

o/c

# SILVER OAK REALTY

5-4-187/3 & 4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003.  
Ph. Nos. 040 -66 33 5551/2/3.

Dt.17.04.2017.

To  
The Commissioner/cep  
Town Planning Section (H.O),  
Greater Hyderabad Municipal Corporation,  
Tankbund Road,  
Hyderabad.

Dear Sir,

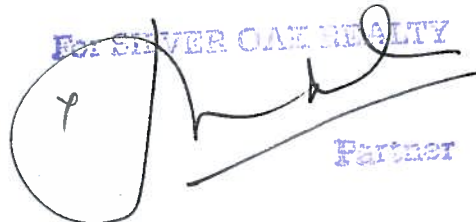
**Sub: Submission of 5% mortgage affidavit, Insurance policy, Water Feasibility Report, Builder – Owner agreement, road widening affidavit, open spaces gift Deed, Peripheral road gift deed and photographs of display board of our residential gated community lay-out group housing in Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlapally Village, GHMC Kapra Circle and Mandal, Medchal District.**

**Ref: Your letter No. 56688/19/12/2015/HO dated. 30.03.2017**

In response to the above referred letter our point wise reply is as follows.

Please note that we have already paid under protest the fee and charges of **Rs. 2,09,33,215/-** (Rupees Two Crores Nine Lakhs Thirty Three Thousand Two Hundred and Fifteen only) vide Bank Managers' No. 190276 dated 04.04.2017 and submitted the same to GHMC on 11.04.2017 (Copy of the same is enclosed herewith)

1. Enclosed herewith original notarized affidavit along with the plan duly mortgaged 5% of the total units (i.e., 4 units).
2. We assure you that we will comply the requirements prescribed under 5(f) (xi), (iii), (iv) and (vii) of G.O.Ms. No. 168 M.A dt.07.04.2012.
3. Enclosed herewith xerox copy of CAR Policy for three years period duly attested.
4. Enclosed herewith xerox copy of Water Feasibility Report from HMWS & SB duly attested.
5. Enclosed herewith original Registered Agreement between Builder & Owner bearing document No. 31/Bk IV/2017 dated 12.04.2017 registered with SRO, Vallabhnagar.
6. Enclosed herewith original road widening affidavit along with plan duly notarized.
7. Enclosed herewith original registered gift deed bearing document No. 1304/2017 dated 11.04.2017 duly handing over roads and open spaces in the proposed gated community lay-out cum group housing registered with SRO, Vallabhnagar.
8. Enclosed herewith original gift deed along with the plan bearing document No. 1303/2017 dated 11.04.2017 duly handing over 12 mtrs wide peripheral road to GHMC in the proposed gated community lay-out cum group housing registered with SRO, Vallabhnagar.
9. Enclosed herewith photographs of display board showing site plan, elevation, section of the proposed lay-out cum gated community group housing.

  
Partner

Contd.....2 ....



# SILVER OAK REALTY

5-4-187/3 & 4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003.  
Ph. Nos. 040 -66 33 5551/2/3.

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-2-

Please note that we have fulfilled all the above said conditions as per your above referred letter.

We request you to release our approved plans and permit of gated community lay-out cum group housing project at the earliest.

Thanking you,

Yours sincerely,

For Silver Oak Realty,

(Soham Modi)  
Managing Partner.

**Encl:** As above



File No.TP/PER/BLD/C01/0007/2016/JR.ASST-2,ACP-1,TP,HO

**GREATER HYDERABAD MUNICIPAL CORPORATION**  
Office of the Commissioner,  
Town Planning Section, (H.O.),  
GHMC, Tank Bund, Hyd.

Lr.No.56688/19/12/2015/HO

Dt:06.04.2017

To  
M/s. Silver Oak Realty,  
(M/s. Mehta & MODi Homes)  
Rep. by Soham Modi,  
Plot No.280, Road No.2  
Jubilee Hills,  
Hyderabad.

Sir,

Sub: GHMC – T.P.S. - H.O. - Proposed construction of Gated Community Layout cum Group Housing Layout with 68 Plots consisting of Ground and first floor for Residential houses Amenities Block G+3 upper floors for Multipurpose in Sy.No.11,12, 14 to 18 & 29(Part) situated at Cherlapally(V), Ghatkesar(M), R.R.Dist – Revised Fee intimation – Regarding

- Ref:
1. Your building application Dt :19.12.2015.
  2. T.O.Lr.No.56688/16/12/2015, Dt:19.12.2015.
  3. Revised plans submitted on 23.4.2016.
  4. Building Committee meeting Dt:10.8.2016.
  5. T.O.Lr.No.56688/16/12/2015, Dt:20.8.2016
  6. Revised plans submitted on.3.9.2016.
  7. Building Committee meeting Dt:21.9.2016.
  8. Tahsildar Kapra(M) Lr.No.B/57/2017, Dt: 21.1.2017
  9. Representation of Silver Oak Realty on 30.1.2017
  10. T.O.Lr.No.56688/16/12/2015, Dt:18.3.2017
  11. Revised plans submitted on 20.3.2017

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It is to inform that the Building application submitted by you for construction of Gated Community Layout cum Group Housing Layout with 68 Plots consisting of Ground and first floor for Residential houses Amenities Block G+3 upper floors for Multipurpose in Sy.No.11,12, 14 to 18 & 29(Part) situated at Cherlapally(V), Ghatkesar(M), R.R.Dist have been examined and recommended by the Building Committee in its meeting held on 10.8.2016 and you are requested to remit an amount of Rs.2,09,33,215/- (Rupees Two crores nine lakhs thirty three thousand two hundred and fifteen only) through D.D. or NEFT/RTGS (SBH Bank, MCTB Branch, IFS Code No.20432 A/c. 52082155215) infavour Commissioner, GHMC towards fee and charges within 10 days (Annexure enclosed).

Further, you are also requested to submit the following particulars / comply with the following conditions:

1. Follow conditions stipulated in GOMs.No.168 MA, dt:7.4.2012 as per rule 25 (d) i.e. notarized affidavit handing over to GHMC the Ground / first or second floor or 10% of built up area whichever is less so as to take necessary action to enter the same in the prohibitory property watch register of Registration Department before releasing the permission.
2. Comply the requirement prescribed under 5.f (xi).(iii), (iv) and (vii) of GOMs.No.168 MA, dt:7.4.2012.

3. On submission of Contractor's All Risk Policy for (3) years
  4. On submission of Water Feasibility Report from HMWS & SB.
  5. On submission of Registered Agreement between Builder & Owner as required under GO Ms No.168 MA Dt.7.4.2012.
  6. To surrender affected land admg.436.43 sq.mts. for the proposed 30.0 mts. wide road free of cost to GHMC along with plans, photographs and undertakings.
  7. The area covered under roads and organised open spaces (tot-lot) to be handed over to GHMC through a Registered gift deed.
  8. The area covered under 12 mts. wide peripheral road to be handed over to GHMC through a Registered gift deed.
  9. Display Board and percolation pits photographs (2 copies) showing the plan, elevation section, site plan and location plan of the proposed complex.
- Note : "This is not a building permission and should not be construed as such to start any building activity".

Further action for release of approvals will be taken after fulfilling the above condition, if the fee and charges and undertakings are not submitted within the stipulated time, your application will be returned / refused without any further intimation.

Yours faithfully,

for Commissioner,  
GHMC

Signature valid

Digitally signed by R F  
NAGESHWAR RAO  
Date: 2017.04.06 13:26:44 IST  
Reason: Approved

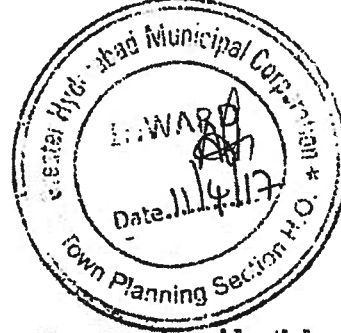
# SILVER OAK REALTY

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5-4-187/3 & 4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003.  
Ph. Nos. 040 -66 33 5551/2/3.

Dt. 07.04.2017.

To  
The Commissioner ✓  
Town Planning Section (H.O.),  
Greater Hyderabad Municipal Corporation,  
Tankbund Road,  
Hyderabad.



Dear Sir,

**Sub: Payment of fee and charges for our proposed residential gated community lay-out group housing in Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlapally Village, GHMC Kapra Circle and Mandal, Medchal District.**

**Ref: Your letter No. 56688/19/12/2015/HO dated. 30.03.2017**

You have requested vide your above referred letter to pay fee, proportionate lay-out charges, shelter fee and other charges of Rs.2,09,33,215/- within 10 days from the date of issue of the letter.

Please find enclosed herewith Bank Manager's Cheque No. 190276 dated 04.04.2017 for Rs.2,09,33,215/- (Rupees Two Crores Nine Lakhs Thirty Three Thousand Two Hundred and Fifteen only) drawn on HDFC Bank, S. D. Road, Secunderabad infavour of "Commissioner, GHMC" towards fees and charges, proportionate lay-out charges, Shelter fee and other charges of the proposed gated community lay-out cum group housing bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, Medchal-Malkazgiri District, Telangana.

We assure you that we will submit the other enclosures as prescribed in the above referred letter within ten days time.

Please note that the permit fees and charges that have been levied are arbitrary, adhoc and without following the rule of law. We are paying this fees under protest. We reserve the right to seek refund of fees and charges, along with interest that have been levied over and above what is provided in law, by making an appeal to the relevant statutory authorities and / or court of law.

In the mean time, we request you to release the permit for construction at the earliest.

Thanking you,

Yours faithfully,  
For Silver Oak Realty,

(Sohan Modi)  
Managing Partner.

Encl: Bank Manager's cheque for Rs. 2,09,33,215/-.

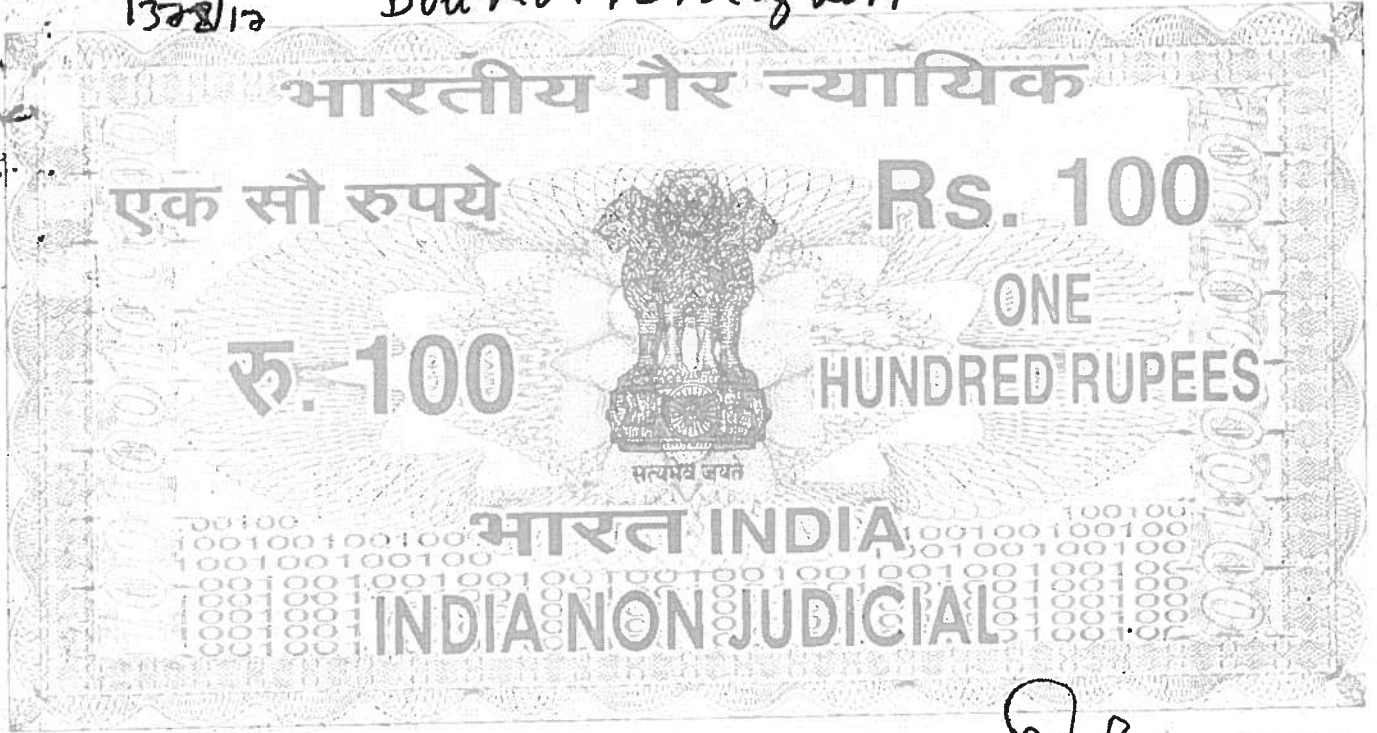




1372/17

Doc No: 1372 of 2017

SCANNED



తెలంగాణ తేలగానా TELANGANA

S.No. 1647 Date: 17-01-2017

Sold to: RAMESH

S/o. NARASING RAO

For Whom: M/s. SILVER OAK REALTY

**ANNEXURE - II  
AFFIDAVIT**

G 556511

**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

**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 Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034 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.

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.



For SILVER OAK REALTY

**L. RAMACHARYULU**  
LL.B.  
ADVOCATE & NOTARY  
Plot No. 80, LIC Colony,  
West Marredpally, Sec'bad.

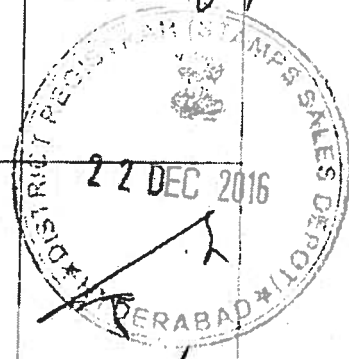
Presented in the Office of the Sub Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8505/- paid between the hours of 3 and 4 on the 17th day of APR, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA & MODI HOMES) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280, ROAD NO.25, JUBILEE HILLS., HYD-500 034	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY H.NO.5-12-187/3,4,SOHAM MANSION,M.G.SEC-BAD	
2			CH.RAMESH H.NO.5-12-187/3,4,SOHAM MANSION,M.G.SEC-BAD	



17th day of April, 2017

Signature of Sub Registrar  
Vallabhnagar  
Exercising the powers of Registrars under Section 30

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 18 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	8505	0	0	0	8505
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>13505</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13605</b>

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8505/- towards Registration Fees on the chargeable value of Rs. 8504500/- was paid by the party through E-Challan/BC/Pay Order No. 152V8K170417 dated, 17-APR-17 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 13505/-, DATE: 17-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 003907168, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:  
17th day of April, 2017

Signature of Registering Officer  
Vallabhnagar

Bk-1, CS No 1378/2017 & Doct No 1372/2017. Sheet 1 of 5 Sub Registrar Vallabhnagar



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 No .....file No 56688/19/12/2011 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 540 Sq. mtrs ( 645.84 Sq. yds) having built up area of 700 Sq. mtrs equivalent to 7,536 Sq.ft bearing plot Nos. 29, 30, 31 & 32 of Type A (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, Greater Hyderabad Municipal Corp to dispose of the 5% of the plotted area of 540 Sq. mtrs ( 645.84 Sq. yds) having built up area of 7,536 Sq. ft bearing plot Nos. 29, 30, 31 & 32 of Type A 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, Greater Hyderabad Municipal Corp for the violations committed by me, we have no objection of whatsoever nature.

**SCHEDULE OF THE PROPERTY FOR PLOT NO. 29 of Type A2**

All that one plot bearing No. 29 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:

<b>NORTH BY:</b>	Plot No. 28
<b>SOUTH BY:</b>	Plot No. 30
<b>EAST BY:</b>	Plot No. 36
<b>WEST BY:</b>	9 mtrs (30' ) wide road

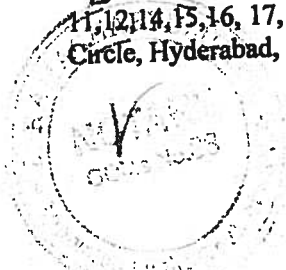
**SCHEDULE OF THE PROPERTY FOR PLOT NO. 30 of Type A2**

All that one plot bearing No. 30 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 Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Plot No. 29
<b>SOUTH BY:</b>	Plot No. 31
<b>EAST BY:</b>	Plot No. 35
<b>WEST BY:</b>	9 mtrs (30' ) wide road

**SCHEDULE OF THE PROPERTY FOR PLOT NO. 31 of Type A2**

All that one plot bearing No. 31 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 Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:



For SILVER OAK PROPERTY  
*[Signature]*  
Partner

**ATTESTED**  
**I. RAMACHARYULU**  
LL.B.,  
ADVOCATE & NOTARY  
Plot No 80, LIC Colony,  
Durgam Cheruvu, Hyderabad

BK-1, CS No 1378/2017 & Doct No  
1372-120/17. Sheet 2 of 5 Sub Registrar  
Vallabh Nagar

1వ వున్నకము 20/7 సం./ శాశ 1956 సం|| వు  
1372 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1508- 1...1372-20/7.

తేదీ. 17/04/17

ఆర్. సుబ్రహ్మణ్యం  
సబ్ రిజిస్ట్రారు  
వల్లభనగర్



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<b>NORTH BY:</b>	Plot No. 30
<b>SOUTH BY:</b>	Plot No. 32
<b>EAST BY:</b>	Plot No. 34
<b>WEST BY:</b>	9 mtrs (30' ) wide road

**SCHEDULE OF THE PROPERTY FOR PLOT NO. 32 of Type A2**

All that one plot bearing No.32 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:

<b>NORTH BY:</b>	Plot No. 31
<b>SOUTH BY:</b>	Open area and existing residential locality of cherlapally village
<b>EAST BY:</b>	Plot No. 33
<b>WEST BY:</b>	9 mtrs (30' ) 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, Greater Hnd. Municipal Corp. 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, Greater Hnd. Municipal Corp. 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, Greater Hnd. Municipal Corp. In case of any violation of said condition we do hereby authorize the Commissioner, Greater Hnd. Municipal Corp. 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, Greater Hnd. Municipal Corp. 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. P.V of the Sceduled Property  
Rs. 25,04,400/- @ 5000/- Per Sq.nds.

Sworn and signed  
Before me,  
on this 10<sup>th</sup> April 2017.

NOTARY: HYDERABAD.

ATTESTED  
RAMACHANDRAN  
NOTARY

Partner

DEPONENT

Bk-1, CS No 1378/2017 & Doct No  
1372/2012 Sheet 3 of 5 Sub Registrar  
Vallabhagar



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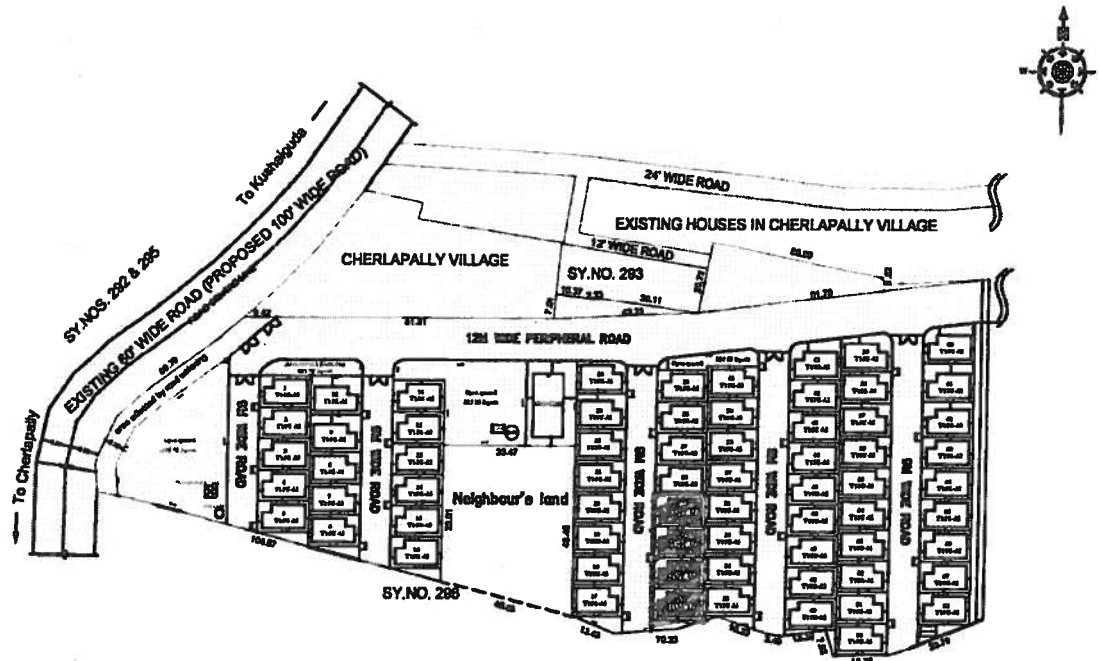
**PLAN OF MORTGAGE DEED SHOWING MORTGAGED PLOTS OF 29, 30, 31 & 32 OF TYPE A2 IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD, TELANGANA**

**MORTGAGER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI**

**MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION**

**REFERENCE: SCALE: INCL: EXCL:**

**PLOTTED AREA: 540 SQ. MTRS OR 645.84 SQ.YDS**  
**BUILT UP AREA: 700 SQ.MTRS OR 7,536 SQ.FT**

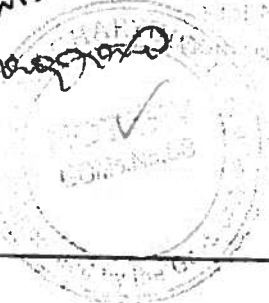


**MORTGAGED PLOTS : 29, 30, 31 & 32 OF TYPE - A2 - 4 PLOTS**  
**PLOTTED AREA OF FOUR PLOTS : 540 SQ.MTS (645.84 SQ.YDS)**  
**BUILT-UP AREA OF FOUR PLOTS : 700 SQ.MTS (7536 SFT)**

**ACCEPTED**  
**L. RAMACHARYULU**  
 ADVOCATE & NOTARY

**WITNESSES:**

1. *[Signature]*  
 2. *[Signature]*



*[Signature]*  
**FOR SILVER OAK REALTY**  
**Partner**

**SIG. OF THE MORTGAGER**

BK-1, CS No 1378/2017 & Doct No  
1378-1/2017 Sheet 4 of 5 Sub Registrar  
Vallabh Nagar



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भारत सरकार / PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

*Soham Modi*

श्री. प्रकाश प्रकाश अशोक  
Off. of Commissioner of Income Tax, Andhra Pradesh

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSP0104E

*[Signature]*  
Signature



1000008

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number  
AKRPR1896C

*[Signature]*  
Signature



040-2007

*[Handwritten signature]*

Bk-1, CS No 1378/2017 & Doct No  
592/2012 Sheet 5 of 5 Sub Registrar  
Vallabh Nagar



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Policy No.: 2017-E0047243-CAR

M/s Silver Oak Reality  
Villas at Sy no, 11, 12, 14-18,  
and 294, Cherlapally Village,  
GHMC Kapra Circle,  
Rangareddi,  
Telangana, Pincode: 500051  
60046488 - DSA

Date : 13/04/2017

Dear M/s Silver Oak Reality

Welcome to the Future Generali Experience.

We thank you for choosing us for your insurance requirements. Your Policy No. is **2017-E0047243-CAR**.

Our initiatives will provide you with the highest standards of service, convenience and quality in insurance and it is our endeavour to constantly better your experience by innovating and evolving our basket of conveniences.

In case of any service requirement, do call our care lines below:

1800-220-233, 1860-500-3333, 022-67837800.


Once again, thank you for choosing to insure with Future Generali and we look forward to being of service to you.

Assuring you of our best services at all times.

**For Future Generali India Insurance Co. Ltd.**



(Authorised Signatory)

**ATTESTED**  
  
**L. RAMACHARYULU**  
LL.B.,  
ADVOCATE & NOTARY  
Plot No. 80, LIC Colony,  
Domalguda, HYDERABAD

Please review the communication address, email or contact nos. noted on this letter for correctness. In case of any change please contact our nearest branch or call our care lines mentioned above. This will ensure you do not miss out on 'Service Updates' and 'Renewal Reminders'.

Now you can buy Health, Personal Accident, Travel, Home, Motor insurance & also renew your Future Generali Private Car Insurance policy online. Visit us at [www.futuregenerali.in](http://www.futuregenerali.in)

For any service request please sms **SERVE** to 9222211100. To provide feedback on our service, kindly sms **HAPPY** or **UNHAPPY** to 9222211100. We will call you back.

**Validity unknown**

  
Digitally signed by DS Future  
Generali India Insurance Co.  
Ltd.  
Date: 2017.04.13 15:08:48 IST  
Location: Mumbai



## Invoice cum Premium Receipt

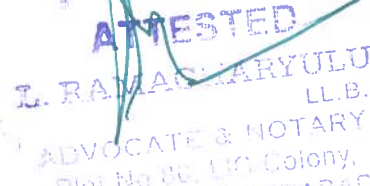
INSURED DETAILS	
<b>Policy Number</b> : 2017-E0047243-CAR <b>Name of Insured/Proposer</b> : M/s Silver Oak Reality <b>Address</b> : Villas at Sy no, 11, 12, 14-18, and 294, Cherlapally Village, GHMC Kapra Circle, Rangareddi, Telangana, Pincode- 500051 <b>Period of Insurance</b> : From 10:00 hours of 11/04/2017 To Midnight of 10/04/2020	<b>Policy Servicing Office</b> : Off Code-1R,Future Generali India Insurance Co Ltd, 2nd Floor, Municipal No. 16-10-1/S/44, Plot No.44, Sri Krupa Market, Mahboob Mansion, Malakpet, Hyderabad, Telangana, Pincode - 500016 <b>Area Code</b> : Dilsukhnag Branch Office <b>Intermediary Name \ Code</b> : Direct

Received with thanks from M/s Silver Oak Reality a sum of ₹ 50,004.00 towards Premium on the above mentioned policy.

PARTICULARS	PREMIUM (₹)
Gross Premium	43,482.00
Add : Service Tax	6,087.48
Add : Swachh Bharat Cess	217.41
Add : Krishi Kalyan Cess	217.41
<b>Total</b>	<b>50,004.00</b>

**NOTE :**

1. This is a computer generated receipt and does not require a signature.
2. In case of payment by cheque, in the event of dishonour of cheque for any reason whatsoever, insurance cover provided under this receipt automatically stands cancelled from the inception irrespective of whether a separate communication is sent or not.
3. Upon issuance of this receipt, all previously issued temporary receipts, if any related to this policy, are considered null and void.
4. Excess amount, if any, will be adjusted against subsequent policies, or will be refunded on demand.

  
**ATTESTED**  
**Z. RAMAKRISHNAN**  
 LL.B.,  
 ADVOCATE & NOTARY  
 Plot No 80, LIC Colony,  
 Domalguda, HYDERABAD.

**Note: This document is digitally signed by Sharada Ramakrishnan, Authorised Signatory of Future Generali India Insurance Company Limited on 13/04/2017**



**Contractors All Risk Insurance-Policy Schedule**

**Policy Servicing Office** : Off Code-1R,Future Generali India Insurance Co Ltd,2nd Floor, Municipal No. 16-10-1/S/44, Plot No.44, Sri Krupa Market, Mahboob Mansion, Malakpet, Hyderabad, Telangana,500016

**Policy No** : 2017-E0047243-CAR  
**Insured** : M/s Silver Oak Reality  
**Address** : Villas at Sy no, 11, 12, 14-18, and 294, Cherlapally Village, GHMC Kapra Circle, Rangareddi, Telangana, 500051  
**Period of Insurance** : From 10:00 11/04/2017 To midnight of 10/04/2020  
**Intermediary Name/Code** : Direct  
**Telephone** : 1800-220-233,1860-500-3333

In consideration of the Policyholder named herein paying to the Future Generali India Insurance Company Limited (hereinafter called the Insurer) the premium as stated in the Schedule and in reliance upon the statements made by the Policyholder in the proposal including its attachments or otherwise, and the material incorporated therein, the Insurer agrees to provide insurance against loss damage liability or expense to the extent and in the manner herein provided subject to all terms, conditions, exceptions and warranties hereinafter set forth.

Co-insurance Details		Schedule Of Premium	
Insurer	Share (In %)		
FUTURE GENERALI INDIA INSURANCE COMPANY LIMITED	100%	Gross Premium	43,482.00
		Add Terrorism Premium	
		Add : Service Tax including cess	6,522.30
		Premium Payable	50,004.00

**Project Details**

**Principal Name** : M/s Silver Oak Reality  
**Principal Address** :  
**Business** : RCC framed structure not more  
**Project Risk Location** : Construction of Villas (G + 1) Total 69 Villas at Sy no, 11, 12, 14-18, and 294, Cherlapally Village GHMC Kapra Circle, Ghatkesar Mandal, R R Dist  
**Contractor Name** : M/s Silver Oak Reality  
**Contractor Address** :  
**Sub - Contractor Name** :  
**Project Period** : 11/04/2017 to 10/04/2020  
**Maintenance Period** :  
**Non Liable Period** :  
**Nature of Project** : Construction of Villas (G + 1) Total 69 Villas at Sy no, 11, 12, 14-18, and 294, Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R R Dist

**Section - I Material Damage**

Sr. No.	Description	Sum Insured ( ₹ )
1	Contract Works - Any other work and installation - including temporary construction not included in Contract price and Material	50,000,000
<b>Total Sum Insured</b>		<b>50,000,000</b>

**Section II - Third Party Liability**

Sr. No.	Description	Limit of Liability
1	Limit of Liability for Any One Accident(AOA) or series of accident arising out of an event	0
2	Limit of Liability for all accidents during the Policy Period	0

**Extensions/Endorsements/Add-ons**

Sr. No.	Description	Limit of Liability
01	Earthquake Premium full cover	50,000,000
02	STFI	50,000,000

**Clauses**

Subject to End 2/q - Special conditions concerning fire fighting facilities  
 Subject to End 22 - Crop, forests, cultivated areas  
 Subject to End 24 - Contract works time schedule  
 Amendment in Fire fighting endorsement wording  
 Warranty concerning underground cables and pipes  
 Policy shall stand canceled ab initio in the event of non-realization of the premium  
 Warranty for 24 Hrs watch and ward arrangement  
 Subject to End - Earthquake Zone 4  
 Subject to End Terrorism Damage Exclusion attached herewith  
 Absolute Exclusion of Wet Risk

**ATTESTED**  
**L. RAMACHARYULU**  
 LL.B.  
 ADVOCATE & NOTARY  
 Plot No.80, LIC Colony,  
 Domalguda, HYDERABAD.

**Warranties**
**Excess**

**Normal Claims** : 5% of the claim amount subject to a min of Rs.750,000/-  
**AOG Perils / Collapse** : 10% of the claim amount subject to a min of Rs.3,000,000/-  
**Normal Claims** - 5% of the claim amount subject to a min of Rs 750,000  
**AOG Claims** - 10% of the claim amount subject to a min of Rs. 3,000,000

**Conditions**
**Exclusions**

Important - In case of payment by cheque, in the event of dishonour of cheque for any reason whatsoever, insurance provided under this document automatically stands cancelled from the inception irrespective of whether a separate communication is sent or not.

**For Future Generali India Insurance Co. Ltd.**





Receipt No : Z7073249  
Date of Issue : 13/04/2017  
Place : Mumbai\*

*Sharada*

\* Address as mentioned below

(Authorised Signatory)

**Note: This document is digitally signed by Sharada Ramakrishnan, Authorised Signatory of Future Generali India Insurance Company Limited on 13/04/2017**

The stamp duty of Rs. 0.50/- paid by GRAS DEFACE NO. 0004183279201617, dated 11/01/2017. Mudrank 2004/4125/CR/690/M-1, dated 31/12/2004.

*M*  
ATTESTED  
I. RAMACHANDRAN  
ADVOCATE & NOTARY  
Plot No 20, L.B. Colony  
Dombivli, Dist. Thane, M.C.





HYDERABAD METROPOLITAN WATER SUPPLY & SEWERAGE BOARD

\*\*\*

Office of the Chief General Manager (Engg),  
O&M Circle No.V, HMWS&SB,  
Sainikpuri, Hyderabad.

**FEASIBILITY CERTIFICATE NO.:0520161256**

I C No CGM (E)/M (E)/O&M C-IV/V/FCI/2016-17/535

Dated 16-12-2016

It is hereby informed that Hyderabad Metropolitan Water Supply & Sewerage Board has No objection Prima Facie to give Water Supply & Sewerage Connection at The Proposed Gated Community Layout Cum Group Housing in Sy.Nos.11, 12, 14 to 18 & 294 (Part), Situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R.R Dist, Belongs to M/s Silver Oak Reality (Formerly Known as M/s Mehta & Modi Homes) Rep by Its Managing Partner Sri. Soham Modi, S/o Sri. Satish Modi Paid an amount of Rs.3,40,000.00 vide SWC Receipt No. 4909741, dated: 15.12.2016, Demand Draft No: 001960, dated: 14.12.2016, HDFC Bank Ltd, R.P.Road Branch, file No. file No.2016-12-1189. As regard the size of water supply and sewerage connection and connection charges etc will be intimated to the party for which separate orders will be issued at a later date. It is here by informed that the Board will provide the Sewerage connection to the Complex/Apartments above the ground level only. The feasibility report issued by this office does not confer any right or title over the land

The Feasibility Certificate is being issued purely to indicate the willingness of the Board to give water supply and sewerage connections to enable the applicant to get his building plans approved by the competent authorities

CHIEF GENERAL MANGER (ENGG)  
O&M CIRCLE NO.V, HMWS&SB  
Sainikpuri Reservoir Premises  
Sainikpuri Secunderabad 94

To

M/s Silver Oak Reality (Formerly Known as M/s Mehta & Modi Homes) Rep by Its Managing Partner Sri. Soham Modi, S/o Sri. Satish Modi,  
The Proposed Gated Community Layout Cum Group Housing in Sy.Nos.11, 12, 14 to 18 & 294 (Part), Situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, R.R Dist

15/12/16  
REGISTERED  
S. RAMANARAO



DK-34/2017

Doc No: 31/BK IV/2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

 630828

S.No. 9969 Date: 12-04-2017

Sold to: RAMESH

S/o. NARASING RAO

For Whom: M/s. SILVER OAK REALITY

**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

**OWNER AND BUILDER'S CONTRACT AGREEMENT**

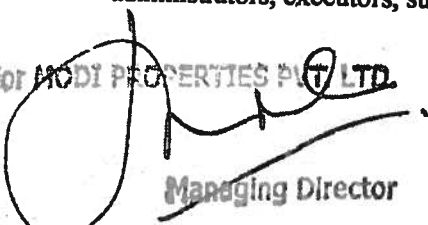
This DEED OF OWNER AND BUILDER CONTRACT AGREEMENT is made and executed on this the 12<sup>th</sup> day of April 2017 at Hyderabad by and between:

M/s. Modi Properties Pvt Ltd (Formerly known as Modi Properties & Investments Pvt Ltd) a company incorporated under companies act of 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Director Shri Soham Modi S/o. Shri. Satish Modi aged about 47 years, Occupation: Business resident of Plot No. 280, Road No.25, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the BUILDER which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc., of the ONE PART;

AND

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership form 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 Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter referred to as the OWNER which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignees, etc., of the OTHER PART;

For MODI PROPERTIES PVT LTD.

  
Managing Director

For SILVER OAK REALITY

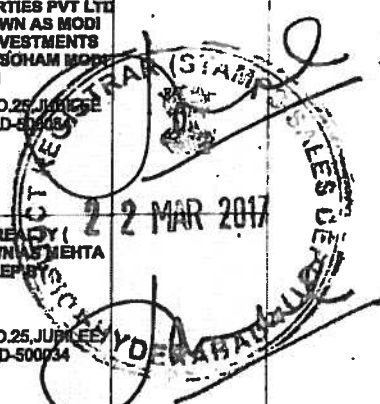
  
Partner

Presented in the Office of the Sub Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 3 and 4 on the 12th day of APR, 2017 by Sri Soham Modi

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address
1	FP		 M/S MODI PROPERTI [1508-4-2017-34]	M/S MODI PROPERTIES PVT LTD (FORMERLY KNOWN AS MODI PROPERTIES & INVESTMENTS PVT LTD) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280,ROAD NO.25,JUBILEE HILLS, HYDERABAD-500034
2	SP		 M/S SILVER OAK REA [1508-4-2017-34]	M/S SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA & MODI HOMES) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280,ROAD NO.25,JUBILEE HILLS, HYDERABAD-500034



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDD [1508-4-2017-34]	K.PRABHAKAR REDDY H.NO.5-4- 187/3,4,M.G.ROAD,SEC-BAD	
2		 CH.RAMESH::12/04/ [1508-4-2017-34]	CH.RAMESH H.NO.5-4- 187/3,4,M.G.ROAD,SEC-BAD	

12th day of April, 2017

Signature of Sub Registrar Vallabhnagar

Bk - 4, CS No 34/2017 & Doct No 31

Sheet 1 of 3 Sub Registrar Vallabhnagar



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**WHEREAS:**

- A. The First Party is an experienced and licensed civil contractor/builder.
- B. The Second Party approached the First Party with a request to provide their services for supervision of construction for the proposed residential gated community lay-out cum group housing on the land admeasuring 17,874.79 Sq. mtrs bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, Medchal - Malkazgiri District, Telangana.
- C. The First Party has accepted the request of the Second Party and for the same the Second Party has to pay a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) towards consultancy charges to the First Party for the total bungalows construction.
- D. The parties are recording the terms of their agreement in to writing.

**THIS DEED OF AGREEMENT FOR BUILDERS CONTRACT WITNESSES AS FOLLOWS:**

1. The First party (Builder) has agreed to help execute and supervise the construction work and the entire construction cost shall be borne by the Second Party.
2. The First Party (Builder) shall not engage/entrust the agreed work of supervision to a third party.
3. The Second Party shall make regular payments to the First Party as per the progress of work.
4. The Second Party shall with hold 10% of the agreed charges payable to the First Party till the completion of the entire construction work.
5. The amount payable to the First Party shall be subject to deduction of TDS and inclusive of service tax .
6. The First Party shall be solely responsible for the quality and safety aspects of the proposed construction
7. The Second Party shall pay the manpower employed at the recommendation of the First Party for construction of the proposed bungalows. The Second Party shall be responsible for the safety of such man power employed.
8. The First Party shall at all time have its personal deployed at the site to ensure quality of construction, safety and structural stability of the buildings.

**SCHEDULE OF THE PROPERTY**

All that part and parcel of land admeasuring about 17,874.79 Sq. mtrs of land bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, GHMC Kapra Circle, Kapra Mandal, Medchal-Malkazgiri District, Telangana and bounded by:

North by: Existing houses in Cherlapally Village & Sy. No.293

South by: Existing houses in Cherlapally Village

East by : Land left for future development

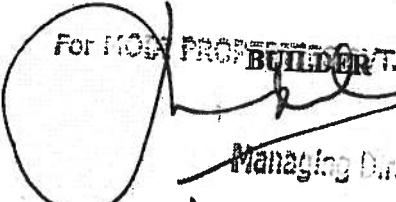

West by : Existing 60' (Proposed 100') wide road.

IN WITNESS WHEREOF the parties have signed this deed of Agreement of Builder's contract with their own free will and consent on this day, the month and year first above mentioned.

**Witnesses:**

1. 

2. 

For MOON PROPERTIES LTD.  
  
Managing Director  
For SILVER OAK REALTY  


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 18 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>10000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10100</b>

Rs. 4900/- towards Stamp Duty Including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 1000000/- was paid by the party through E-Challan/BC/Pay Order No ,883ZCL120417 dated ,12-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 10000/-, DATE: 12-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 004003343,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI PROPERTIES PVT LTD,CLAIMANT NAME: SILVER OAK REALTY).

*[Signature]*  
Signature of Registering Officer  
Vallabh Nagar

Date:  
12th day of April, 2017

Bk - 4, CS No 34/2017 & Doct No 31/120/2- Sub Registrar Vallabh Nagar Sheet 2 of 3

శ్రీవ పుస్తకము 2017 సం./ శాశ 192వ సం|| పు  
31/12 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1509. 12-31-2017.

తేదీ. 12/04/17.

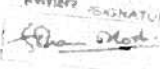
*[Signature]*  
తర. సుబ్రహ్మణ్యం  
పబ్ రిజిస్ట్రారు  
వల్లభనగర్





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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**  
 नाम (NAME)  
**SCHAM SATISH MODI**  
 पिता का नाम (FATHER'S NAME)  
**SATISH MANILAL MODI**  
 जन्म तिथि (DATE OF BIRTH)  
**18-10-1969**  
 हस्ताक्षर (SIGNATURE)  
  
 Chief Commissioner of Income-tax, Andhra Pradesh








*Scham*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
**PRASHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AW9PP6104E**  
 हस्ताक्षर (Signature)  
  


*Prashakar*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
**C RAMESH**  
**NARSING RAO CHANDRAGIRI**  
**21/07/1979**  
 Permanent Account Number  
**AKRPR1896C**  
 हस्ताक्षर (Signature)  
  


*CR*

Bk - 4, CS No 34/2017 & Doct No I/  
12012 Sheet 3 of 3 Sub Registrar  
Vallabh Nagar



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తెలంగాణ తెలంగాణ TELANGANA

S.No. 1649 Date: 17-01-2017

Sold to: RAMESH

S/o. NARASING RAO

For Whom: M/s. SILVER OAK REALTY

G 556513

**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

**ROAD WIDENDING UNDERTAKING**

This Road Widening Undertaking is made and executed at Hyderabad on this the 11<sup>th</sup> April 2017 by

We M/s. Silver Oak Realty (Formerly known as M/s. Mehta & Modi Homes) a re-constituted registered partnership firm vide registration No. 873 of 2003 w.e.f. 01.09.2015 having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Late. Shri. Satish Modi herein after called the 1<sup>st</sup> party which term shall include their legal heirs, successors, assigns and tenants in favour of the Commissioner, GHMC (ULB) herein after called the 2<sup>nd</sup> party which term shall include his representatives, agents, officials staff of ULB.

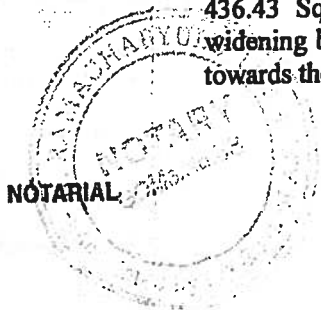
WHEREAS, 1<sup>st</sup> party have applied to the 2<sup>nd</sup> party for gated community lay-out cum group housing permission to construct residential bungalows in Sy. Nos. 11,12,14 to 18 & 294 (P) situated at Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist WHEREAS, the 2<sup>nd</sup> party has put in a condition that:

The land is getting effected in road widening throughout the frontage of the plot admeasuring 436.43 Sq. mtrs should be surrendered to the Commissioner, GHMC (ULB) for road widening before releasing the approved plan free of cost without claiming any compensation towards the land and the structures existing on the road widening site.

For SILVER OAK REALTY

Partner

**L. RAMACHARYULU**  
LL.B.  
ADVOCATE & NOTARY  
Plot No.89 LIC Colony,  
Damaiguda, HYDERABAD.

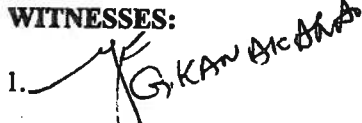






The land is getting effected in road widening throughout the frontage of the plot admeasuring 436.43 Sq. mtrs should be surrendered to the Commissioner, GHMC (ULB) for road widening before releasing the approved plan free of cost without claiming any compensation towards the land and the structures existing on the road widening site.

The first party in token of accepting the above conditions hereby undertake that they are herewith handing over the physical possession of the strip of land to the Commissioner, GHMC (ULB) on this the 11<sup>th</sup> day of April 2017 at free of cost before commencing the construction without claiming any compensation towards land and structures. The above undertaking is executed by me with free will and due consciousness for having obtained permission for the construction of residential bungalows in the Sy. Nos.11, 12, 14 to 18, 294 situated at Cherlapally Village, GHMC Kapra Circle, Kapra Mandal, Hyderabad, Medchal – Malkazgiri Dist.

**WITNESSES:**

1.  G. KAN BIC BINA
2. 

For SILVER OAK REALTY  
  
Partner.  
**PARTY OF THE 1<sup>st</sup> PART**

Sworn & Signed before me.  
Notary.



**ATTESTED**  
L. RAMACHARYULU  
L.L.B.,  
ADVOCATE & NOTARY  
Plot No.80 LIC Colony,  
Domalguda, HYDERABAD



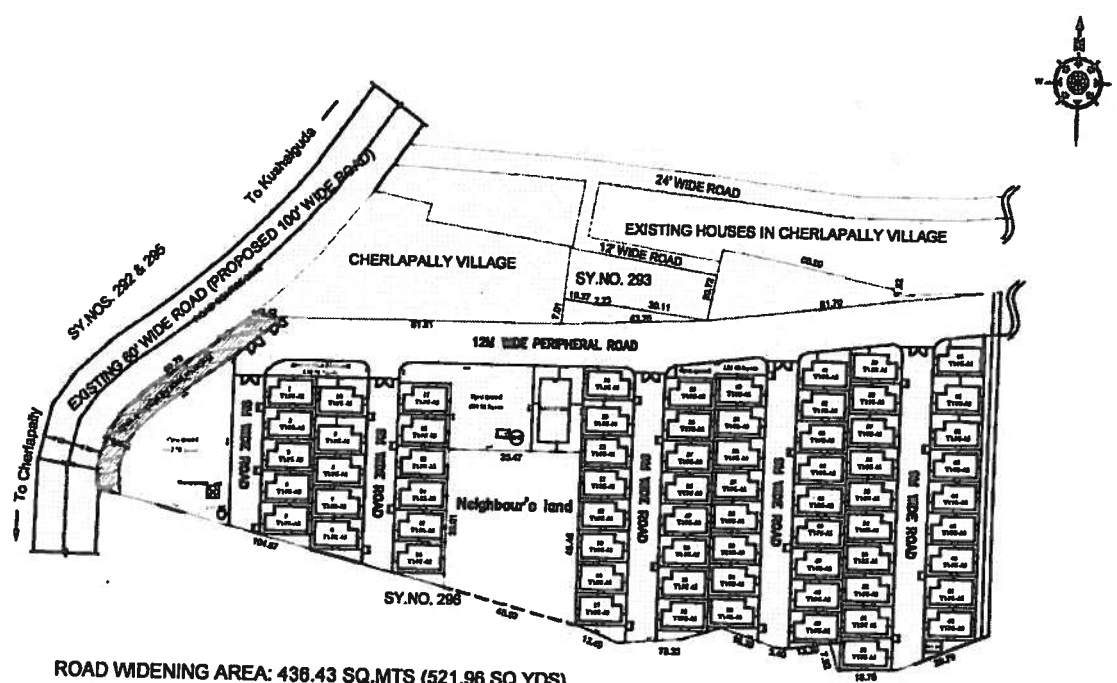
**PLAN SHOWING THE ROAD EFFECTED PORTION IN THE IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, KAPRA MANDAL, MEDCHAL- MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA**

**MORTGAGER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI**

**MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION**

**REFERENCE: SCALE: INCL: EXCL:**

**LAND AREA: 436.43 SQ. MTRS OR 521.96 SQ. YDS**



**ROAD WIDENING AREA: 436.43 SQ.MTS (521.96 SQ.YDS)**



**ATTESTED**  
 I, **SHRI. SOHAM MODI**,  
 MANAGING PARTNER,  
 SILVER OAK REALTY,  
 REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI

**WITNESSES:**

1. *[Signature]* **G. KANAKARAO**
2. *[Signature]*

**For SILVER OAK REALTY**

*[Signature]*  
**Partner**

**SIG. OF THE MORTGAGER**





DOIT NO: 1304 of 2017

1326  
SCANNED



తెలంగాణ తెలంగాణ TELANGANA

D 346420

S.No. 2336 Date: 10-03-2016

CH. SHRAVANI

Sold to: RAMESH

LICENSED STAMP VENDOR

S/o. NARASING RAO

LIC.No.15-31-029/2013,

R.No. 15-31-027/2016

For Whom: SILVER OAK REALTY.

House on P.No.21, W.S.Colony,  
R.R.Dist-501512. Ph:7842562342

**GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE**

THIS GIFT SETTLEMENT DEED is made and executed at Hyderabad on this the 11<sup>th</sup> day of April 2017 by:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 HEREINAFTER CALLED AS THE SETTLER OF THE ONE PART, the terms 'THE SETTLER' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves).

INFAVOUR OF

COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION having its Head office at Tankbund Road, Hyderabad, Telangana. (HEREINAFTER CALLED THE SETTLEE). OF THE OTHER PART, the terms 'THE SETTLEE' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves)

For SILVER OAK REALTY

Partner

BK-1, CS No 1313/2017 & Doct No  
1304/20/2. Sheet 2 of 5 Sub Registrar  
Vallabhmagar

1వ వున్నకము 2017 నం./ శాశ 199వ స|| పు  
1304 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1508- 1. 1304-2017

తేదీ, 12/04/17

  
ఆర్. సుబ్రహ్మణ్యం  
సబ్ రిజిస్ట్రారు  
వల్లభనగర్

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**WHEREAS :**

Whereas the SETTLER is the absolute Owner of the land admeasuring 21,378.07 Sq.yds (17,874.79 Sq. mtrs) 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

The SETTLER had converted the land admeasuring 21,378.07 Sq.yds (17,874.79 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the lay-out cum gated community group housing approved by GHMC vide file No. 56688/19/12/2015/HO.

AND WHEREAS the SETTLER decided to settle the open spaces reserved for parks in the above said lay-out cum gated community group housing i.e., open space area admeasuring 2,201.30 Sq.yds (1,840.57 Sq. mtrs) for parks, and 3,903.80 Sq.yds (3,264.07 Sq. mtrs) for roads (excluding peripheral road) as shown in the plan proposed plan which is annexed herewith total admeasuring 6,105.10 Sq. yds ( 5,104.64 Sq. mtrs) infavour of the SETTLEE in order to enable the SETTLEE to develop them for parks and roads, without any monitory consideration but for charitable dispositions and the SETTLEE agreed to accept for the same for public charitable bonafide purposes.

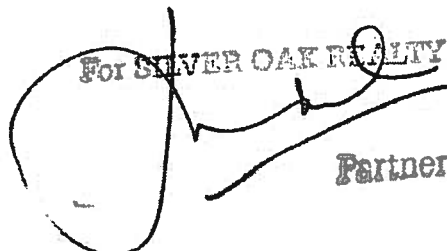
NOW THEREFORE this deed witnesses that in consideration of charitable disposition of the SETTLER towards parks and the areas effected under proposed, the SETTLER do hereby grant, transfer, assigns, convey and settle absolutely free from encumbrances in favour of the SETTLEE all the said property described in the schedule hereto, now in occupation and enjoyment, privileges easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held of occupied there with or reputed to belong or to be appurtenant there to and all the estate, right title and interest or claim and demand whatsoever of the settlement in or to the said property. The SETTLEE absolutely shall hold and enjoy the same as absolute owner for the charitable purpose for construction of parks, roads etc., and for the benefit of the occupants.

The SETTLER have given possession of the said property to the SETTLEE who shall hold and enjoy the same without any interruption from the SETTLER of any one claiming through or under interest for SETTLER.

The SETTLER do hereby declare that they are the sole and absolute owners of the said property and that no other person or persons have any right, title or interest in the said property.

The SETTLEE may get the said property mutated in its name of the Grampanchayat/MRO records and the SETTLER agreed to co-operate with it in this behalf.

The land is not an assigned land with in the meanring of A.P. Assigned Lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Government or their agencies/undertakings.

For SILVER OAK REALTY  
  
Partner

BK-1, CS No 1313/2017 & Doct No  
1304/12017. Sheet 3 of 5 Sub Registrar  
Vallabh Nagar



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**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of land being open space area admeasuring 2,201.30 Sq.yds (1,840.57 Sq. mtrs) for parks, and 3,903.80 Sq.yds (3,264.07 Sq. mtrs) for roads (excluding peripheral road) total admeasuring 6,105.10 Sq. yds ( 5,104.64 Sq. mtrs) in the proposed gated community lay-out cum group housing bearing Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Medchal - Malkazgiri District, Hyderabad, Telangana.



**I. Schedule of Open Spaces:**

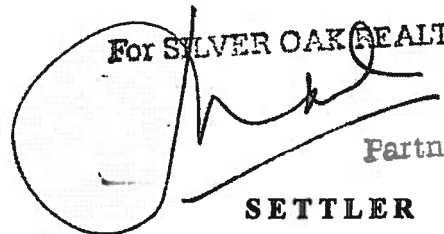
<b>Open Space No.1</b>  1,235.20 Sq.yds ( 1,03.78 Sq. mtrs)  Boundaries: North: Existing 60' wide road South: Existing residential locality of Cherlapally Village East : 9 Mts (30') wide road (proposed) West : Existing 60' wide road	<b>Open Space No.2</b>  817.29 Sq.yds ( 683.36 Sq. mtrs)  Boundaries: North: 12' (40') wide road (proposed) South: Neighbors Land East : Amenities Block West : 9 Mts (30') wide road & Plot Nos.11& 12
<b>Open Space No.3</b>  148.82 Sq.yds ( 124.43 Sq. mtrs)  Boundaries: North: 12mtrs (40') wide road (Proposed) South: Plot Nos. 25 & 40 East : 9mts (30') wide road West : 9mts (30') wide road	

As per the lay-out cum gated community group housing plan enclosed.  
M.V. of Schedule of the Property Rs. 3,05,25,500/- @ 5000/Per Sq. Yd.

IN WITNESSESS WHEREOF the Settler hereunder have set their hands to the deed of Gift of Settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses"

**WITNESSES:**

1. 
2. 

  
FOR SILVER OAK REALTY  
Partner  
**SETTLER**

Bk-1, CS No 1313/2017 & Doct No  
1304/2017 Sub Registrar  
Vallabh Nagar



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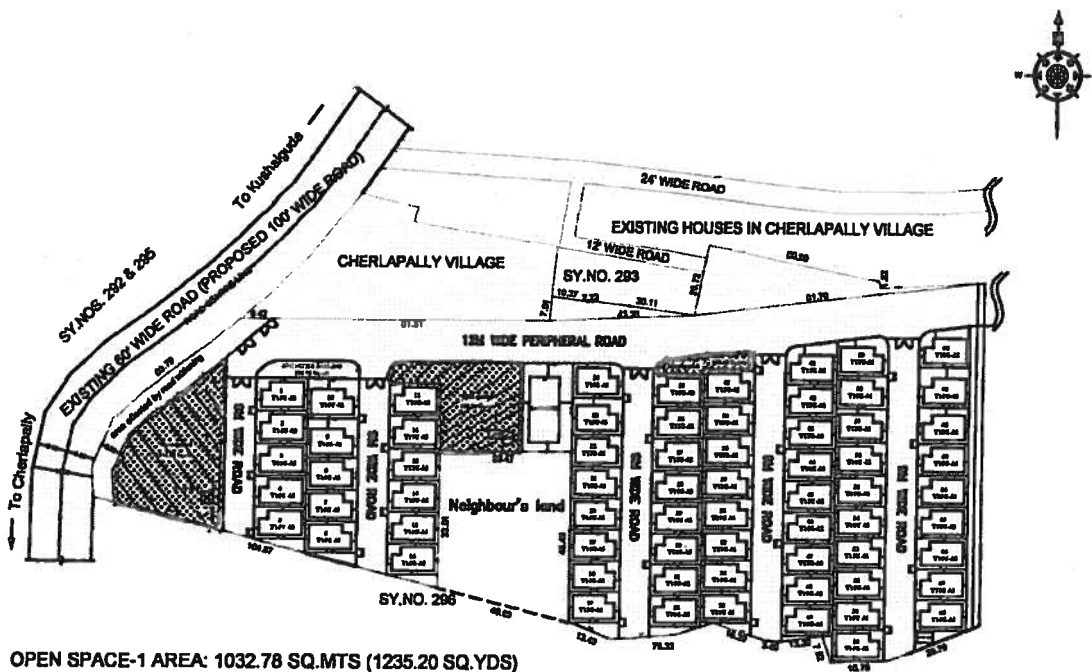
**PLAN FOR GIFT SETTLEMENT DEED SHOWING PORTION OF OPEN SPACES AND ROADS IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA**

**SETTLER :M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI**

**SETTLEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION**

**REFERENCE: SCALE: INCL: EXCL:**

**OPEN SPACES AREA: 2,201.30 SQ.YDS OR 1,840.57 SQ.MTS**  
**ROADS AREA : 3,903.80 SQ.YDS OR 3,264.07 SQ.MTS**



**OPEN SPACE-1 AREA: 1032.78 SQ.MTS (1235.20 SQ.YDS)**  
**OPEN SPACE- 2 AREA: 683.36 SQ.MTS (817.29 SQ.YDS)**  
**OPEN SPACE- 3 AREA: 124.43 SQ.MTS (148.82 SQ.YDS)**  
**TOTAL :1840.57 SQ.MTS (2201.30 SQ.YDS)**

---

**ROADS AREA :3264.07 SQ.MTS (3903.80 SQ.YDS)**

**WITNESSES:**

- 1.
- 2.

**For SILVER OAK REALTY**  
  
**Partner**  
**SIG. OF THE SETTLER**


Bk-1, CS No 1313/2017 & Doct No  
1304/1201A. Sheet 3 of 5 Sub Registrar  
Vallabh Nagar



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भारत सरकार / PERMANENT ACCOUNT NUMBER  
**ABMPM672SH**  
 नाम / NAME  
**SCHAM SATISH MODI**  
 पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**  
 जन्म तिथि / DATE OF BIRTH  
**18-10-1969**  
 हस्ताक्षर / SIGNATURE  
  
 चालू अधिकारी / Officer in Charge  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT  
 भारत सरकार / GOVT OF INDIA  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**18/01/1974**  
 Permanent Account Number  
**AWSP0104E**  
 हस्ताक्षर / SIGNATURE  
  
 10022008  


*Handwritten signature*

आयकर विभाग / INCOME TAX DEPARTMENT  
 भारत सरकार / GOVT OF INDIA  
**C RAMESH**  
**NARSING RAO CHANDRAGIRI**  
**21/07/1979**  
 Permanent Account Number  
**AKRPR1896C**  
 हस्ताक्षर / SIGNATURE  
  
 04042007  


*Handwritten signature*

*Handwritten mark*

Bk-1, CS No 1313/2017 & Doct No  
1304/2017. Sheet 4 of 5 Sub Registrar  
Vallabh Nagar



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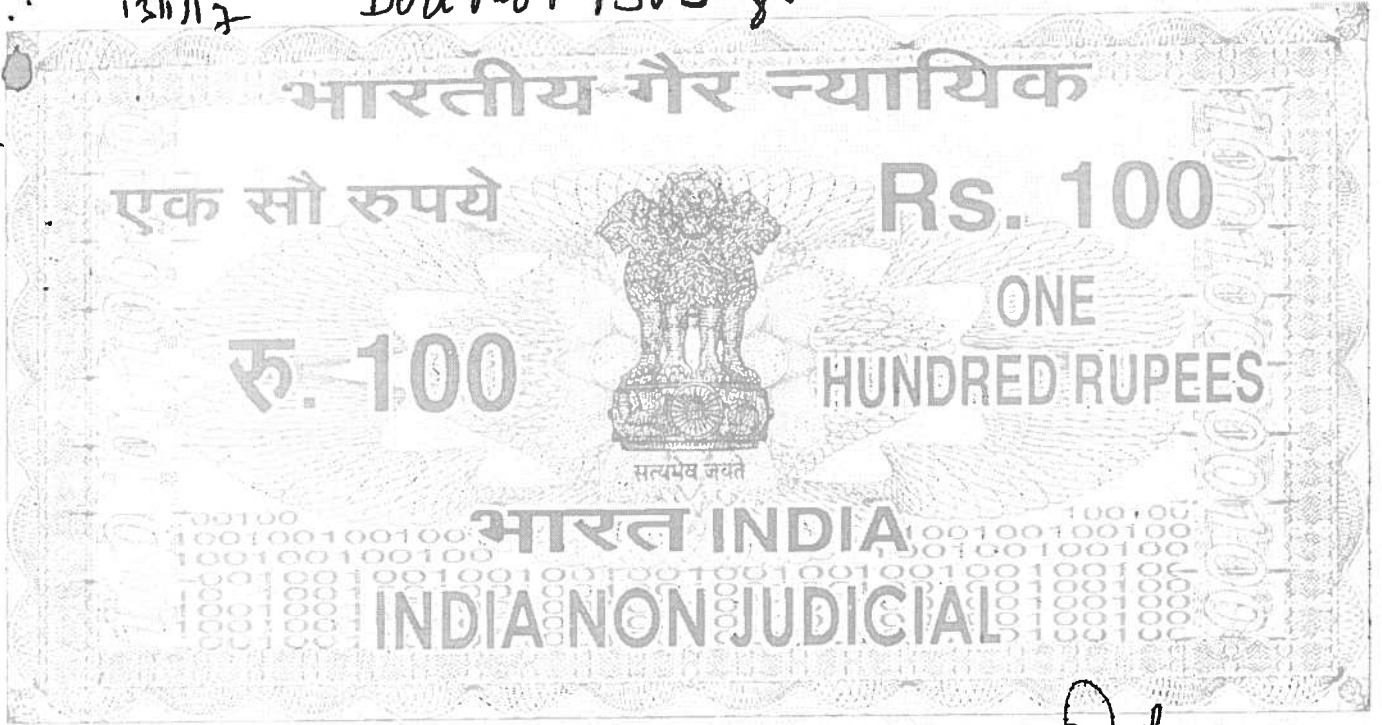


1311/17

DOIT NO: 1303 8/2017

1385

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 1650 Date: 17-01-2017

Sold to: RAMESH

S/o. NARASING RAO

For Whom: M/s. SILVER OAK REALTY

G 556514

**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

**GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE**

THIS GIFT SETTLEMENT DEED is made and executed at Hyderabad on this the 11<sup>th</sup> day of April 2017 by:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a registered partnership having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 HEREINAFTER CALLED AS THE SETTLER OF THE ONE PART, the terms 'THE SETTLER' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves).

**INFAVOUR OF**

**COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION** having its Head office at Tankbund Road, Hyderabad, Telangana. (HEREINAFTER CALLED THE SETTLEE). OF THE OTHER PART, the terms 'THE SETTLEE' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves)

FOR SILVER OAK REALTY

Partner

Bk-1, CS No 1311/2017 & Doct No  
1303 / 2012. Sheet 4 of 5 Sub Registrar  
Vallabh Nagar



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**WHEREAS :**

Whereas the SETTLER is the absolute Owner of the land admeasuring 21,378.07 Sq.yds (17,874.79 Sq. mtrs) bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cheripally Village, Kapra Mandal, GHMC Kapra Circle, Medchal Malkazgiri District, Telangana

The SETTLER had converted the land admeasuring 21,378.07 Sq.yds (17,874.79 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the lay-out cum gated community group housing approved by GHMC vide file No. 56688/19/12/2015/HO.

AND WHEREAS the SETTLER decided to settle the peripheral road in the above said lay-out cum gated community group housing i. e., 3,125.88 Sq.yds (2,613.63 Sq. mtrs) for peripheral road as shown in the plan proposed infavour of the SETTLEE in order to enable the SETTLEE to develop them for peripheral road without any monitory consideration but for charitable dispositions and the SETTLEE agreed to accept for the same for public charitable bonafide purposes.

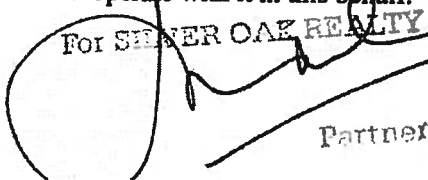
NOW THEREFORE this deed witnesses that in consideration of charitable disposition of the SETTLER towards parks and the areas effected under proposed, the SETTLER do hereby grant, transfer, assigns, convey and settle absolutely free from encumbrances in favour of the SETTLEE all the said property described in the schedule hereto, now in occupation and enjoyment, privileges easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held of occupied there with or reputed to belong or to be appurtenant there to and all the estate, right title and interest or claim and demand whatsoever of the settlement in or to the said property. The SETTLEE absolutely shall hold and enjoy the same as absolute owner for the charitable purpose for construction of parks, roads etc., and for the benefit of the occupants.

The SETTLER have given possession of the said property to the SETTLEE who shall hold and enjoy the same without any interruption from the SETTLER of any one claiming through or under interest for SETTLER.

The SETTLER do hereby declare that they are the sole and absolute owners of the said property and that no other person or persons have any right, title or interest in the said property.

The land is not an assigned land with in the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Government or their agencies/undertakings.

The SETTLEE may get the said property mutated in its name of the Grampanchayat/MRO records and the SETTLER agreed to co-operate with it in this behalf.

FOR SETTLER OAK REALTY  
  
Partner

BK-1, CS No 1311/2017 & Doct No  
/303/2012. Sheet 4 of 5 Sub Registrar  
Vallabh Nagar



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**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of land being 3,125.87 Sq.yds (2,613.63 Sq. mtrs) for peripheral road as shown in the plan bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Medchal – Malkazgiri District Hyderabad, Telangana and bounded by:

- North by : Existing residential locality of Cherlapally Village & Sy. No. 293
- South by : Plot Nos. 1, 10, 11, 24, 25, 40, 41, 59 & 60 and Open Space No. 2
- East by : Land left for future development
- West by : Existing 60' (proposed 100') wide road.

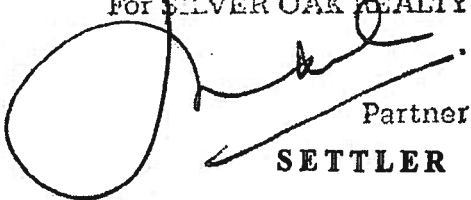
As per the lay-out cum gated community group housing plan enclosed.

m.v of the Schedule of the Property Rs. 1,56,29,250/- @ 5000/- Per Sq.yd.

IN WITNESSESS WHEREOF the Settler hereunder have set their hands to the deed of Gift of Settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses.

**WITNESSES:**

1. 
2. 

For SILVER OAK REALTY  
  
Partner  
**SETTLER**

Bk-1, CS No 1311/2017 & Doct No  
303 / 2017 Sheet 5 of 5 Sub Registrar  
Vallabhnagar



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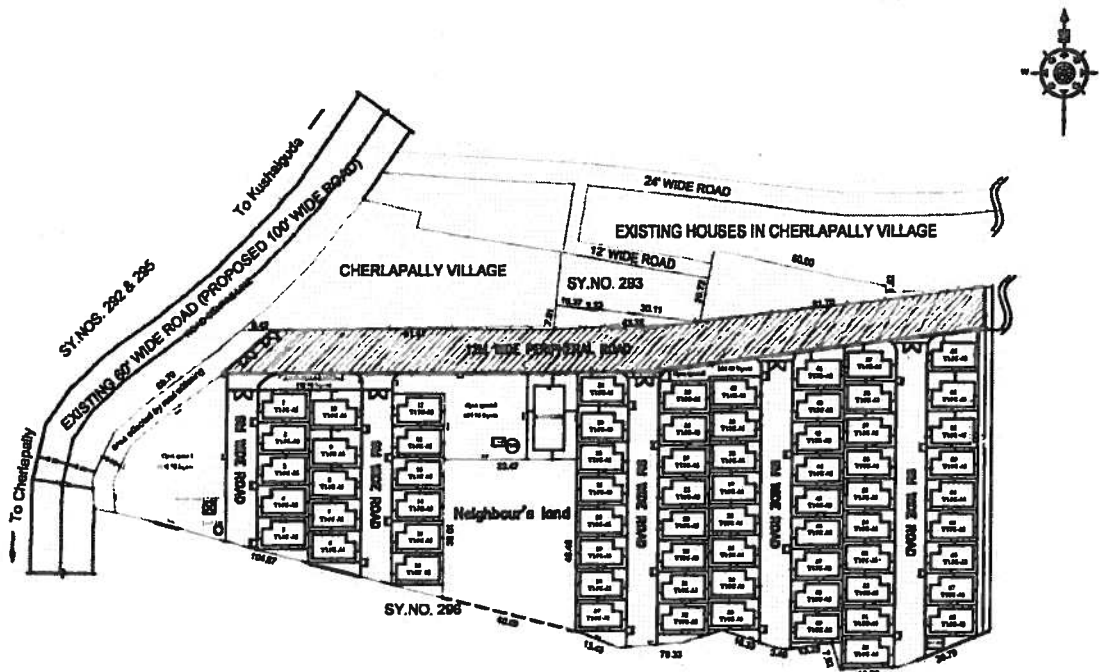
**PLAN FOR GIFT DEED SHOWING THE PERIPHERAL ROAD WHICH IS TO BE GIFTED IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL - MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA**

**SETTLER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI**

**SETTLEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION**

**REFERENCE: SCALE: INCL: EXCL:**

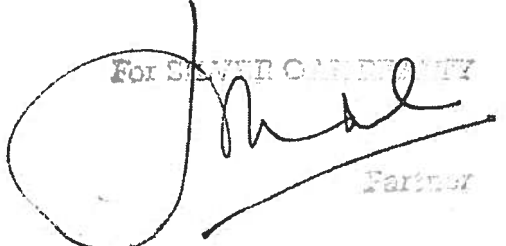
**ROAD AREA: 2,163.63 SQ. MTRS OR 3,125.87 SQ.YDS**



**PERIPHERAL ROAD AREA: 2613.63 SQ.MTS (3125.87 SQ.YDS)**

**WITNESSES:**

1. *Prasanna*
2. *TK*

For SILVER OAK REALTY  
  
 Partner

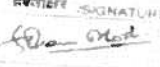
**SIG. OF THE SETTLER**



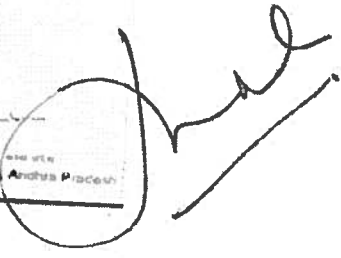
Bk - 1, CS No 1311/2017 & Doct No  
/303 / 2017 Sub Registrar  
Vallabh Nagar







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आयकर विभाग / PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**  
 नाम / NAME  
**SOHAM SATISH MODI**  
 पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**  
 जन्म तिथि / DATE OF BIRTH  
**18-10-1969**  
 हस्ताक्षर / SIGNATURE  
  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**16/01/1974**  
 Permanent Account Number  
**AW3PP8104E**  
 हस्ताक्षर / Signature  
  
 भारत सरकार / GOVT OF INDIA  





आयकर विभाग / INCOME TAX DEPARTMENT  
**C RAMESH**  
**NARSING RAO CHANDRAGIRI**  
**21/07/1979**  
 Permanent Account Number  
**AKRPR1896C**  
 हस्ताक्षर / Signature  
  
 भारत सरकार / GOVT OF INDIA  



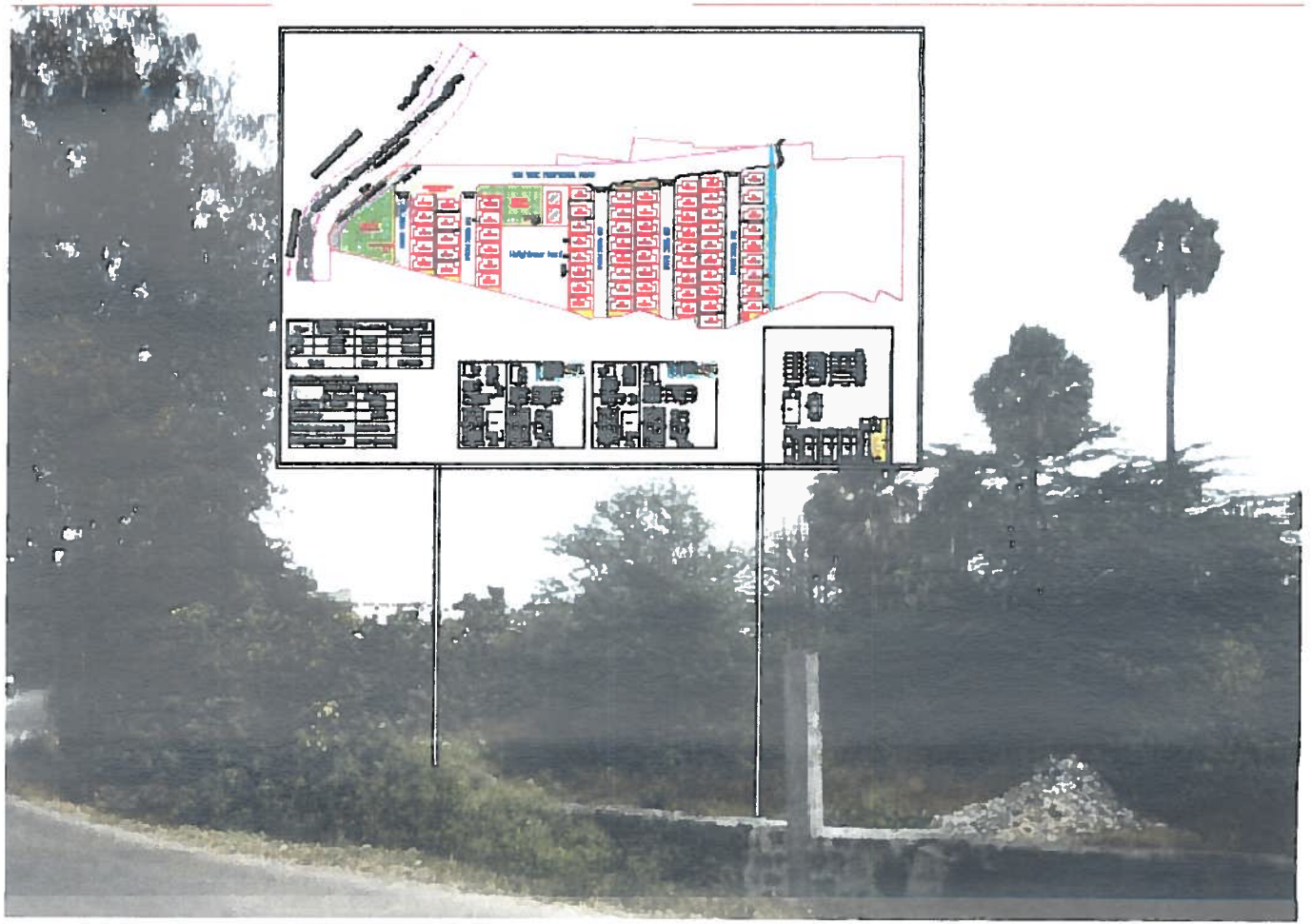


Bk-1, CS No 1311/2017 & Doct No  
/303 / 2012. Sheet 5 of 5 Sub Registrar  
Vallabhagar



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Symbol	Description
[Red outline]	Building Footprint
[Green area]	Landscaping Area
[Blue area]	Water Feature
[Black outline]	Property Boundary
[Black outline]	Driveway
[Black outline]	Walkway
[Black outline]	Parking Space
[Black outline]	Street

Symbol	Description
[Black outline]	Property Boundary
[Black outline]	Driveway
[Black outline]	Walkway
[Black outline]	Parking Space
[Black outline]	Street



