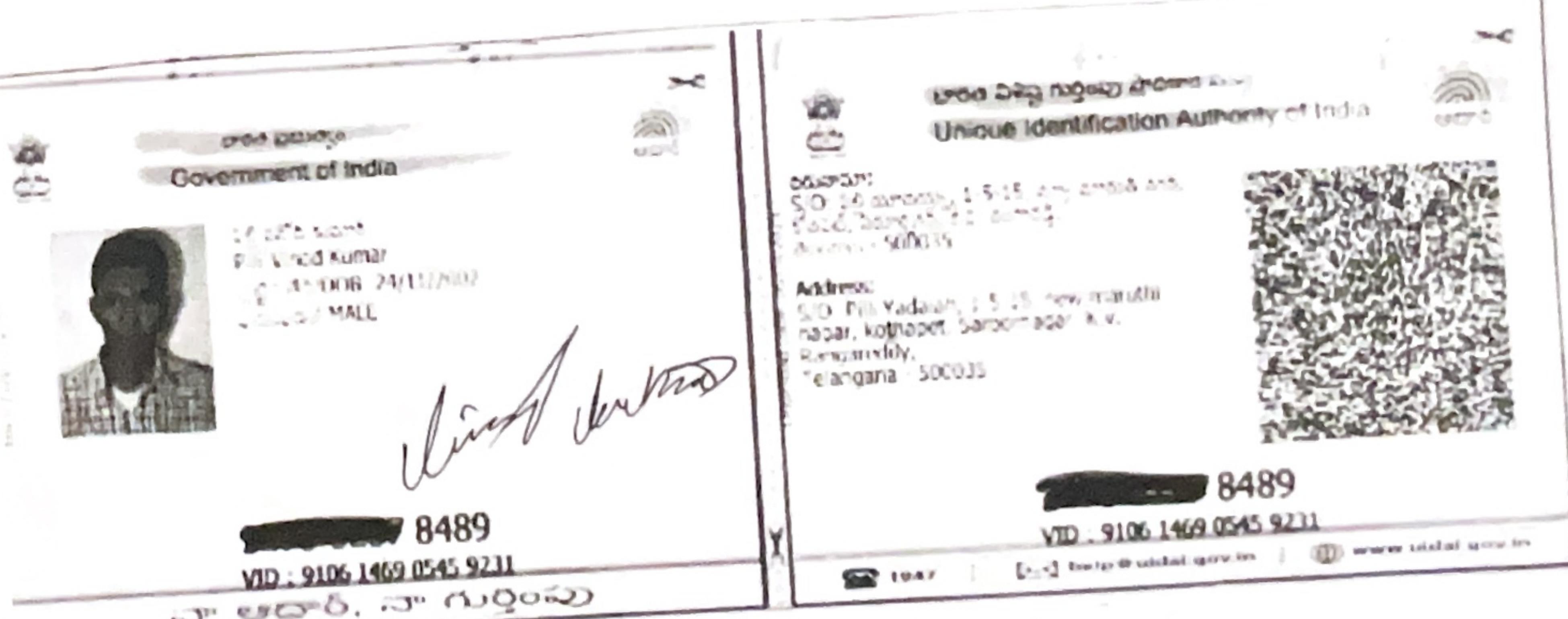
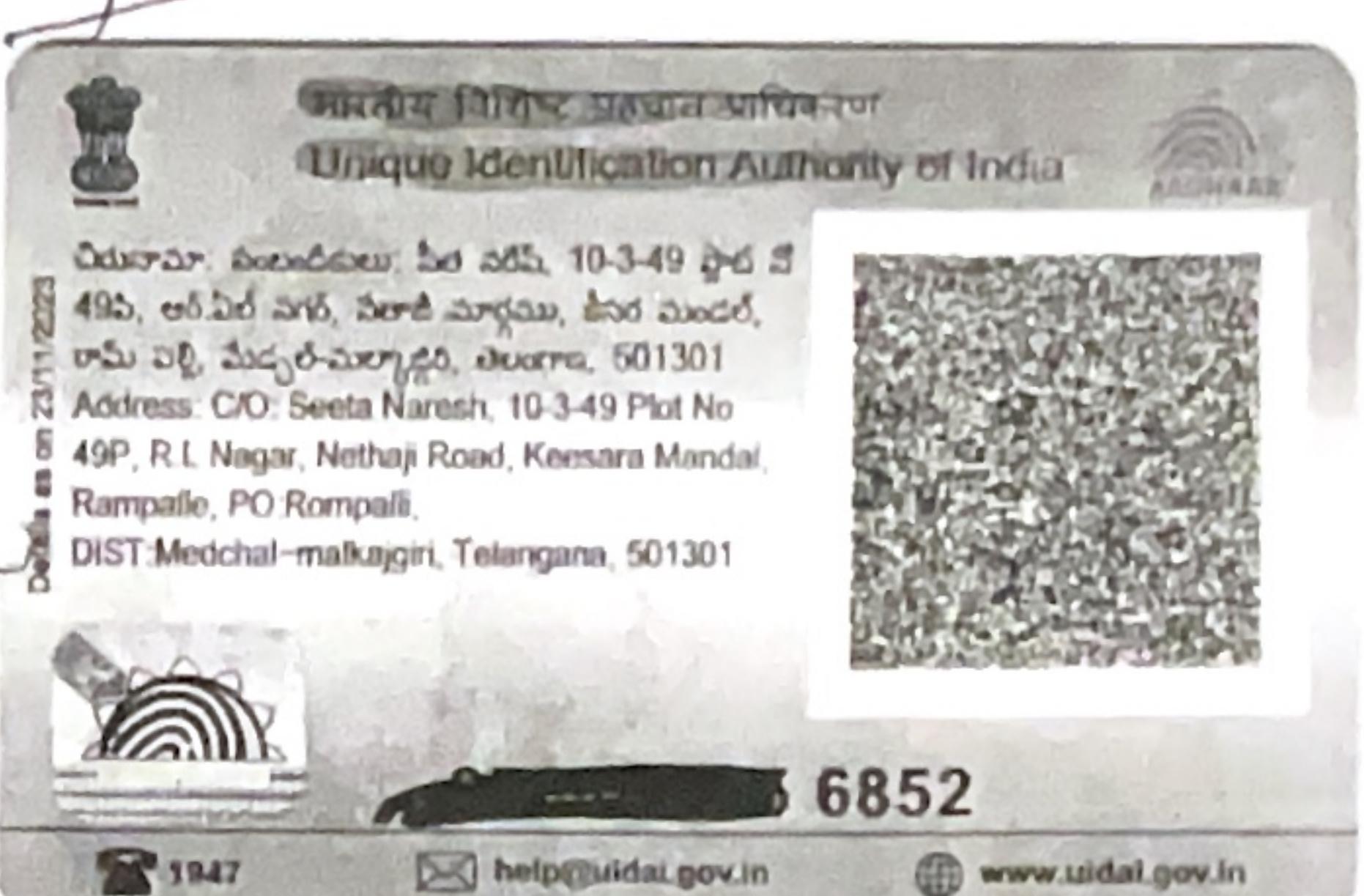
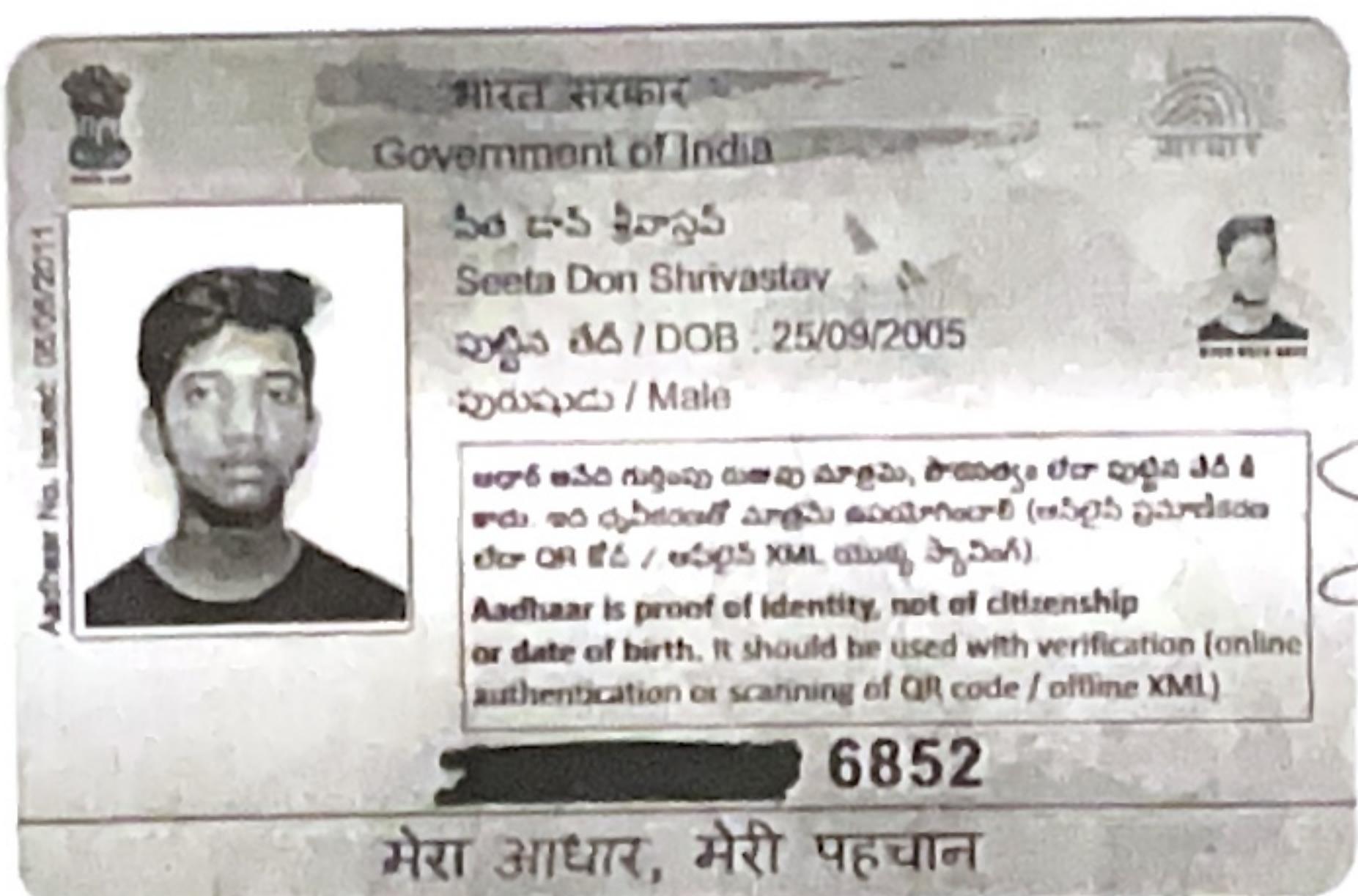
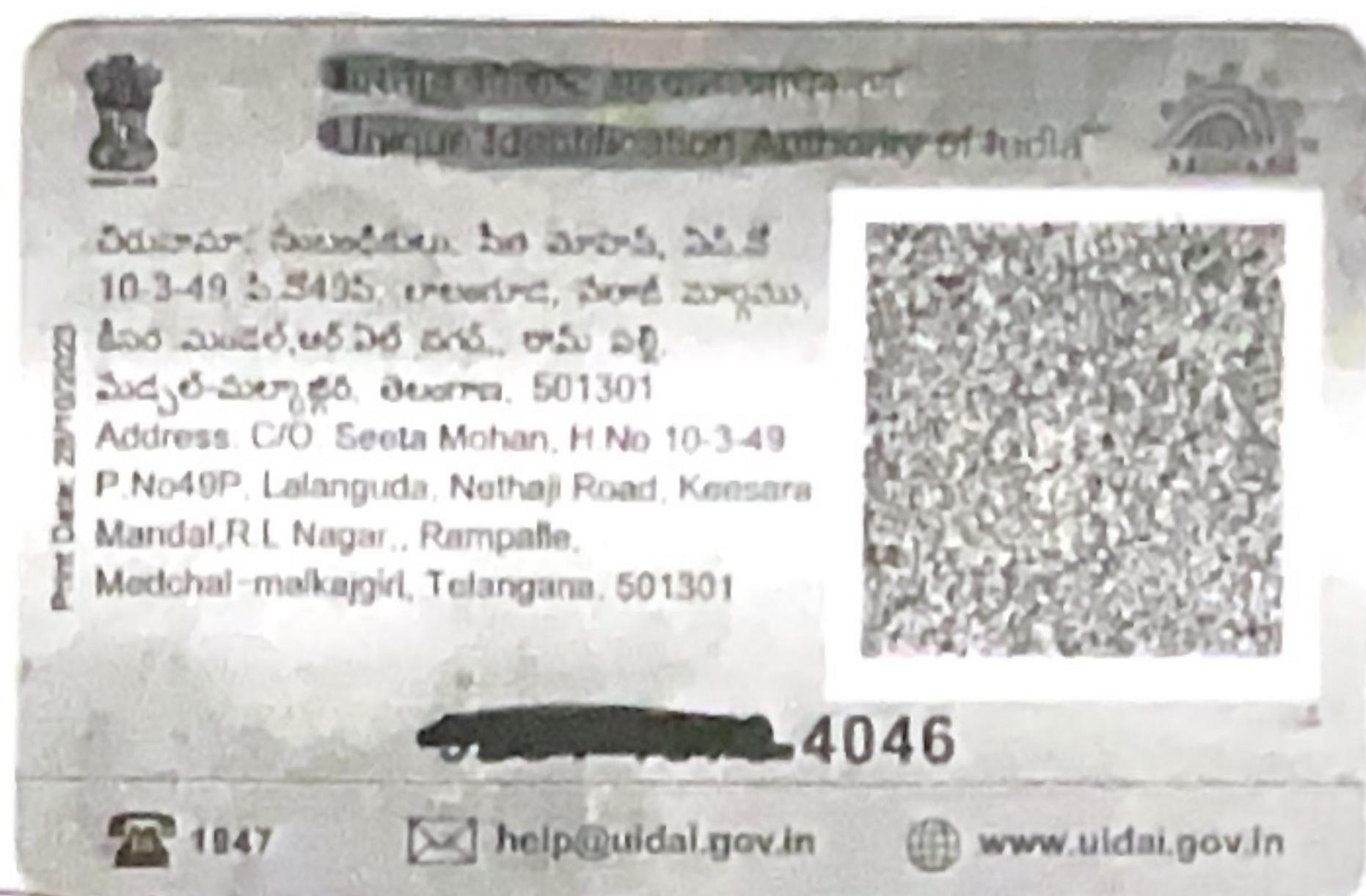
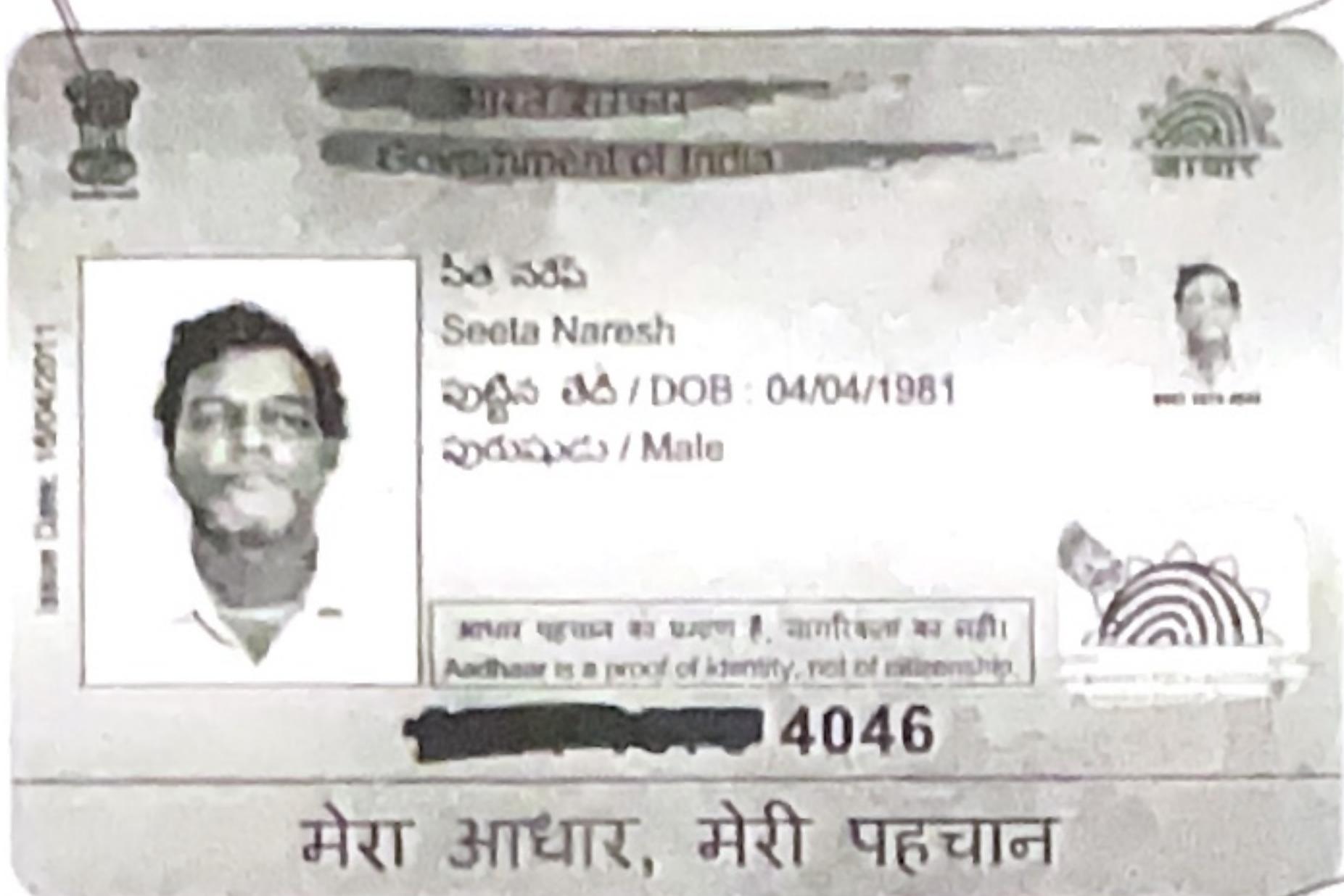
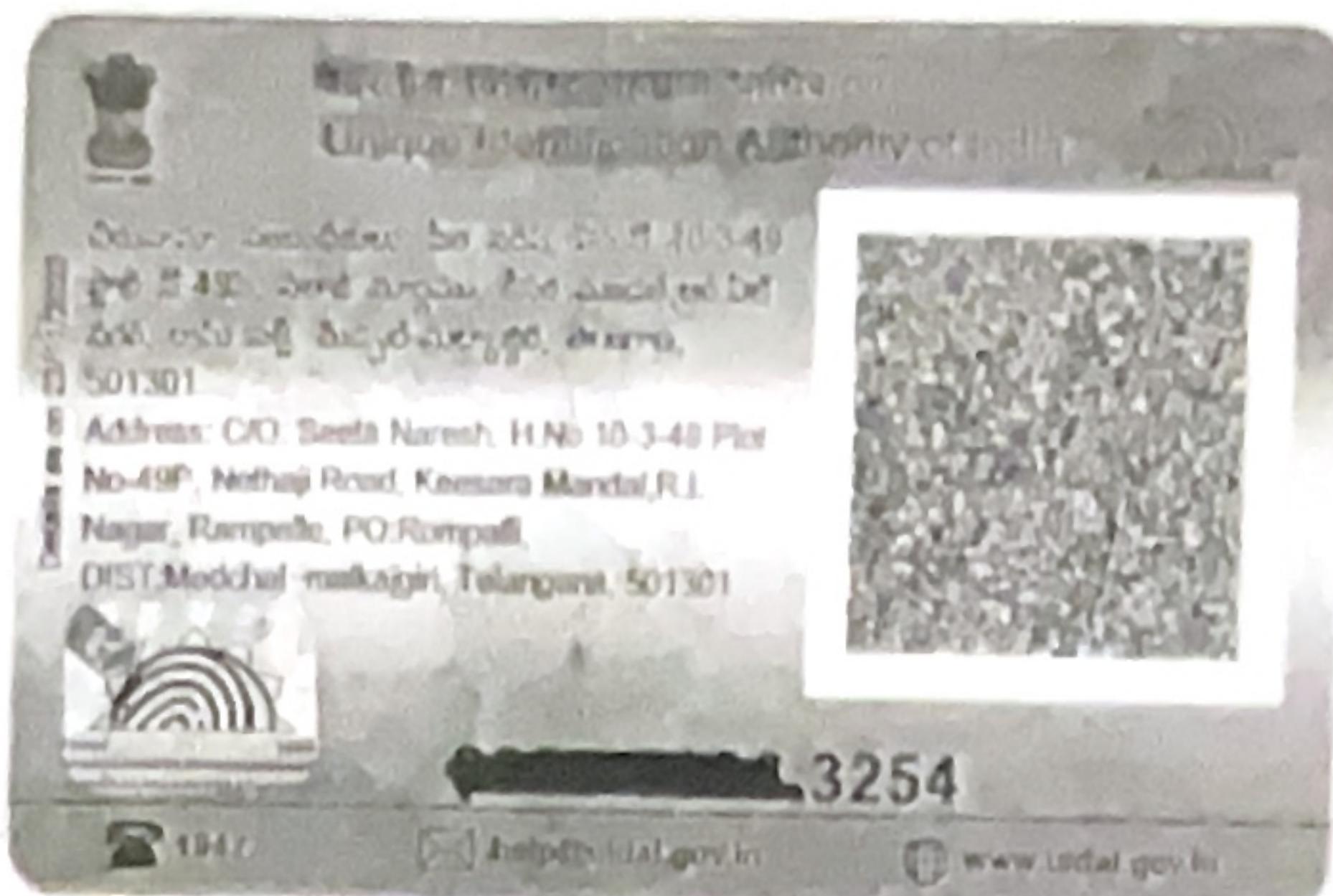
ఆదార్ - సామాన్యని పాక్టు

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2033/2025. Sheet 9 of 10 Sub Registrar  
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2033/2025.  
Sheet 10 of 10 Sub Registrar  
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