

17334

16699/2017



తెలంగాణ తెలంగాణ TELANGANA

S.No. 27374 Date: 23-11-2017

Sold to: Mahendar
S/o. W/o. D/o. Mallekh
For Whom: Silver oak Realty

K.SATISH KUMAR
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

ANNEXURE-II
AFFIDAVIT

Owners:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership firm vide registration No. 873 of 2003 w. e. f. 01.09.2015 having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Modi Properties Pvt Ltd represented by its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 49 years Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016 hereinafter called "THE MORTGAGOR" which expression shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like) in favour of The Commissioner, GREATER HYDERABAD MUNICIPAL CORPORATION hereinafter called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns.

For SILVER OAK REALTY

(Signature)
Partner

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. 4260/- paid between the hours of 1 and 2 on the 13th day of DEC, 2017 by Sri Gaurang Mody

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 M/S. SILVER OAK REF [1507-1-2017-17334]	M/S. SILVER OAK REALTY REP BY GAURANG MODY S/O. JAYANTILAL MODY F.NO.105, SAPPHIRE APTS., CHIKOTI GARDENS., BEGUMPET, HYD.	 14 NOV 2017

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY. [1507-1-2017-17334]	PRABHAKAR REDDY.K HYD.	
2		 B. SHEKAPPA::13/12 [1507-1-2017-17334]	B. SHEKAPPA HYD.	

13th day of December, 2017

Signature of Sub Registrar
Uppal

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	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	4260	0	0	0	4260
User Charges	NA	0	100	0	0	0	100
Total	100	0	9360	0	0	0	9460

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 a.1. Rs. 4260/- towards Registration Fees on the chargeable value of Rs. 808000/- was paid by the party through E-Challan/BC/Pay Order No ,7982FE291117 dated ,30-NOV-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 9360/-, DATE: 30-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 057223622, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:

13th day of December, 2017

Signature of Registering Officer
Uppal

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We are the owners/developers of the land bearing Sy. Nos.11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Medchal – Malkazgiri District, Telangana and residential gated community lay-out cum group housing permission for proposed construction of residential bungalows and whereas the GHMC has provisionally approved the sanctioned plan in respect of premises bearing Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana required under revised building rules issued as per the said G. O. Ms. No. 86, M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we execute and submit an undertaking affidavit in favour of the Commissioner, Greater Hyderabad Municipal Corporation authorized him to initiate appropriate action as per the said G. O. and we are agreeing to abide by the terms and conditions of the said G. O. we do hereby execute the present undertaking affidavit in compliance of the said G. O. Ms. No. 86 Date: 03.03.2006 and G.O.Ms. No. 168 dt.07.04.2012.

And whereas, we hereby authorized the Commissioner, Greater Hyderabad Municipal Corporation to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 & G.O.Ms. No. 168 dt. 07.04.2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit Nofile No. 134535/TPS/HO/GHMC/2017 Dt: to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 5% of the plotted area of 270 Sq. mtrs (322.92 Sq. yds) having built up area of 350 Sq. mtrs equivalent to 3,768 Sq. ft bearing plot Nos. 82 & 95 of Type A2 (as per the schedule given below) to the Commissioner, Greater Hyderabad Municipal Corporation by way this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorized the Commissioner, GHMC to dispose of the 5% of the plotted area of 270 Sq. mtrs (322.92 Sq. yds) having built up area of 3,768 Sq. ft bearing plot Nos. 82 & 95 of Type A2 as the case may be by way of sale after duly removing the violated/deviated portions and of any such action is initiated by the Commissioner, GHMC for the violations committed by me, we have no objection of whatsoever nature.

SCHEDULE OF THE PROPERTY FOR PLOT NO. 82 of Type A2

All that one plot bearing No. 82 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area of 175 Sq. mtrs equivalent to 1,884 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

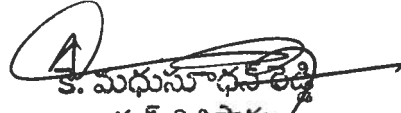
NORTH BY:	Plot No. 81
SOUTH BY:	Existing residential locality of Cherlapally Village
EAST BY:	Plot No. 83
WEST BY:	9 mtrs wide Road

For SILVER OAK REALTY

Partner

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1వ వుస్తము 2017 సం॥ 1939 శా.శ.పు...16699...వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-16699-2017 ఇవ్వడమైనది
2017 సం॥...డిశంబర్ నెల...13...వ తేది.


క. మధుసూధన్ రెడ్డి
సబ్-రిజిస్ట్రారు
ఉప్పల్

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SCHEDULE OF THE PROPERTY FOR PLOT NO. 95 of Type A2

All that one plot bearing No. 95 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area 175 Sq. mtrs equivalent to 1,884 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 94
SOUTH BY:	Open area and existing residential locality of Cherlapally Village
EAST BY:	Owners Land
WEST BY:	9 mtrs wide road

And whereas we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the area left for the road widening and if we failing to comply those conditions we do hereby authorize the Commissioner, GHMC to demolish the same at my cost.

And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No.168 dt.07.04.2012.

And whereas, we do hereby undertaken that we will not deliver the possession of any part of build up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, GHMC to initiate proceedings of violation of said condition in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No. 07.04.2012.

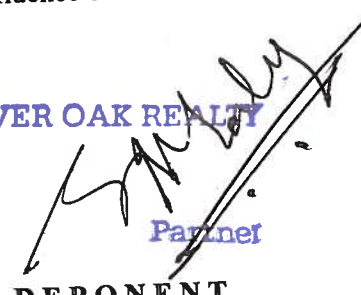
We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner GHMC pursuant to building application for the proposed sanctioned plan granted to me.

We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned.

Sworn and signed
Before me,
on this 30th November 2017.

NOTARY: HYDERABAD.

For SILVER OAK REALTY


Partner

DEPONENT

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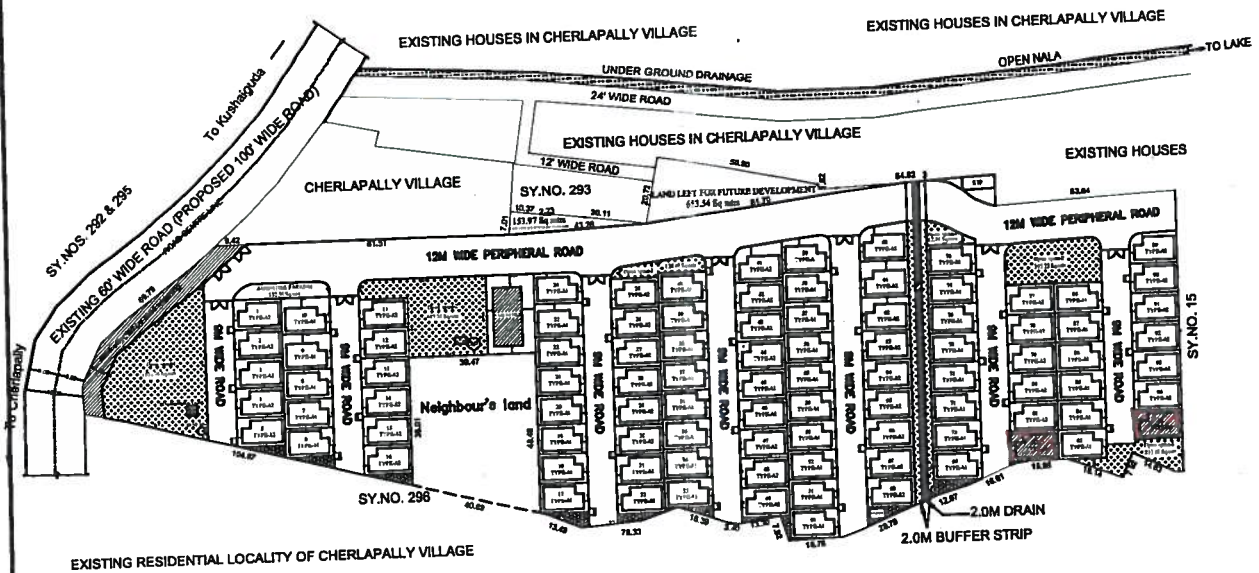
PLAN OF MORTGAGE DEED SHOWING MORTGAGED PLOTS OF 82 & 95 OF TYPE A2 IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD, TELANGANA

MORTGAGER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER MODI PROPRITIES PVT LTD REPRESENTED BY ITS DIRECTOR SHRI. GAUNRANG MODY S/O. SHRI. JAYANTILAL MODY

MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE: SCALE: INCL: EXCL:

PLOTTED AREA: 270 SQ. MTRS OR 322.92 SQ.YDS
BUILT UP AREA: 350 SQ.MTRS OR 3,768 SQ.FT




MORTGAGED PLOTS : 82 & 95 OF TYPE - A2 - 2 PLOTS
 PLOTTED AREA OF TWO PLOTS : 270 SQ.MTS (322.92 SQ.YDS)
 BUILT UP AREA OF TWO PLOTS : 350 SQ.MTS (3768 SFT)

WITNESSES:

- 1.
- 2.

For SILVER OAK REALTY

Partner
SIG. OF THE MORTGAGER

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INDIAN UNION DRIVING LICENCE
TELANGANA STATE



01021172
GAURANG J. MODY
JAYANTILAL M MODY
SSAPPHIRE APTS,
APTS-105, CHIKOTI GARDEN
NEXT TO HDFC LANE
BEGUMPET
HYDERABAD - 500016

Issued On: 31/07/2015

RTA-HYDERABAD-NZ

Non Transport

Light Motor Vehicle Non Transport

Date of Validity 23/11/2017
Transport

Date of Validity
Badge No.

Reference No.
Original LA.

Date of First Issue
Date of Birth

Blood Group

DLCTS0101597615
RTA-HYDERABAD-NZ
24/06/2002
24/11/1967

Gaurang J. Mody

DD1110889/14



INDIAN UNION DRIVING LICENCE
TELANGANA STATE



54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Issued On: 18/12/2014

RTA-HYDERABAD-EZ



Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity 14/01/2024
Transport

Date of Validity
Badge No.

Reference No.
Original LA.

Date of First Issue
Date of Birth

Blood Group

DLRTS0111176314
RTA-HYDERABAD-EZ
04/01/1995
15/01/1974

Andh: 3287 6953 9204

Prabhaakar Reddy

DD00200705/14



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బోరే శేకప్ప
Bore Shekappa

పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

6591 7899 4730



Bore Shekappa

అధార్ - సామాన్యుని హక్కు



భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O బోరే శేకప్ప లేట్, 14-1-211/624/2, పర్వత నగర్, మోతి నగర్, బోరబండ్ల, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Bore Shivappa Late, 14-1-211/624/2, Parvath Nagar, Moti Nagar, Borabanda, Rangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

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