



Government of Telangana  
Registration And Stamps Department

1334/16

Payment Details - Citizen Copy - Generated on 29/01/2026, 12:27 PM

SRO Name: 1507 Uppal

Receipt No: 1532

Receipt Date: 29/01/2026

Name: K PRABHAKAR REDDY

CS No/Doct No: 1253 / 2026

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTI

Challan No:

E-Challan No: 5032JW220126

Chargeable Value: 3400000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 22-JAN-26

Bank Name:

Bank Branch:

E-Challan Bank Name: CNRB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				17000
Deficit Stamp Duty				16900
User Charges				1000
Total:				34900

In Words: RUPEES THIRTY FOUR THOUSAND NINE HUNDRED ONLY

Prepared By: SUNITHA

30/1  
SUB-REGISTRAR  
UPPAL

Signature by SR

SUB-REGISTRAR  
UPPAL

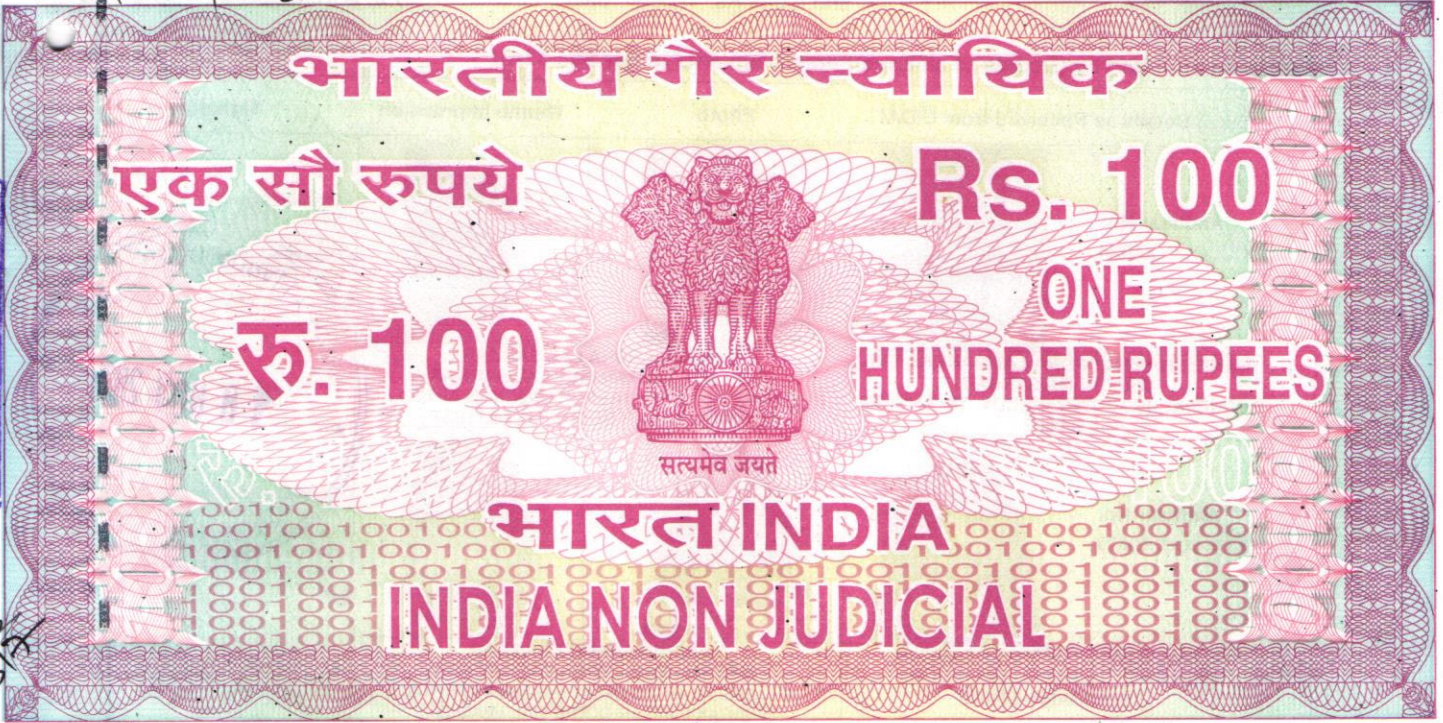
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1253/2026

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

BT 256973

Tran Id: 251223125456781713  
Date: 23 DEC 2025, 12:56 PM  
Purchased By:  
RAMESH  
S/o LATE NARSING RAO  
R/o HYD  
For Whom  
MODI HOUSING PVT LTD

K GIRIBABU  
LICENSED STAMP VENDOR  
Lic. No. 30/1998  
Ren.No: 16-02-019/2025  
Amberpet, Hyderabad  
Ph 8978716779

### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 29<sup>th</sup> day of January' 2026 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, 2<sup>nd</sup> 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. Haripriya Bhatt Sarkar, Wife of Mr. Shaiwalendra Lal Sarkar aged about 43 years, Occupation: Housewife (Pan No. MPTPS4533L, Mobile No. 93474 99540) and
2. Mr. Shaiwalendra Lal Sarkar, Son of Late Chiranjeev Lal Sarkar aged about 42 years, Occupation: Service both are residing at H. No. 8-51/B/6/301, Bhagyashree Gajanan Apartment, Dwaraka Nagar, Boduppal Village, Medipally Mandal, Medchal-Malkajgiri District, Telangana-500 092 (Pan No. ASBPS1768A, Mobile No. 93474 99540) hereinafter jointly referred to as the 'Purchaser' and severally as Purchaser no.1 & Vendor no. 2 respectively.

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi





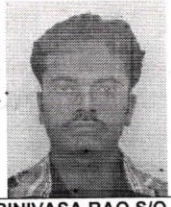

**Presentation Endorsement:**

Presented in the Office of the Joint Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17000/- paid on the 29th day of JAN, 2026 by Sri/Smt. K Prabhakar Reddy at 12:12

**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	<b>Aadhaar No:</b> XXXXXXXX1694  <b>NAME: SHAIWALENDRA LAL SARKAR SHA WALENDRA SARKAR, BODUPPAL, K.V. RANGAREDDY, TELANGANA, 500092</b>	 <b>SHAIWALENDRA LAL SARKAR</b> [1507-1-2026-1253]		<i>Digitally Signed by:</i> Name: SHAIWALENDRA LAL SARKAR Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:16:11 IST 2026 ✓
2 CL	<b>Aadhaar No:</b> XXXXXXXX0477  <b>NAME: HARIPRIYA BHATT SARKAR BODUPPAL, MEDCHAL-MALKAJGIRI, TELANGANA, 500092</b>	 <b>HARIPRIYA BHATT SARKAR</b> [1507-1-2026-1253]		<i>Digitally Signed by:</i> Name: HARIPRIYA BHATT SARKAR Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:15:59 IST 2026 ✓
3 EX	<b>Aadhaar No:</b> XXXXXXXX9204  <b>NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013</b>	 <b>K. PRABHAKAR REDDY (C</b> [1507-1-2026-1253]		<i>Digitally Signed by:</i> Name: K. PRABHAKAR REDDY (GPA HOLDER) Location: SRO UPPAL Reason: Admission of Execution Date: Thu Jan 29 13:15:29 IST 2026 ✓

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<b>Aadhaar No:</b> XXXXXXXX5483  <b>NAME: RAMESH PATRO S/O NIRANJAN PATRO Cherlapally, Medchal-malkajgiri, Telangana, 500051</b>	 <b>P. RAMESH::29/01/2026</b> [1507-1-2026-1253]		<i>Digitally Signed by:</i> Name: P. RAMESH Location: SRO UPPAL Reason: Witness Signature Date: Thu Jan 29 13:16:58 IST 2026 ✓
2	<b>Aadhaar No:</b> XXXXXXXX9391  <b>NAME: VALUROUTU SRINIVASA RAO S/O VALUROUTU NARSIMHA Cherlapally, Medchal-malkajgiri, Telangana, 500051</b>	 <b>V SRINIVASA RAO::29</b> [1507-1-2026-1253]		<i>Digitally Signed by:</i> Name: V SRINIVASA RAO Location: SRO UPPAL Reason: Witness Signature Date: Thu Jan 29 13:17:14 IST 2026 ✓

Authenticated by  
✓ **MANITHA**  
SRO Uppal

29th day of January, 2026

Generated on: 29/01/2026 13:00:01

Bk - 1, CS No 1253/2026 & Doct No 1334/2026.

*Digitally Signed by:*  
Name: MANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026  
✓

Sheet 1 of 10





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 lump sum 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	16900	0	0	0	17000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	17000	0	0	0	17000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	34900	0	0	0	35000

Rs. 16900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17000/- towards Registration Fees on the chargeable value of Rs. 3400000/- was paid by the party through E-Challan/BC/Pay Order No ,5032JW220126 dated ,22-JAN-26 of ,CNRB/

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

(1). AMOUNT PAID: Rs. 34950/-, DATE: 22-JAN-26, BANK NAME: CNRB, BRANCH NAME: , BANK REFERENCE NO: 0608471091447, PAYMENT MODE: NB-1001138, ATRN: 0608471091447, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MODI HOUSING PVT LTD REP BY SOHAM MODI, CLAIMANT NAME: SHAIWALENDRA LAL SARKAR.

Date:

29th day of January, 2026

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

**Certificate of Registration**

Registered as document no. 1334 of 2026 of Book-1 and assigned the identification number 1 - 1507 - 1334 - 2026 for Scanning on 29-JAN-26 .

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

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Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

Sheet 2 of 10





- 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 PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

*[Signature]*

*[Signature]*

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Sheet 3 of 10

Digitally Signed by:  
Name: M. ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026





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

Authorised Rep.

Soham Modi

*TP Bhatt*

*[Signature]*



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Sheet 4 of 10

Digitally Signed by: •  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026





**ANNEXURE- A**

1.	Names of Purchaser:	1. Mrs. Haripriya Bhatt Sarkar W/o. Mr. Shaiwalendra Lal Sarkar 2. Mr. Shaiwalendra Lal Sarkar S/o. Late Chiranjeet Lal Sarkar
2.	Purchaser's permanent residential address:	H. No. 8-51/B/6/301, Bhagyashree Gajanan Apartment, Dwaraka Nagar, Boduppall Village, Medipally Mandal, Medchal-Malkajgiri District, Telangana-500 092.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 1324 of 2026, dated 29-01-2026 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
7.	Details of Said Villa :	
	a. Villa no.:	192
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs.34,00,000/-(Rupees Thirty Four Lakhs Only)
9.	Details of advance paid:	
	Rs.34,00,000/-(Rupees Thirty Four Lakhs Only) paid by way of online transfer which is admitted and acknowledged by the Developer by way of receipts.	
10.	Scheduled date of completion:	30-04-2026
11.	<b><u>Description of the Schedule Villa:</u></b>  All that land forming plot no.192, 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) and bounded by:  North by : Plot No. 191 South by : 30' wide road East by : Plot No. 200 West by : 30' wide road	

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]* *[Signature]*

PURCHASER



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Sheet 5 of 10

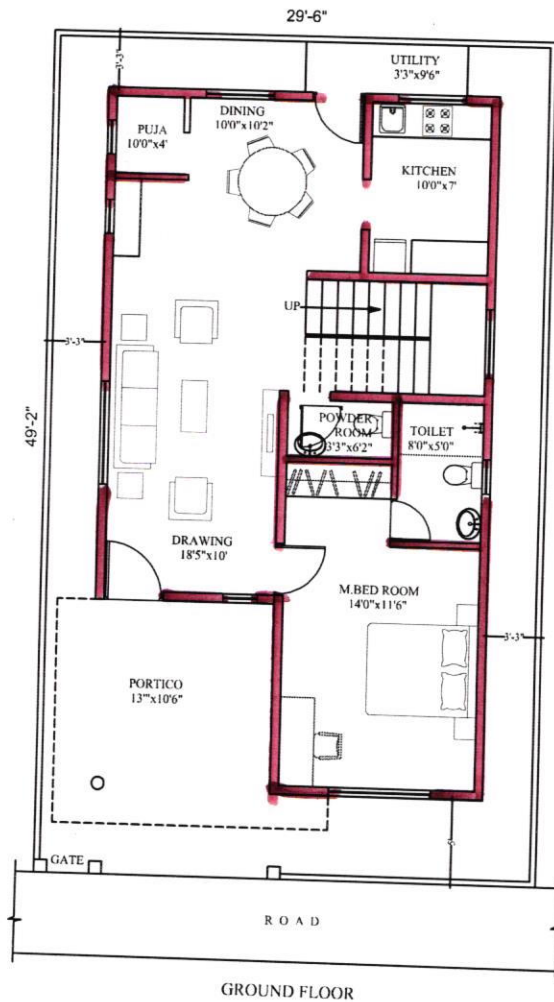
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Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026





## 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)

*TP Bhatt* *Sharma*

**PURCHASER**

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Digitally Signed by:  
Name: M. ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

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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  
Authorized Rep.   
DEVELOPER Soham Modi

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



  
PURCHASER

Generated on: 29/01/2026 13:00:01

Bk - 1, CS No 1253/2026 & Doct No 1334/2026.

Digitally Signed by:  
Name: M. ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

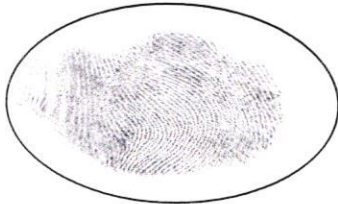
Sheet 7 of 10





# 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
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## 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



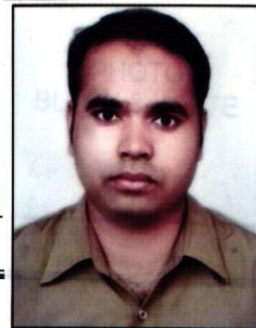
## GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021, REGD. AT SRO, UPPAL:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. 5-4-187/3 & 4  
SOHAM MANSION  
2<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD.



## PURCHASER:

1. MRS. HARIPRIYA BHATT SARKAR  
W/O. MR. SHAIWALENDRA LAL SARKAR  
R/O. H. NO. 8-51/B/6/301  
BHAGYASHREE GAJANAN APARTMENT  
DWARAKA NAGAR, BODUPPAL VILLAGE  
MEDIPALLY MANDAL  
EDCHAL-MALKAJGIRI DISTRICT  
TELANGANA-500 092.
2. MR. SHAIWALENDRA LAL SARKAR  
S/O. LATE CHIRANJEET LAL SARKAR  
R/O. H. NO. 8-51/B/6/301  
BHAGYASHREE GAJANAN APARTMENT  
DWARAKA NAGAR, BODUPPAL VILLAGE  
MEDIPALLY MANDAL  
EDCHAL-MALKAJGIRI DISTRICT  
TELANGANA-500 092.



## SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep. Soham Modi  
SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Generated on: 29/01/2026 13:00:01

Bk - 1, CS No 1253/2026 & Doct No 1334/2026.

Digitally Signed by:  
Name: M.ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

Sheet 8 of 10





 **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

పిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం.  
280, రోడ్ నెం-25, పెద్దమ్మ  
తెనాలయం దగ్గర జుబిలీ 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**

ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే. పౌరసత్వం లేదా వాణిజ్యం చేత కే  
కాదు. ఇది దృవీకరణతో 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 విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India



పిరునామా:  
2-3-64/10/24 1FLOOR KAMALA NILAYAM,  
JAISWAL COLONY, Amberpet, PO:  
Amberpet, DIST: Hyderabad,  
Telangana - 500013

Address:  
2-3-64/10/24 1FLOOR KAMALA NILAYAM,  
JAISWAL COLONY, Amberpet, PO:  
Amberpet, DIST: Hyderabad,  
Telangana - 500013



**ఆధార్**

3287 6953 9204  
VID : 9197 0409 3118 9935

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

*Handwritten signature*

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Name: M. ANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

Sheet 9 of 10





భారత ప్రభుత్వం  
Government of India

హరిప్రియ భట్ట సర్కార్  
Haripriya Bhatt Sarkar  
పుట్టిన తేదీ/DOB: 12/06/1982  
స్వ FEMALE

అధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. అది దృఢీకరణతో మాత్రమే ఉపయోగించాలి (అన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / అన్లైన్ 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).

3816 0695 0477  
VID : 9132 7432 9158 7217

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
భద్ర పేరు: శైవలెంద్ర సర్కార్, 1-5-30, రాజ్య లక్ష్మి అప్స్, వీధి నెం. 8, హబ్సిగూడ, ఉప్పల్, తెలంగాణ - 500039  
Address:  
W/O: Shaiwalendra Sarkar, 1-5-30, Rajya Lakshmi Apts, Street No 8, Habsiguda, Uppal, PO: Uppal, DIST: K.V. Rangareddy, Telangana - 500039

3816 0695 0477  
VID : 9132 7432 9158 7217

భారత ప్రభుత్వం  
Government of India

8761 6490 1694  
మోరా ఆధార్, మోరీ పఠచాన

आपका आधार क्रमांक / Your Aadhaar No. : 8761 6490 1694

मोरा आधार, मोरी पहचान

92495749 02/06/2013  
To  
Shaiwalendra Lal Sarkar  
C/O S.L. Sarkar  
H No-1-5-30 Flat No-g1 Street No 8  
Near Sai Public School Habsiguda  
Uppal  
K.V. Rangareddy  
Telangana 500039  
MD924957498FH

Enrollment No.: 0000/00479/97474

భారత ప్రభుత్వం  
Government of India

రమేష్ పాట్రో  
Ramesh Patro  
పుట్టిన తేదీ/DOB: 02/05/1985  
పురుషుడు/MALE

అధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. అది దృఢీకరణతో మాత్రమే ఉపయోగించాలి (అన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / అన్లైన్ 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).

5613 5410 5483  
VID : 9134 2876 0182 6418

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
పేరు: నిరంజన్ పాట్రో, 2-10-15/85-EP, అధికారి కాలనీ, నేర్ OXFORD school, చున్నా చెరలపల్లి, చెరలపల్లి, పో. హిందూస్టన్ కేబుల్స్, డిస్ట్: మెదచలపల్లి, తెలంగాణ - 500051  
Address:  
S/O Niranjana Patro, 2-10-15/85-EP, Officers Colony, Near OXFORD school, Channa Cherlapally, Cherlapally, PO: Hindustan Cables, DIST: Medchal-malkajgiri, Telangana - 500051

5613 5410 5483  
VID : 9134 2876 0182 6418

భారత ప్రభుత్వం  
Government of India

6697 8705 9391  
వి ఆధార్, నా గుర్తింపు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 6697 8705 9391  
VID : 9123 5880 1485 8934

వి ఆధార్, నా గుర్తింపు

Signature field  
995137519

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrollment No.: 0000/00887/66765

To  
వలెంద్రు శ్రీనివాస రావు  
S/O Valerandu Srinivasa Rao  
Plot No 106  
IBK Cherlapally Phase 2  
Near Sai Hites Quarters  
Veerabharathi Nagar Colony  
Cherlapally  
Medchal-malkajgiri Telangana - 500051

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Name: MANITHA  
Location: SRO UPPAL  
Reason: Endorsement Sign  
Date: Thu Jan 29 13:25:13 IST 2026

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