

YES BANK

MAILED TO COMMISSIONER GHMC

HYD

NK LTD

PAYMENT DETAILS

TO BE ISSUED BY COMMISSIONER GHMC

We enclose Demand Draft No. : **187506**
19-Dec-2017 *20.15.210.00
dated for ₹
as per the above payment details.

BY ORDER OF
SILVER OAK VILLAS LLP

BANK NO 009713007776
PAYABLE SOMAJIGUDA, HYDERABAD

This is Computer Generated advice and does not require Signature

YES BANK

YES BANK LTD.

4th Floor, Nehru Centre,
Discovery of India Building, Dr.A.B. Road,
Worli, Mumbai - 400018. India 09713007776

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

1 9 | 1 2 | 2 0 | 1 7 |
D D M M Y Y Y Y

A/C. PAYEE / Non-Negotiable

COMMISSIONER GHMC

On Demand Pay

or Order

को या उनके आदेश पर

Rupees TWENTY LAKH FIFTEEN THOUSAND TWO HUNDRED TEN

रुपये ONLY **

₹ 20,15,210.00*
अदा करें

BANK DATA FORMS PVT. LTD. CS 2010

YES BANK LTD
SOMAJIGUDA, HYDERABAD

DRAWEE BANK AND BRANCH

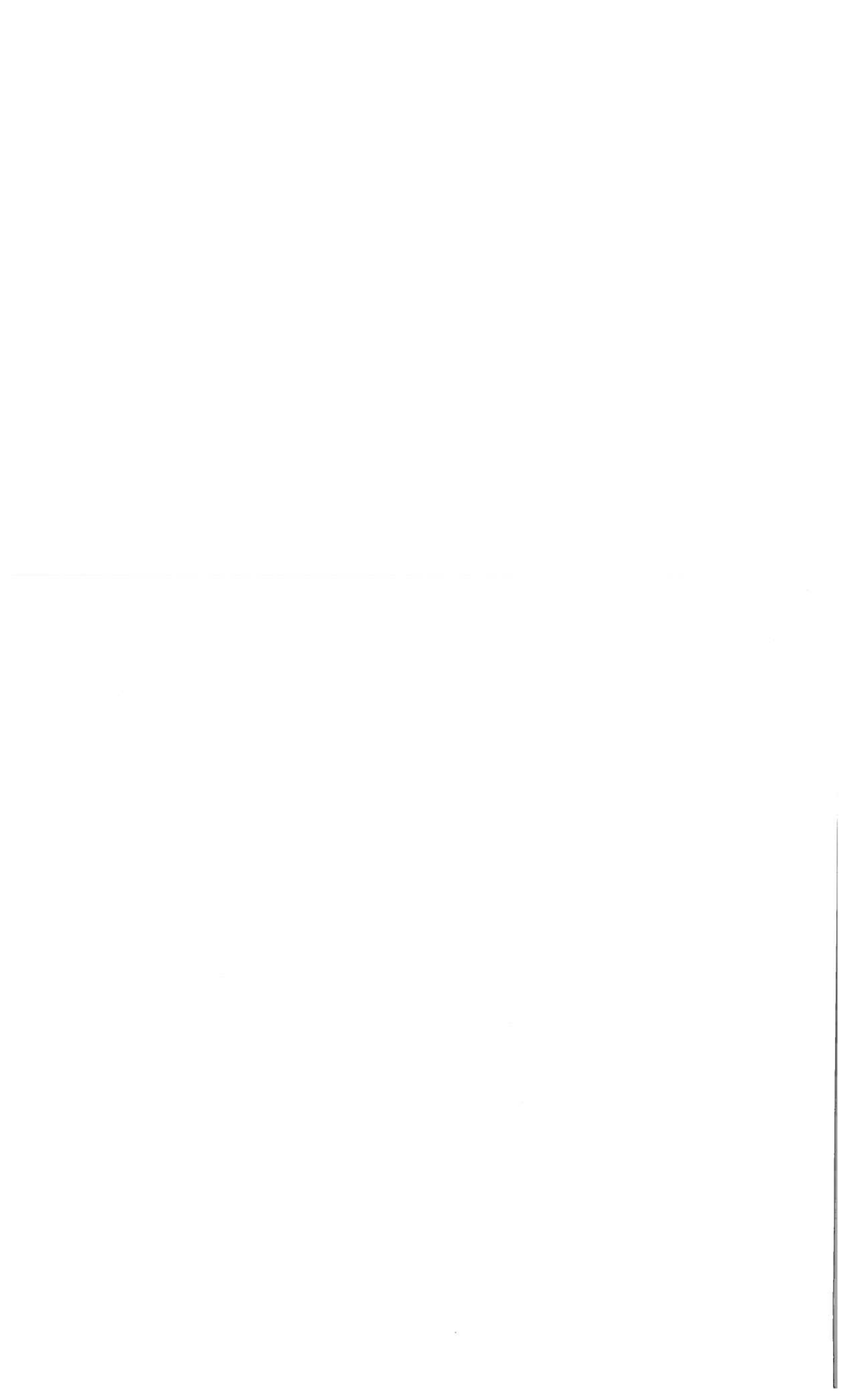
YES BANK
BEGLUMPET SECUNDRABAD

ISSUING BANK AND BRANCH

[Signature] For YES BANK LTD.
[Signature]
E-4695020
AUTHORISED SIGNATORY(IES)

187506 0005320001

16



SILVER OAK REALTY

e/c

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

Dt. 19.12.2017.

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

Dear Sir,

Sub: Payment of fees under protest and submission of 5% registered mortgage affidavit, CAR policy, Water Feasibility Report, Owner - Builder agreement, open spaces gift Deed and Peripheral road gift deed of our extension of 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 Malkazgiri District.

**Ref: 1. Your letter No. 134535/TPS/HO/GHMC/2017 dated. 27.11.2017.
2. Our letter dated 30.11.2017.
3. Your letter No.134535/TPS/HO/GHMC/2017 dated. 18.12.2017**

Please find enclosed herewith Bank Managers' cheque bearing No. 187506 dated 19.12.2017 drawn on YES Bank, Secunderabad towards fee and charges including proportionate lay-out charges for the additional area of 230 Sq. mtrs.

Please note that the levy of development charges @ Rs. 187.50/- instead of Rs. 125/- and proportionate lay-out 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.

Further we have enclosed herewith the following documents as requested by you in your letter referred No.3 in the above reference.

1. Original mortgaged deed bearing No. 16699/2017 dated 30-11-2017 duly mortgaged 5% of total units (i.e., 2 units) is enclosed herewith.
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 Bank Managers' cheque for Rs.2,15,210/- of YES Bank and the same has been mentioned above.
4. Xerox copy of CAR Policy for three years period is enclosed herewith.
5. Xerox copy of Water Feasibility Report from HMWS & SB is enclosed herewith
6. Original registered agreement between Builder & Owner bearing document No. BK IV -399 dated 30th November 2017 registered with SRO, Uppal is enclosed herewith.

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.

-2-

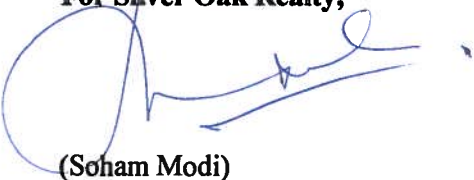
7. Original registered gift deed bearing document No. 16700/2017 dated 30.11.2017 duly handing over roads and open spaces in the proposed extension of gated community lay-out cum group housing registered with SRO, Uppal is enclosed herewith.
8. Original gift deed along with the plan bearing document No. 16701/2017 dated 30.11.2017 duly handing over 12 mtrs wide peripheral road to GHMC in the proposed gated community extension lay-out cum group housing registered with SRO, Uppal is enclosed herewith.
9. Please note that we have already submitted revised site plan duly incorporated the STP with details drawings to you on 30.11.2017.

Please note that we have fulfilled all conditions as per your above referred letter in the above reference No.3.

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

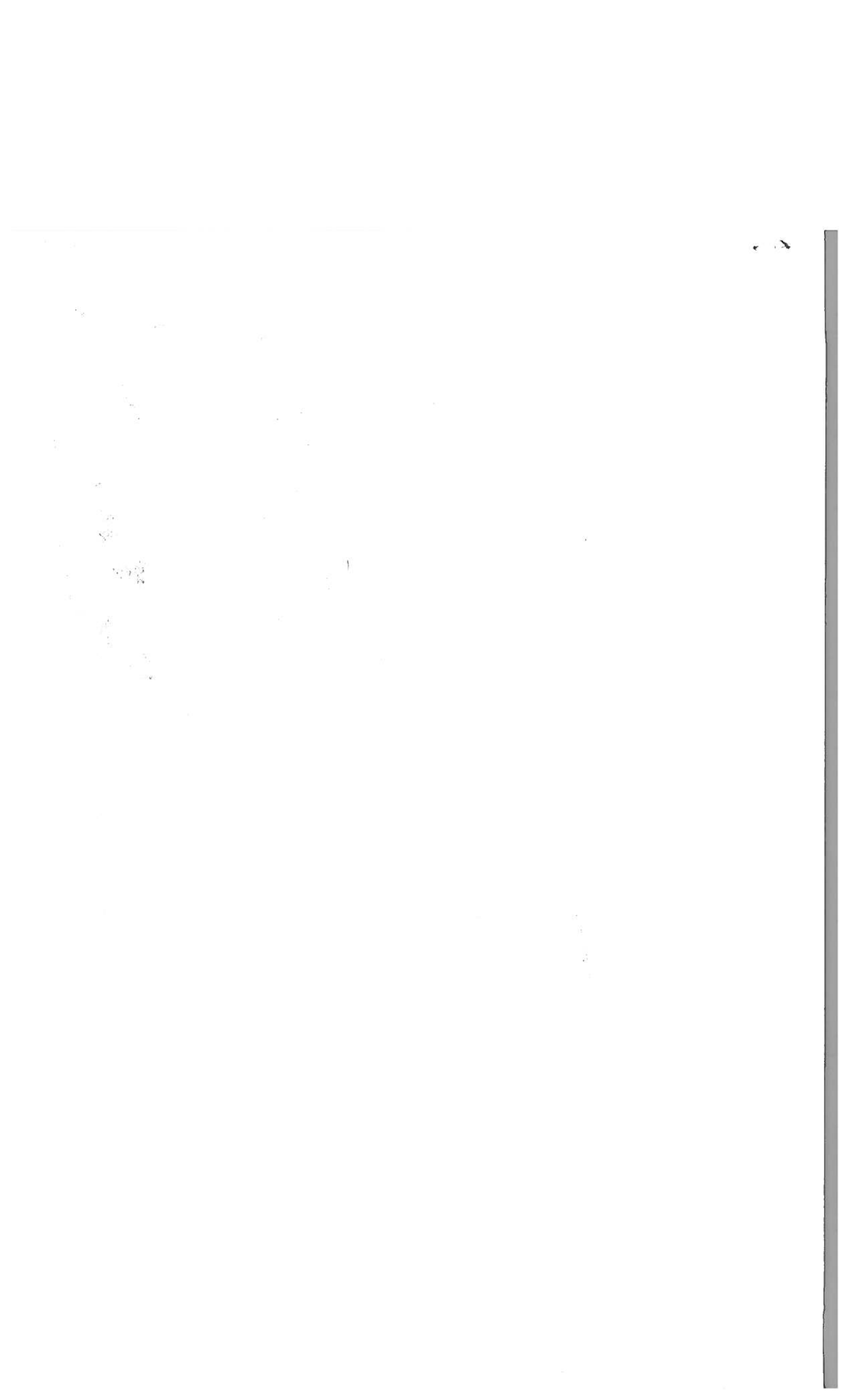
Thanking you,

Yours sincerely,
For Silver Oak Realty,



(Soham Modi)
Managing Partner.

- Encl:** 1. Bank Managers' cheque for Rs. 20,15,210/-
2. Original registered documents – 4 Nos
3. Xerox copies – 2 nos.



GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the Commissioner,
Town Planning Section, (H.O.),
GHMC, Tank Bund, Hyd.

Lr.No.134535/07/07/2017/HO

Date:18.12.2017

To

Sri. M/s.Silver Oak Realty (M/s.Mehta & Modi Homes),
Rep. by Soham Modi,
Sy.No.11, 12, 14 to 18, 294/P,
Cherlappaly, Ghatkesar, R.R.Dist.

Sir,

Sub: GHMC – T.P. Section – H.O. – Proposals for construction of Gated Community Residential Building consisting of Ground + 1st floor for extension of layout cum Group housing in the land left for future development in the approved layout bearing Sy.No.11, 12, 14 to 18, 294/P, Cherlappaly, Ghatkesar, R.R. Dist. - fee intimation - Reg.

Ref: 1. Your representation, Dt.07.07.2017
2. Building Committee, Dt.10.11.2017.

With reference to the subject cited, it is to inform you that, your proposals for construction of bearing Sy.No.11, 12, 14 to 18, 294/P, Cherlappaly, Ghatkesar, R.R. Dist. have been examined and recommended by the Building Committee meeting held on 10.11.2017 and you are requested to remit an amount of Rs.20,15,210/- (Rupees twenty lakhs fifteen thousand two hundred and ten only) towards fee and charges through **D.D.** or **NEFT/RTGS (SBH Bank, MCTB Branch, IFS Code No.SBHY0020432, A/c.No.52082155215)** in favour of Commissioner, GHMC, within 10 days (Annexure enclosed).

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

1. The owner is required to hand over the i.e., 5% of total units by way of a Registered Mortgage Deed to GHMC.
2. To comply the requirement prescribed under 5(f) (xi), (iii),(iv) and (vii) of G.O.Ms. No.168 MA Dt:07.04.2013.
3. On collection of necessary charges including proportionate layout charges for the additional area of 230.00Sq.mts., since the applicants have already paid the BC&EBC charges for the future development areas of the previous sanctioned plan and shelter fee.
4. On submission of Contractors all risk policy for (3) years.
5. On submission of Water feasibility report from HMWS & SB.
6. On submission of Reg. Agreement between Owner and Builder.
7. The area covered under roads and organized open spaces (tot-lot) to be handed over to GHMC through a registered Gift Deed.
8. The area covered under 12.0mts wide peripheral road to be handed over to GHMC through registered Gift Deed.
9. To provide STP and submit revised drawings.

File No.TP/PER/BLD/C01/0008/2017/JR.ASST-2,ACP-1,TP,HO

“This is not a Building Permission and should not be construed as such to start any Building Construction activity”.

Further action for release of approvals will be taken after fulfilling the above conditions, 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 M
NARASIMHA RAMULU
Date: 2017.12.20 12:16:47 IST
Reason: Approved

GREATER HYDERABAD MUNICIPAL CORPORATION
SCHEDULE OF RATES FOR BUILDING PERMISSION
(FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES)

File No 134536/07/07/2017/40

Lagoni - Cum - House
Group Community - 27 Villas

Name of the Owner: M/s. Silver Oak Realty

Location of the site / plot Sy. No. 11, 12, 14 + 18 E

Plot - Charitably - KGPZ

1) BUILDING PERMIT FEE:
Ground + 1st floor

a) Proposed covered area of Cellar/Stilt + () upper floors for Residential / Commercial 4725 Sq.mtr B.P.F. @ Rs. 80/- per Sq.mtr

Rs. 3,78,000.00

Area of the plot 25,319.49 Sq.mtrs Residential Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings.

- i. Upto 200 Sq.mtrs plot area. Rs.10/-
- ii. From 201 to 500 Sq.mtrs plot area. Rs.50/-
- iii. From 501 to 750 Sq.mtrs plot area. Rs.70/-
- iv. Above 750 Sq.mtrs plot area. Rs.80/-
- v. High rise building. Rs.100/-

Rs. 4900.00

b) Proposed compound wall RMT 240 @ Rs.20/- RMT.

Rs. 5000.00

c) Advertisement & Postage charges

Rs. 3,77,900.00

- i. Individual residential building Rs.100/ each.
- ii. Group housing / Commercial building etc. Rs.2000/- each case.
- iii. High rise buildings. Rs.5000/- each case.

2) DEVELOPMENT CHARGES: (G.O.Ms.No.223MA dt:30.08.2016)

- i. Proposed on built up area 4725 Sq.mtr @ Rs. 125/- per Sq.mtr
- ii. On open area excluding coverage 230 Sq.mtr @ Rs. 187.5 per Sq.mtr

Rs. 5,90,625.00

- i. Rs.125/- Residential
- i. Rs.125/- Commercial

Rs. 43,125.00

Rs. 6,33,750.00

3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:
 (On built up area Sq.mtrs)

- i. Proposed built up area for 4725 Sq.mtr @ Rs. 150/- per Sq.mtr.
- i. Individual Residential Building / prayer hall @ Rs.100/-
- ii. Group housing / High rise building @ Rs.150/-
- iii. Commercial/Institutional/Industrial Other building (Non high rise) @ Rs.175/-
- iv. Commercial/ Institutional/Industrial Other buildings (High rise) @ Rs.225/-

Rs. 7,08,750.00

4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:
 (On site area In Sq. mtrs)

- i. Proposed site area for 230 sq.mtr @ Rs. 125/- Sq.mtr
- A) Residential Building:
 - i. Other areas @ of Rs.125/- per Sq.mtr.
 - ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr
- B) Commercial/ Institutional / Industrial / Cinema Hall/ Function Hall/ Other buildings.
 - i. Other areas @ of Rs.175/- per Sq.mtr.
 - ii. B. Hills & J. Hills @ Rs.225/- per Sq.mtr

Rs. 28,750.00

5) SUB-DIVISION CHARGES:

- i. Total site area 230 Sq.mtr @ of Rs. 167 Sq.mtr. (Minimum)
- a) Residential Rs.15/- per Sq.mtr.
- b) Non residential Rs.20/- per Sq.mtr.

Rs. 38,500.00

6) OPEN SPACE CONTRIBUTION CHARGES:

In case of unauthorized layout/ sub-division cost of 14% on total plot area
 Total plot area Sq.yrd X 0.14 X Registration value of the site

Rs. _____

7) COMPOUNDING FEE:
 (33% on builtup area)

Rs. _____

*Permit is
 53207/H/2/Co-1/2016
 dated 03.05.2017 in file
 SCC/2/19/12/2016/40 to
 on extent of site area
 Rs. 70875.00 Sq.mtrs*

- 8) RAIN WATER HARVESTING CHARGES: 4795 29mb
@ Rs. 8/- per Sq.mtr on built up area. Rs. 37,800 00
- 9) VACANT LAND TAX: 775.0 + 5000/- = 0.5%
0.5% on prevailing registration value Rs. 2,975 00
@ 8% Library cess on VLT. Rs. 238 00
Rs. 7,195 00
- 10) IMPACT FEE: (As per G.O.Ms.No.766 MA,dt:18-10-2007)
i. Proposed built up area, G.F floor & F.F..... Sq.ft @ Rs..... Sq.ft. Rs.....
ii. Proposed built up area of 2nd and above floors Sq.ft @ Rs..... Sq.ft. Rs.....
- 11) CITY LEVEL INFRASTRUCTURE IMPACT FEE:
(As per G.O.Ms.No.168, MA dt:07.4.2012 & G.O.Ms.No.7 dt:05.01.2016)
i. Rs.....
ii. Rs.....
iii. Rs.....
- 12) ENVIRONMENT IMPACT FEE:
(G.O.Ms.No.34, MA dt:17.6.2015) above 10,000.0 SN 4795 29mb @ Rs.3/- per Sq.ft. 50841 97+2/-
Rs. 1,52,575 00
- 13) SHELTER FEE (G.O.Ms.No.245, MA dt:30.6.2012): 770 00
Rs. 34,500 00
- 14) LAYOUT REGULATION CHARGES AS PER G.O.MS.NO.113
MA,dt:31-01-08 AND G.O.MS.NO.301 MA dt:11-04-08.
i. Penalization charges
ii. Open space prorata charges
Rs.....
Rs.....
- 15) DEBRIS CHARGES AS PER GB RES. NO.129, DT.07.09.2017
i. For dismantling of existing building @ Rs.12 per Sq. feet. Rs.....
ii. For Cellar/Basement area @ Rs.50/- per Sq. feet. Rs.....
- 16) Proportionate Layout Charges 770 00 - 127/-
(On site area per sq.m(r).
i. Residential Rs.125/- per sq.mtr. ii) Commercial Rs.125/- per sq.mtrs. Rs. 78,750 00

Hence if approved the part may be informed to pay following charges:

- 1. Building permit fee: Rs. 377,900 00
- 2. Development charges: Rs. 2,31,750 00
- 3. B.C. & E.B.C. on built up area: Rs. 7,08,750 00
- 4. B.C. & E.B.C. on site area: Rs. 18,750 00
- 5. Sub-division charges: Rs. 5,000 00
- 6. Open space contribution charges: Rs. -
- 7. Compounding fee: Rs. -
- 8. Rain water harvesting charges: Rs. -
- 9. Vacant land tax: Rs. 37,800 00
- 10. Impact fee: Rs. 7,195 00
- 11. City level Infrastructure impact fee: Rs. -
- 12. Environmental Impact fee: Rs. -
- 13. Shelter Fees: Rs. 1,52,575 00
- 14. Layout regulation charges: Rs. 34,500 00
- 15. Debris Charge: Rs. -
- 16. Proportionate Layout Charges: Rs. 78,750 00

Total Rs. 20,15,210 00

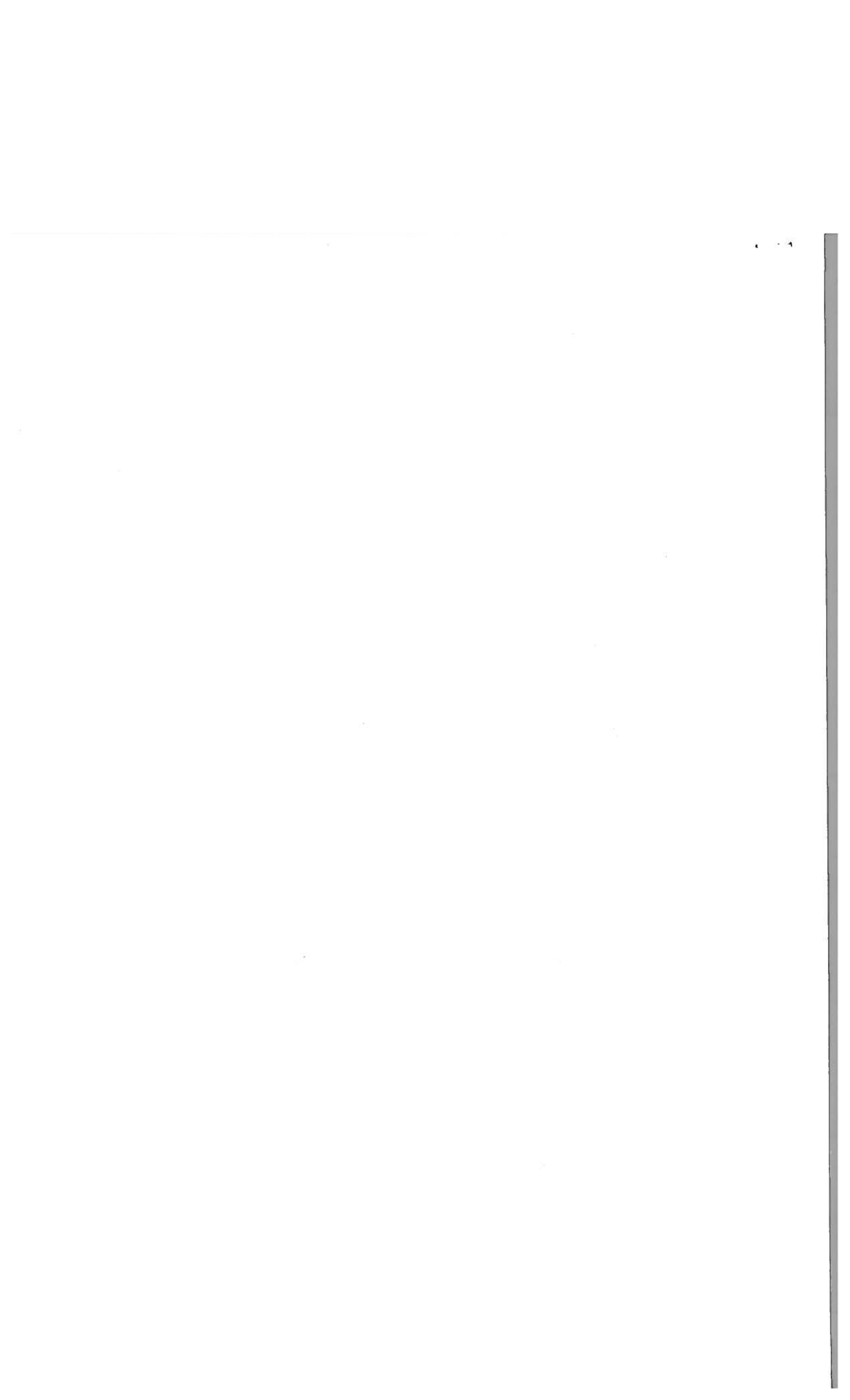
(Rupees: Twenty Lakhs Eighteen Thousand two hundred ten only)

100/12

TPA/ACP

ADD
EN

Addl.CCP




HYDERABAD METROPOLITAN WATER SUPPLY & SEWERAGE BOARD

O/o the Chief General Manager
(Engg),
O&M Circle No.V, HMWS&SB,
Sainikpuri, Secunderabad - 94.


FEASIBILITY CERTIFICATE NO: 0520171290 /2017-18.

FC No.CGM(E)/DGM(E)/O&M C-V/FC/2017-18/438

Dated: 14.12.2017

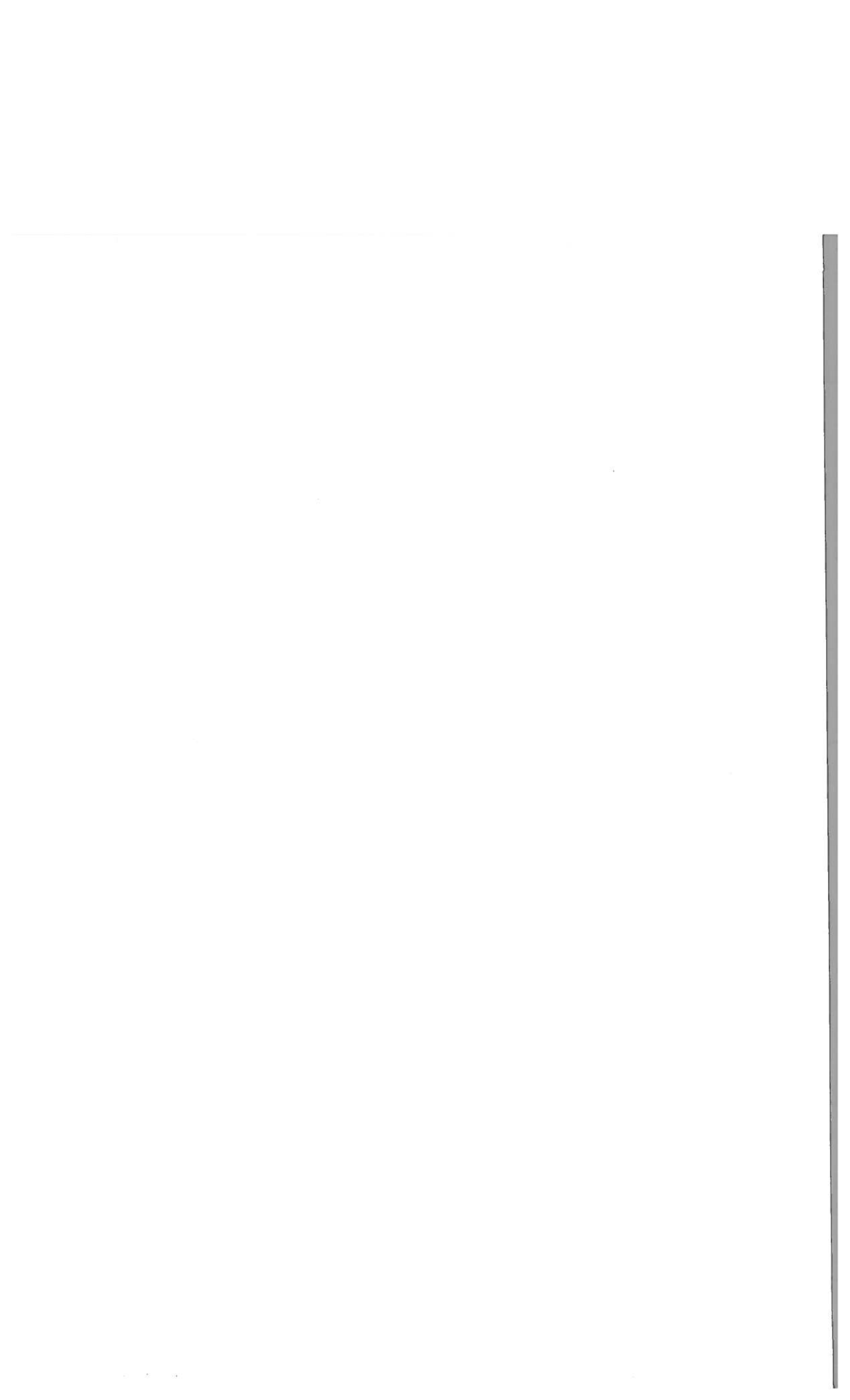
It is hereby informed that Hyderabad Metropolitan Water Supply & Sewerage Board has no objection to give Water Supply & Sewerage Connection of "Proposed Construction of Group of Housing Scheme in Sy.Nos:11,12,14 to 18 & 294 (Part), total plot area is ((6637.19 Sq.mtrs, 27 Individual Residential Bungalows) with built up area is 4,725.00Sq.mtrs)). Situated at Cherlapally Village, Kapra(M), GHMC Kapra Circle, Medchal-Malkajgiri Dist". An amount Rs.150,000.00 paid vide SWC Receipt No: 5579637 and File No: 2017-12-264, dated: 11.12.2017. 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. Hence, If the building consists of cellar it is the responsibility of the owner to bring the cellar sewerage to ground level. 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 their building plans approved by the competent authorities.


**CHIEF GENERAL MANAGER (ENGG),
O&M CIRCLE NO.V, HMWS&SB.**

To:

**M/s.Silver Oak Reality,
Group of Housing Scheme(G+1)
in Sy.Nos:11,12,14 to 18 & 294(Part),
Situated at Cherlapally(V), Kapra Mandal,
GHMC Kapra Circle, Medchal-Malkajgiri Dist.**





COLLECTION RECEIPT CUM ADJUSTMENT VOUCHER

Issuing Office : A.S.Rao Nagar Branch (812404)
 Address : 304, NSIC Building, Kamalanagar, E.C.I.L. Post, Hyderabad
 ,500082
 Hyderabad
 Phone : 04027122383
 Email : nia.812404@newindia.co.in
 Fax :
 Collection Number : 81240481170000007372
 Collection Date : 15/12/2017
 Business Source Code : 1D4023702
 PAN No of Payer :

Received with thanks from SILVER OAK REALTY.

The amount received/Adjusted is towards -

Policy No.	A/C Description	Amount ₹	A/C Code	Sub A/C Code
61240444170300000003	Bank-612404	28373.00	9100.612404	BA00004717-611902-9100
Total = ₹ 28373.00				

Your Payment/Adjustment Details are as under -

Mode	Amount ₹	Cheque No.	Cheque Date	Drawee Bank	Drawee Branch	Reference No.	Scroll/BG/A PD Balance
Cheque	28373.00	530375	12-DEC-17	YES BANK	SECUNDERABA D	6124041710016480	N.A.
Total = ₹ 28373.00							

Utilization details of the Collected Amount :

Premium	GST	Stamp Duty	Excess Amount
24045.00	4328.00	0.00	0
Sl no.	Agency Code	Agency Name	Department Code
1	NIAAG00050031	RAMANA BABU K.	44

For The New India Assurance Company Limited

Revenue Stamp



Date of Issue: 15/12/2017

Cashier's Initial

Authorized Signatory

Note -

- Please note the Policy Number, Collection Number and date in all future correspondence. This Receipt is subject to Realisation of Cheque..
- NIA shall not be liable for any claim arising out of sales made during the period between the due date and date of payment of the installment if the premium paid has been exhausted by turnover declarations/if there is insufficient premium balance.

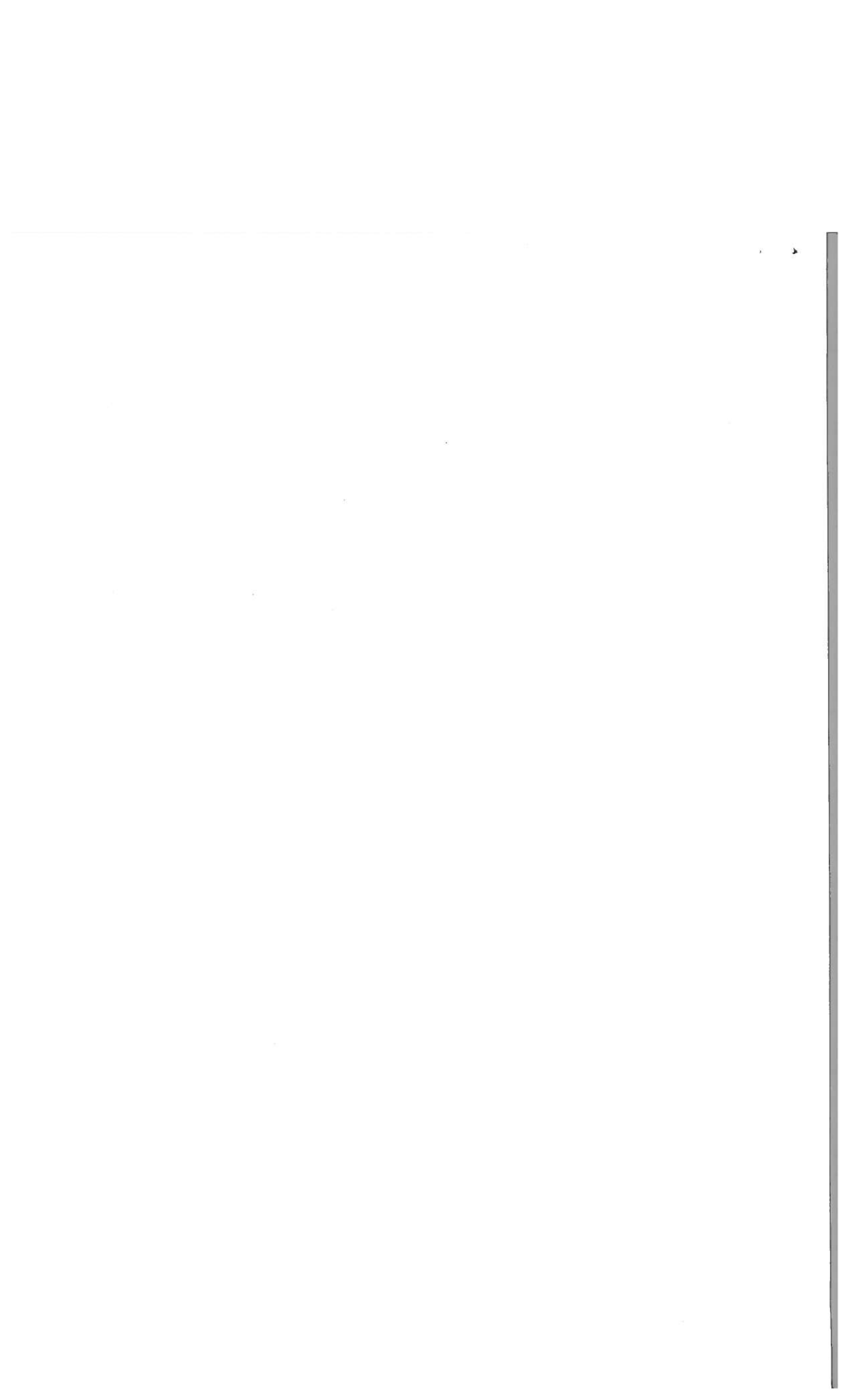
Tax Invoice No : 6124044400000003

IRDA Registration Number: 190

रजस्व स्टैम्प के लिए एकीकृत स्टैम्प शुल्क
 चुगतान किया
 Consolidated Stamp Duty towards
 Revenue Stamps paid
 Procs. No. GS05/3081/R/2016
 dated 23-08-2016

Signature Not
 Verified
 Digitally signed by
 Siddhant
 Vaidya
 Date: 2017.12.15
 14:20:38+05'30'

Policy No. : 61240444170300000003 Document generated by 25432 at 15/12/2017 14:20:38 Hours.
 Regd. & Head Office: New India Assurance Bldg., 87 M.G. Road, Fort, Mumbai - 400 001. TOLL FREE No. 1 800 209 1415.





Sl. No.	1. For Storage & Construction claims	2. For Maintenance period claims	3. For Major peril claims as per Memo 8 of Section I	Terrorism Claims
1	5% of Claim Amount subject to Minimum of ₹ 25000 each claim	5% of Claim Amount subject to Minimum of ₹ 100000 each claim	5% of Claim Amount subject to Minimum of ₹ 100000 each claim	0.5 % of Total Sum Insured subject to minimum of ₹ 1,00,000/- for each and every claim

Excesses For Specific AddOn Covers :		
Sl. No.	Description Of Cover	Excess
	Terrorism Covered	Terrorism Premium
	YES	3196

Deductibles Opted for Terrorism Pool		: 1% of the claim amount for each and every claim subject to Minimum of ₹10,000 and Maximum of ₹500,000
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Risk Serial No.	Earth Quake Cover
1	YES

Risk Serial No.	STFI Cover
1	YES

Installment Details		
Installment Number	Installment Date on or before	Installment Amount (₹)
		Premium
		GST
1	15/12/2017	20849
		3752
2	15/12/2017	3196
		576

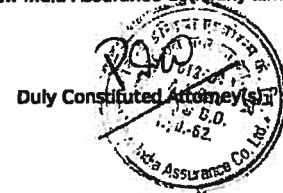
ENDORSEMENTS ATTACHED TO & FORMING PART OF THE POLICY		
Sl. No.	Endorsement Number	Endorsement Title
	ENG 002	Extension of terrorism damage
	SLEC	Section Limitation and Exclusion Clause

Premium and GST Details		
	Rate of Tax	Amount in INR
Premium		₹24045
SGST	9	2164
CGST	9	2164
IGST	0	0

In witness whereof the undersigned being duly authorised by the Insurers and on behalf of the Insurers has (have) hereunder set his (their) hand(s) on this 15th day of December, 2017.

Date of issue: 15/12/2017

For and on behalf of
The New India Assurance Company Limited



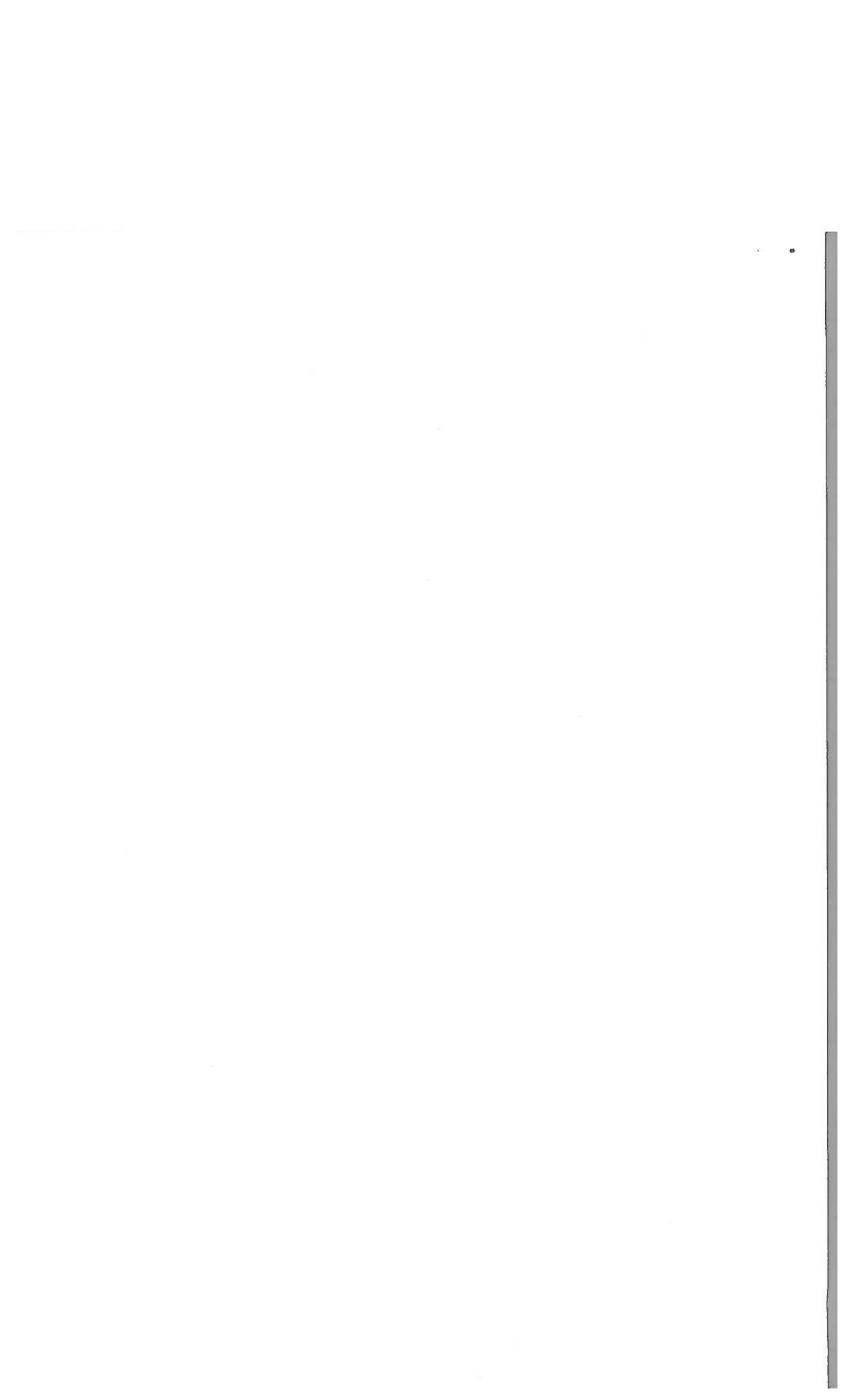
Tax Invoice No : 6124044400000003

IRDA Registration Number: 196

बीमा पोलिसी स्टॅम्प के लिए समेकित स्टॅम्प
शुल्क चुकाना किया
Consolidated Stamps Duty towards
policy insurance stamps paid
Procs. No. GS05/3080/P/2016
dated 23-08-2016

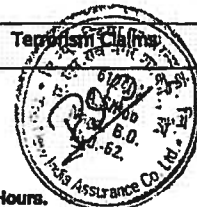
CLAIMS HUB-H.R.O.
IN CASE OF CLAIM PLEASE REPORT TO
THE NEW INDIA ASSURANCE CO. LTD.
G-BLOCK, 6th FLOOR, SURYA TOWER
SARDAR PATEL ROAD,
SECUNDERABAD-500 003.
Phone : 27819678 & 66316672
Tele Fax : 040-2784 4052
E-mail : hydroclaimshub@rediffmail.com

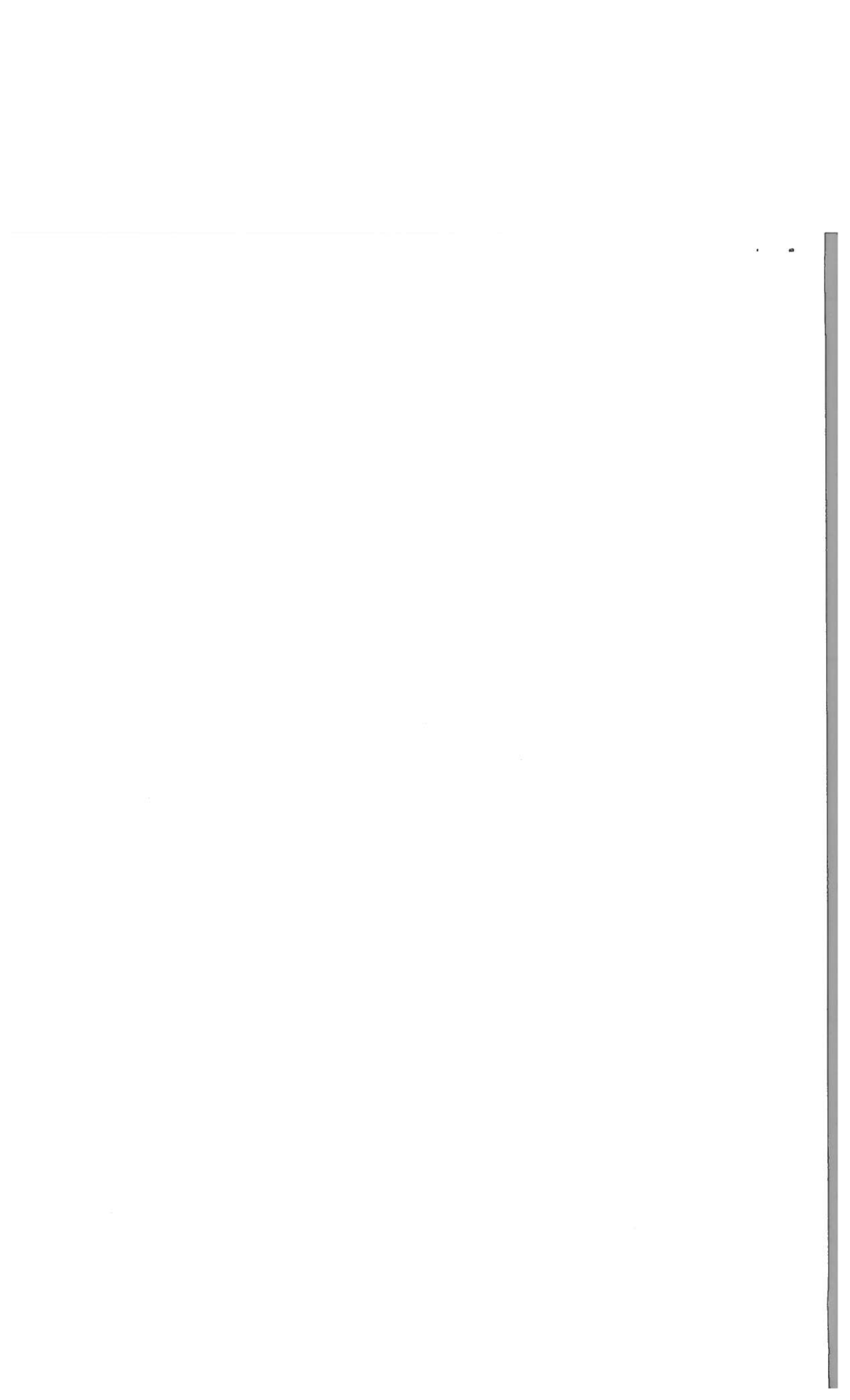
Policy No. : 61240444170300000003 Document generated by 25432 at 16/12/2017 14:20:38 Hours.
Regd. & Head Office: New India Assurance Bldg., 87 M.G. Road, Fort, Mumbai - 400 001. TOLL FREE No. 1 800 209 1415.





1. Owners Surrounding Property				
Sl. No.	Limit of Indemnity	Excess		
1		Policy Excess		
2. Additional Custom Duty				
Sl.	No. Limit of Indemnity	Excess		
1	₹ 0	5 % of Additional Duty		
3. Removal of Debris per occurrence				
Sl.	No. Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
4. Professional Fees				
Sl.	No. Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
5. Expediting Cost Including Air Freight & Express Freight				
Sl.	No. Limit of Indemnity	Excess		
1	₹	Policy Excess		
6. Offsite Storage/ Fabrication				
Sl. No.	Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
7a. On Increased Replacement Value which may have to be paid on replacement of Item 1.1				
Sl. No.	Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
7b. On Increased Replacement Value which may have to be paid on replacement of Item 1.2				
Sl. No.	Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
7c. On Increased Replacement Value which may have to be paid on replacement of Item 1.3				
Sl. No.	Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
8. Automatic Reinstatement clause				
Sl. No.	Limit of Indemnity	Excess		
1	0	Policy Excess		
9. Loss minimisation expenses				
Sl. No.	Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
10. Cover for valuable documents				
Sl. No.	Limit of Indemnity	Excess		
1	₹ 0	Policy Excess		
11. Design Defect Cover				
Sl. No.	Limit of Indemnity	Excess		
1	₹ NA	5 times Policy Excess		
Section II - Third Party Liability :				
Sl. No.	Limit of indemnity in respect of any one accident or series of accidents arising out of one event	Total limit of Section II during policy period	Any One Person	
Excesses for Section I and II :				
Sl. No.	1. For Storage & Construction claims	2. For Maintenance period claims	3. For Major peril claims as per Memo 8 of Section I	Termination Claims







CONTRACTOR'S ALL RISKS INSURANCE POLICY

Insured's Name : SILVER OAK REALTY		Issuing Office Details	
Insured's Details		Office Code : A.S.Rao Nagar Branch (612404)	
Customer ID : PO55680702	Address : SY.NOS.11,12,14 TO 18 & 294, CHERLAPALLY VILLAGE, KAPRA MANDAL, MEDCHAL DISTRICT, TELANGANA Hyderabad, TELANGANA, 500051	Address : 304, NSIC Building, Kamalanagar, E.C.I.L. Post, Hyderabad, 500062	
Phone No : 8978144447	E-mail/Fax : gkrac@modiproperties.com, /	Phone No : 04027122383 / 04027145105	E-mail/Fax : nia.612404@newindia.co.in /
PAN No :	GSTIN/IN : NA / NA	S.Tax Regn. No : AAACN4165CST178	GSTIN : 36AAACN4165C3ZQ
		SAC : 997139 (Other non-life insurance services excl RI)	

Policy Details			
Policy Number : 61240444170300000003	Business Source Code : DIRECT BUSINESS - (1D4023702)		
Period of Insurance : From:15/12/2017 02:08:22 PM To: 14/12/2023 11:59:59 PM	Dev.Off. level/Broker/Corp. Agent :		
Date of Proposal : 15-Dec-17	Agent/Bancassurance :	Mr. RAMANA BABU . K. (NIAAG00050031) K.RAMANA BABU (SID0088590)	
Prev. Policy no. :	Phone No :	9618114484 / 9963718883	
Client Type : Non-Corporate	E-mail/Fax :	ramanababu@36@gmail.com, / satishkumar.thurumella@gmail.com, /	

Premium : 24045	GST : 4328	Total : 28373	Receipt No. & Date: 6124048117000007372 - 15/12/17
------------------------	-------------------	----------------------	---

* Premium subject to adjustment on completion of the Project
Location of Contract site Risk Address : 1 SY.NO.18, MALLAPUR VILLAGE, UPPAL MANDAL, MEDCHAL DIST, SECUNDERABAD, SECUNDERABAD, TELANGANA, INDIA, 500003

Principal(s)/ Contractor/ sub-contractor Details		
Sl. No.	Name	Address
1	SILVER OAK REALTY	SY.NOS.11,12,14 TO 18 & 294, CHERLAPALLY VILLAGE, KAPRA MANDAL, MEDCHAL DISTRICT, TELANGANA

Sl. No.	Description of Contract Works
1	1) CONSTRUCTION OF 27 BUNGLOWS (GROUND + 1) 2) NA 3) NA

Sl. No.	Period of Insurance
1	Period of Insurance From : 15/12/2017 02:08:22 PM To : 14/12/2023 11:59:59 PM plus 24 months Maintainance Visit Period

Section I - Material Damage :				
1. 1. Contract works (Permanent and Temporary works including all materials to be incorporated therein)				
Sl. No.	1.1) Contract price	1.2) Materials or Items supplied by the Principal	2) Any other works and installations not included in 1.1 and 1.2 above (e.g. camp, colony, stores etc. as per list enclosed)	Total Project Sum Insured
1	₹5000000	₹0	₹0	₹5000000

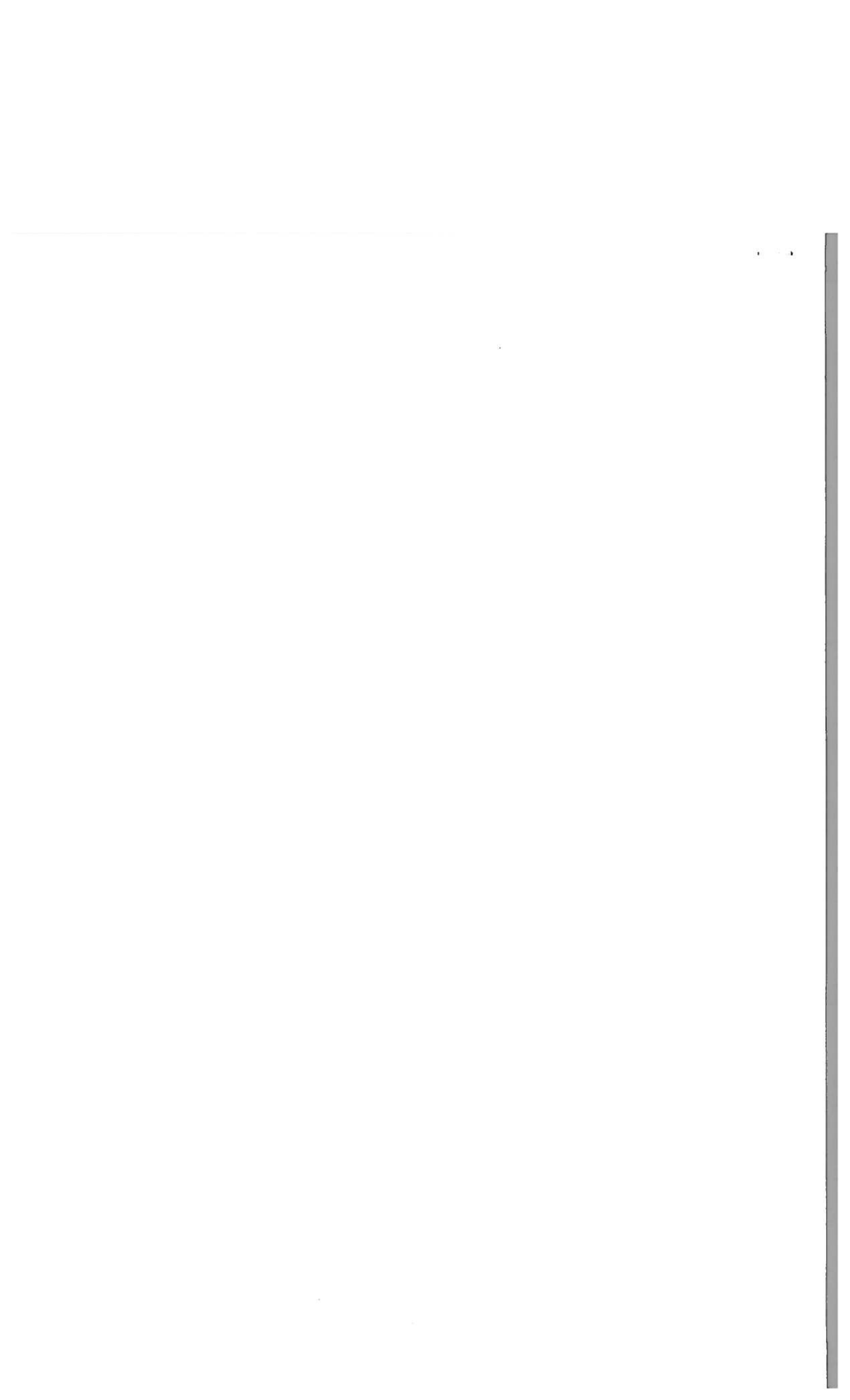
3. Contractors Plant and Machinery (Memo 4) as per list enclosed								
Item No.	Quantity	Description of Items (Type, Manufacture, Capacity)	Year of Manufacture	Sum Insured (in ₹)	Risk Code	Excess due to AOG Perils	Excess due to Other than AOG Perils	Excess for Boom Section

4. Add on Covers

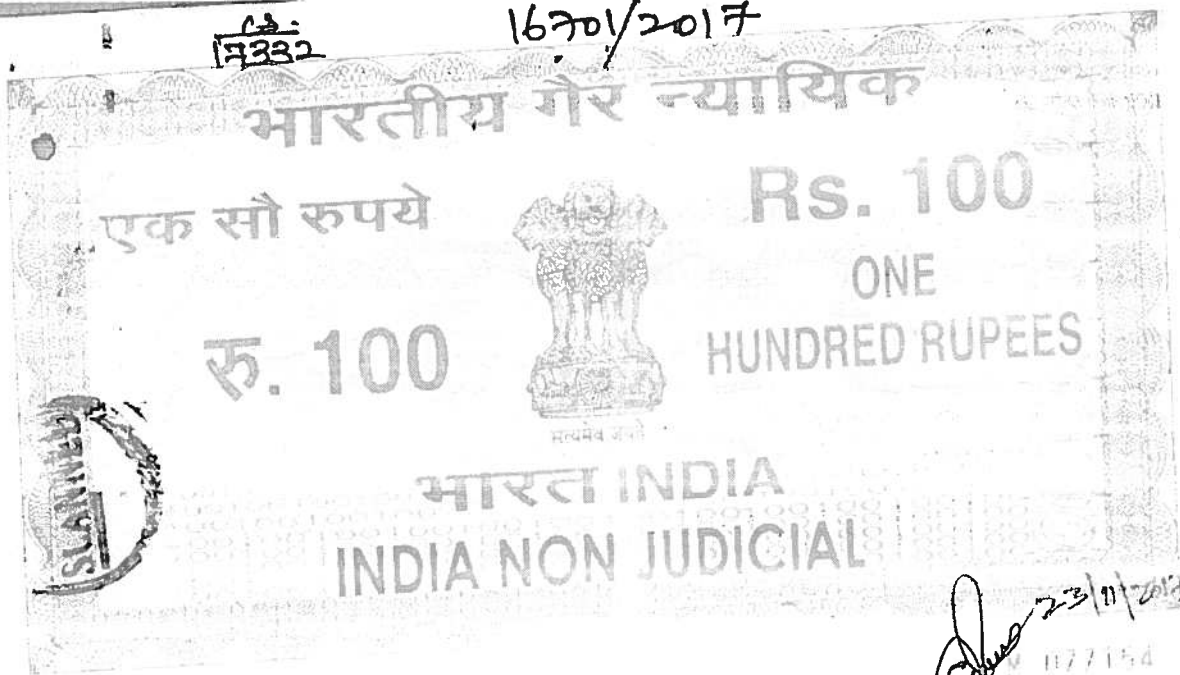
Verified
 Digitally signed by Sirivignam
 Validation on
 Date: 2017.12.15
 14:31:59 +05'30'

Policy No. : 61240444170300000003 Document generated by 30312 at 15/12/2017 14:31:58 Hours
 Regd. & Head Office: New India Assurance Bldg., 87 M.G. Road, Fort, Mumbai - 400 001. TOLL FREE No. 1 800 298 1418





16701/2017
23/11/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 27377 Date: 23-11-2017

Sold to: Mahendar

S/o. W/o. D/o. Mallesh

For Whom: Silver Oak Realty

K. Satish Kumar
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 30th day of November 2017 by:

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 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

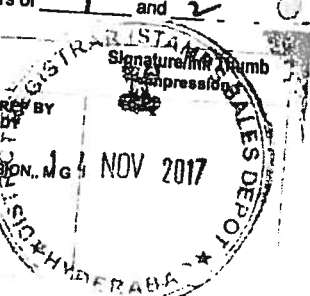
[Signature]
Partner

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. 10000/- 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):

Sl No	Code	Thumb Impression	Photo	Address
1	DR			M/S. SILVER OAK REALTY REP BY DIRECTOR: GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4, SOHAM MANSION, MG ROAD, SEC'BAD.



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			PRABHAKAR REDDY.K HYD.	
2			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	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	100	0	10100	0	0	0	10200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 5800500/- was paid by the party through E-Challan/BC/Pay Order No. 8101ZP291117 dated, 30-NOV-17 of SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 10100/-, DATE: 30-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 057114950, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: COMMISSIONER G H M C).

Date: 13th day of December, 2017

Signature of Registering Officer Uppal

22nd Azhachayan 19395-E

Bk - 1, CS No 17332/2017 & Doct No 16701/12-012. Sheet 1 of 5 Sub Registrar Uppal



WHEREAS :

Whereas the SETTLER is the absolute Owner of the land admeasuring 7,938.01 Sq.yds (6,637.19 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 7,938.01 Sq.yds (6,637.19 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., 1,160.02 Sq.yds (969.92 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 SILVER OAK REALTY

Partner

Bk - 1, CS No 17332/2017 & Doct No
16701/2017 Sheet 2 of 5
Sub Registrar
Uppal

1వ పుస్తకము 2017 సం॥ 1939 శా.క.పు... 16701... వ
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు సెంటరు 1507-1-16701-2017 ఇవ్వడమైనది
2017 సం॥... డి.సెంటర్ వెల... 1.3... వ తేది.

శ్రీ. మధునుభన్ రెడ్డి
సబ్-రిజిస్ట్రారు
ఉప్పల్



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SCHEDULE OF THE PROPERTY


All that the piece and parcel of land being 1,160.02 Sq.yds (969.92 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 - Malkajgiri District Hyderabad, Telangana and bounded by:

- North by : Existing residential locality of Cherlapally Village & Sy. No. 293
- South by : Organized Open Space Nos. 1, 2 & 3
- East by : Owners land
- West by : 2 mtrs drain & bufferstrip.

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

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

Partine.
SETTLER

Bk - 1, CS No 17332/2017 & Doct No
16701/2017. Sheet 3 of 5

Sub Registrar
Uppal



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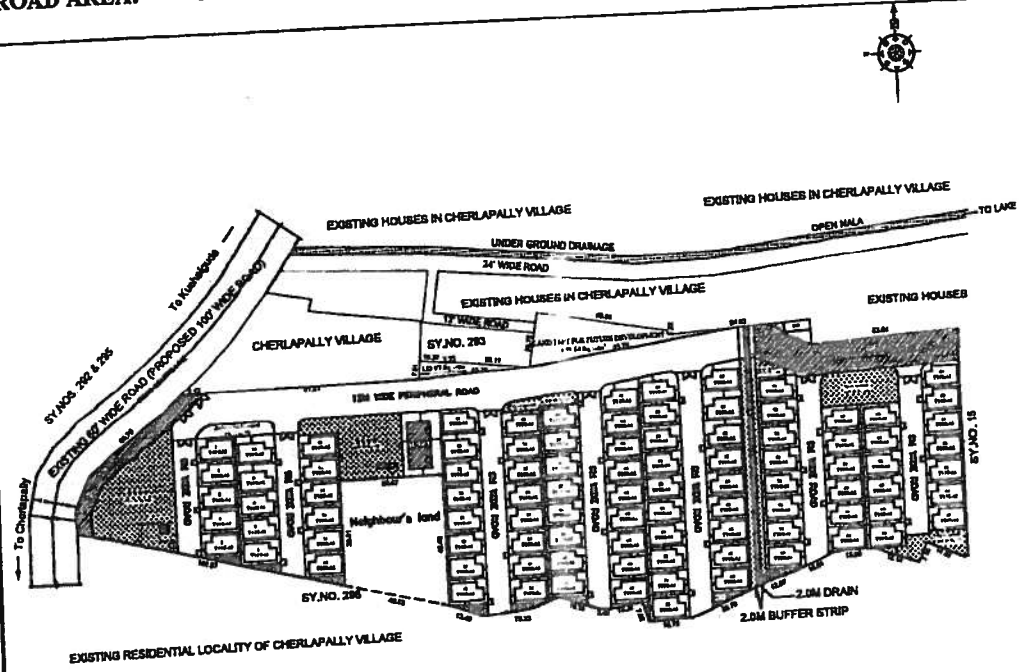
PLAN FOR GIFT DEED SHOWING THE PERIPHERAL ROAD WHICH IS TO BE GIFTED IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL - MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA

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

SETTLEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE: SCALE: INCL: EXCL:

ROAD AREA: 969.92 SQ. MTRS OR 1,160.02 SQ.YDS



EXISTING RESIDENTIAL LOCALITY OF CHERLAPALLY VILLAGE
 PERIPHERAL ROAD AREA: 969.92 SQ.MTRS (1160.02 SQ.YDS)

WITNESSES:
 1. *[Signature]*
 2. *[Signature]*

FOR SILVER OAK REALTY
[Signature]
 Partner
SIG. OF THE SETTLER

Bk - 1, CS No 17332/2017 & Doct No
16721/2017. Sheet 4 of 5
Sub Registrar
Uppal

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INDIAN UNION DRIVING LICENCE
TELANGANA STATE

GAURANG J MODY
 JAYANTILAL M MODY
 SSAPPHIRE APTS.
 APTS-106, CHIKOTI GARDEN
 NEXT TO HDPC LANE
 BEGUMPET
 HYDERABAD - 500016

Issued On: 31/07/2015 RTA-HYDERABAD-NZ

Non Transport Light Motor Vehicle Non Transport

Date of Validity Transport 23/11/2017

Date of Validity Badge No. *[Signature]*

Reference No. DLCTS0101597615

Original LA. RTA-HYDERABAD-NZ

Date of First Issue 24/06/2002

Date of Birth 24/11/1967

Blood Group

DOI 110889/14

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54781995
 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 Transport 14/01/2024

Date of Validity Badge No. *Anch: 3287 6953 9209*

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group *[Signature]*

DOI 200705/14

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత రేఖ
 Bor: Shelappa *[Signature]*

పుట్టిన సంవత్సరం / Year of Birth : 9:4
 పురుషుడు / Male

5691 7899 4730

భారత పాపాస్ (సర్టిఫైడ్) ప్రాథమిక సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O పాపాస్, భారత ప్రభుత్వం, పాపాస్ నగరం, బీజాపూర్.
 (పాపాస్, బీజాపూర్, 500018)

Address: 7/0 Bore Shikappa (area) -213/624, Ananth Nagar, Morla
 Nagar, Baramandla, Rangareddi, Andhra Pradesh, 500018

Anch Bar - Saamanyuni Hakku

సామాన్యని హక్కు

Bk - 1, CS No 17332/2017 & Doct No
16701/2017. Sheet 5 of 5

Sub Registrar
Uppal

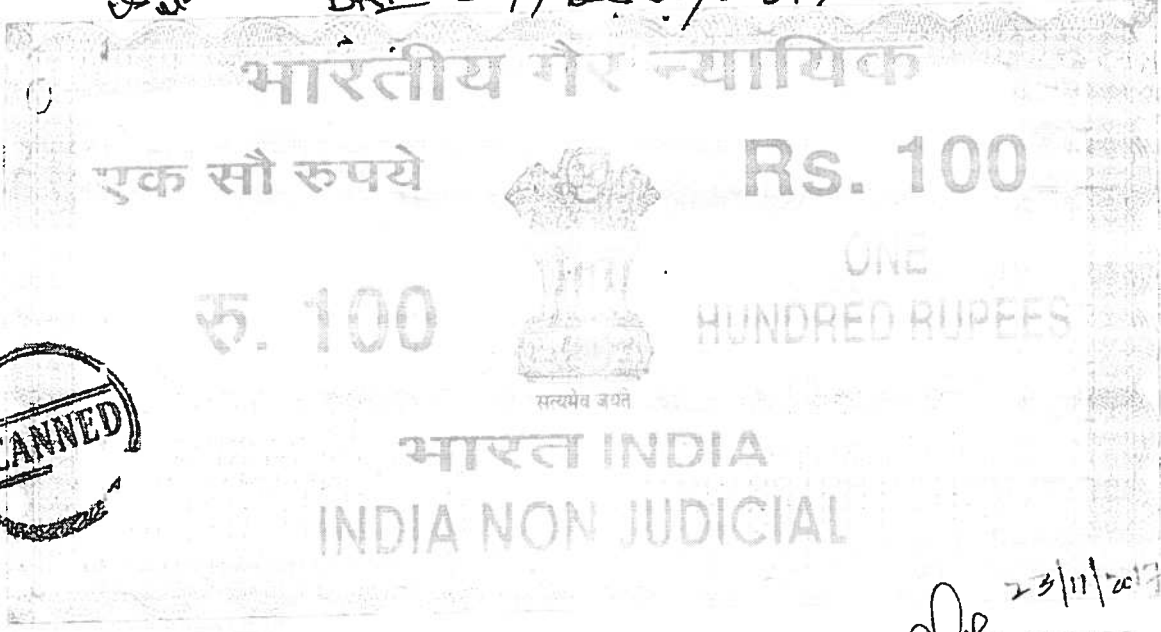


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23/11/17

BKW 399 16/11/2017



23/11/2017
M 077152

తెలంగాణ తెలంగాణ TELANGANA

S.No. **27375** Date: **23-11-2017**
 Sold to: Mahender
 S/o. W/o. D/o. Mallesh
 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

OWNER AND BUILDER'S CONTRACT AGREEMENT

This **DEED OF OWNER AND BUILDER CONTRACT AGREEMENT** is made and executed on this the 30th day of November 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 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 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 Modi Properties Pvt Ltd represented by its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody (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.

[Signature]
Director

For SILVER OAK REALTY

[Signature]
Partner

Bk - 4, CS No 423/2017 & Doct No _____, Sheet 1 of 3
Sub Registrar
Uppal

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 Ra. 2000/- paid between the hours of _____ and _____ on the 13th day of DEC, 2017 by Sri Gaurang Mody

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	FP		 GAURANG MODY:13 [1507-4-2017-423]	MODI PROPERTIES PVT LTD REP BY ITS:- GAURANG MODY S/O. JAYANTILAL MODY M.G.ROAD, SECUNDERABAD	
2	SP		 GAURANG MODY:13 [1507-4-2017-423]	SILVER OAK REALTY REP BY ITS:- GAURANG MODY S/O. JAYANTILAL MODY M.G.ROAD, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY, [1507-4-2017-423]	PRABHAKAR REDDY.K HYD.	
2		 B. SHEKAPPA:13/12 [1507-4-2017-423]	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	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	1800	0	0	0	2000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	4000	0	0	0	4100

Ra. 1900/- towards Stamp Duty including T.D under Section 4* of I.S. Act, 1989 and Ra. 2000/- towards Registration Fees on the chargeable value of Ra. 400000/- was paid by the party through E-Challan/BC/Pay Order No ,630ETN291117 dated ,30-NOV-17 of ,SBH/SBH INB

SUB-REGISTRAR
UPPAI



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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 6,637.19 Sq mtrs bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlapally 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. 4,00,000/- (Rupees Four 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.

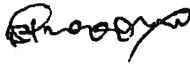

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about 6,637.19 Sq. mtrs of land bearing Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlapally Village, GHMC Kapra Circle, Kapra Mandal, Medchal-Malkazgiri District, Telangana and bounded by:

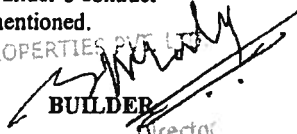
North by: Existing houses in Cherlapally Village & Sy. No.293
South by: Existing residential locality of Cherlapally Village
East by : Owners land
West by : 2 mtrs wide drain & buffer strip

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 MODI PROPERTIES PVT LTD


BUILDER

Director

For SILVER OWNERS


OWNER

Partner

E-Challan Details Received from Bank :

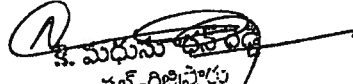
(1). AMOUNT PAID: Rs. 4000/-, DATE: 30-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 056762247, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: SILVER OAK REALTY).

Date:
13th day of December, 2017

Signature of Registering Officer



షేవవుస్తుము 2017 నంబర్ 1939 శా.కవు...399...వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-3699-2017 ఇవ్వడమైనది
2017 నంబర్...డిసెంబర్...నెం...13...వ తేది.



శ్రీ. మధును శర్మ రెడ్డి
సబ్-రిజిస్ట్రారు
ఉప్పల్

Bk - 4, CS No 423/2017 & Doct No
399 / 2017 - Sheet 2 of 3
Sub-Registrar
Uppal



TELANGANA STATE

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 Transport 23/11/2017

Date of Validity Badge No. *[Signature]*

Reference No. DLCTS0101597615

Original LA. RTA-HYDERABAD-NZ

Date of First Issue 24/09/2002

Date of Birth 24/11/1967

Blood Group

DO1110989/14

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500043

Issued On: 18/12/2014 RTA-HYDERABAD-EZ

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport 14/01/2024

Date of Validity Badge No. *Acad: 3287 6753 9209*

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974 *[Signature]*


Blood Group

DO0200705/14

భారత ప్రభుత్వం
 GOVERNMENT OF INDIA

బోరే శేఖర్
 Bore Shelappa *[Signature]*

పుట్టిన సంవత్సరం Year of Birth: 1974
 పురుషుడు / Male

6591 7899 4730 

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

70 బోరే శేఖర్, టి.ఆర్. నగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address: S/O Bore Shelappa Late 14-211/624/ Ananth Nagar, Mothu Nagar, Rangareddy, Andhra Pradesh, 500018

సామాన్యని హక్కు

సామాన్యని హక్కు - Saamanyuni Hakku

Bk - 4, CS No 423/2017 & Doct No
399 / 2017 Sheet 3 of 3 Sub Registrar
Uppal

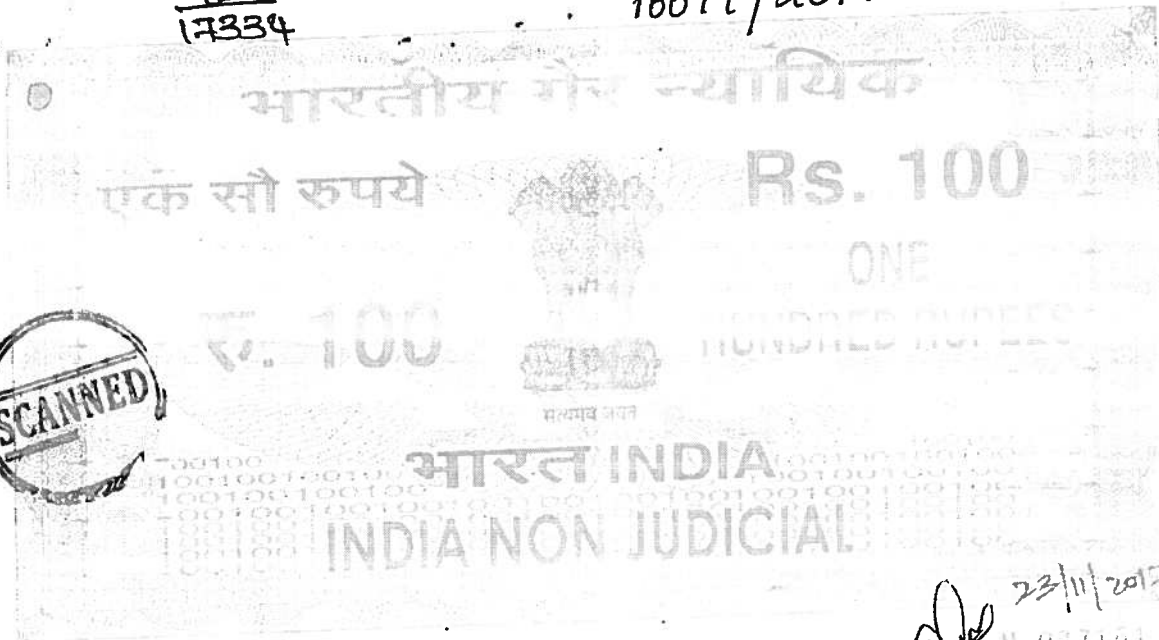


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17334

16699/2017



తెలంగాణ తెలంగాణ TELANGANA

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

Sold to: Mahandaz

S/o. W/o. D/o. Mallesh.

For Whom: Silver oak Realty

23/11/2017
N 077151

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):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S. SILVER OAK REALTY REP BY GOURANG MODY S/O. JAYANTILAL MODY F.NO.105, SAPPHIRE APTE, CHIKOTI GARDENS., BEGI/MPET, HYD.	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			PRABHAKAR REDDY, K HYD.	
2			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 and 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: 057223822, 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 Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Medchal – Malkajgiri 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 Cherlapally 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.

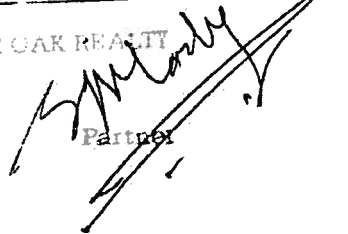
And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 5% of the plotted area of 270 Sq. mtrs (322.92 Sq. yds) having built up area of 350 Sq. mtrs equivalent to 3,768 Sq. ft bearing plot Nos. 82 & 95 of Type A2 (as per 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 Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

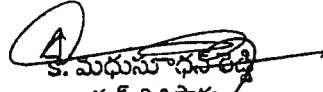
NORTH BY:	Plot No. 81
SOUTH BY:	Existing residential locality of Cherlapally Village
EAST BY:	Plot No. 83
WEST BY:	9 mtrs wide Road

For SILVER OAK REALTY


Partner

BK-1, CS No 17334/2017 & Doct No
16699/2017. Sheet 2 of 3
Sub-Registrar
Uppal

1వ వుస్తము 2017 నం|| 1939 శా.క.వు...16699...వ
సెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-16699-2017 ఇవ్వడమైనది
2017 నం||...డిశంబర్...నెల...13...వ తేది.


S. మధుసూధన 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.

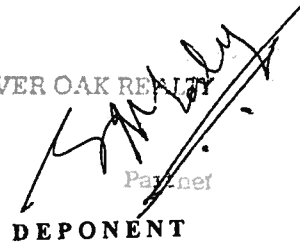
We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner GHMC pursuant to building application for the proposed sanctioned plan granted to me.

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

Bk: 1, CS No 17334/2017 & Doct No
16699 / 12017. Sheet 3 of 6
Sub Registrar
Uppal

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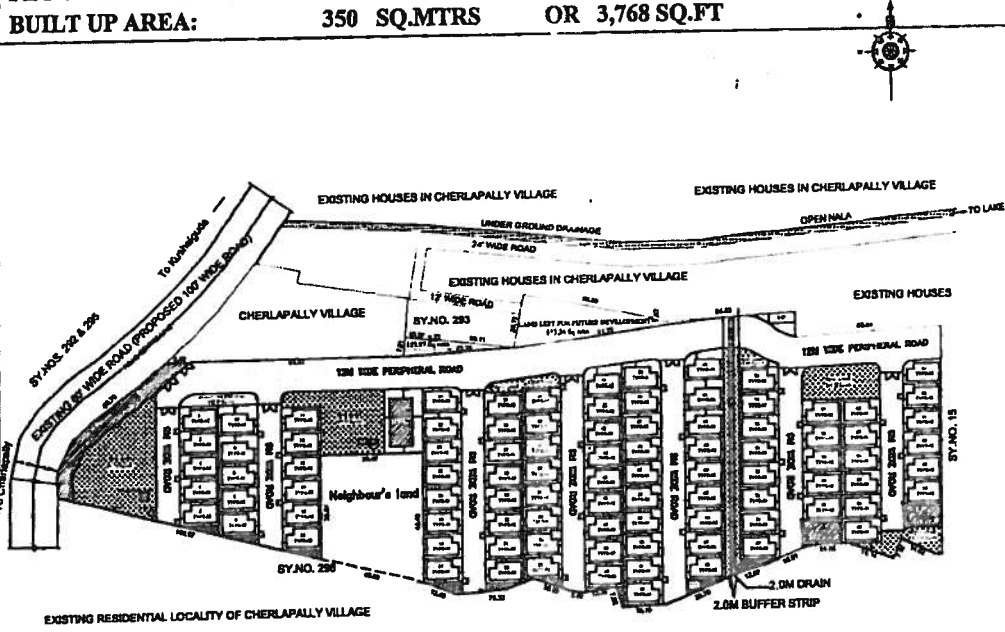
PLAN OF MORTGAGE DEED SHOWING MORTGAGED PLOTS OF 82 & 95 OF TYPE A2 IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD, TELANGANA

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 & 85 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

Bk - 1, CS No 17334/2017 & Doct No
16699/2017. Sheet 4 of 6
Sub Registrar
Uppal



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INDIA UNION DRIVING LICENCE
TELANGANA STATE

GAURANG J. MOOY
JAYANTILAL M MOOY
SSAPPHIRE APTS.
APTS-105, GHKOTI 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 Transport 23/11/2017

Date of Validity Badge No.

Reference No. DLCTS0101597615

Original LA. RTA-HYDERABAD-NZ

Date of First Issue 24/06/2002

Date of Birth 24/11/1967

Blood Group

D01110889/14

INDIA UNION DRIVING LICENCE
TELANGANA STATE

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAINSWAL GARDEN
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 Transport 14/01/2024

Date of Validity Badge No. Andh: 3287 6953 9204

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group

D00200705/14

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వోర శివప్ప
Bore Shikappa

పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు : Male

6591 7899 4730

సామాన్యుని హక్కు

భారత ఐ.డి.ఎ. గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

5/0 వోర శివప్ప లా, గాంధీ నగర్/లా 1, ఎడమ వాకి, హై. నగర్, బోయల్షా, హైదరాబాద్, తెలంగాణ, 500018

Address : 5/0 Bore Shikappa Laha, In 1-211/624/2, Ganath Nagar, Mohl Nagar, Borakonda, Itangareddi, Andhra Pradesh, 500018

Saamanyuni Hakku

Bk - 1, CS No 17334/2017 & Doct No
16699.12017. Sheet 5 of 6
Sub Registrar
Uppal



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11333

16700/2017



తెలంగాణ తెలంగాణ TELANGANA

S.No. 27376 Date: 23-11-2017

Sold to: Mahendra

S/o. W/o. D/o. Malleswari

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

GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE

THIS GIFT SETTLEMENT DEED is made and executed at Hyderabad on this the 30th day of November 2017 by:

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 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 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

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. 10000/- 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):

Sl No	Code	Thumb Impression	Photo	Address	Signature	Thumb Impression
1	DR			M/S. SILVER OAK REALTY REP BY DIRECTOR: GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4, SOHAM MANSION, M G ROAD, SECTAD.		



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1			PRABHAKAR REDDY.K HYD. [1507-1-2017-17333]
2			B. SHEKAPPA HYD. [1507-1-2017-17333]

13th day of December, 2017

Signature of Sub Registrar
Uppal

Bk - 1, CS No 17333/2017 & Doct No 16700 / 2017 Sheet 1 of 5 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					Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash				
Stamp Duty	100	0	0	0	0	0	100	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	10000	0	0	0	10000	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	10100	0	0	0	10200	

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 1279500/- was paid by the party through E-Challan/BC/Pay Order No .707YWS291117 dated ,30-NOV-17 of SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 10100/-, DATE: 30-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 058967087, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: THE COMMISSIONER G H M C).

Date: 13th day of December, 2017

Signature of Registering Officer
Uppal

20/11/2017 Aggarwal 1935 S-E



WHEREAS :

Whereas the SETTLER is the absolute Owner of the land admeasuring 7,938.01 Sq.yds (6,637.19 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 7,938.01 Sq.yds (6,637.19 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the extension of 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 800.97 Sq.yds (669.71 Sq. mtrs) for parks, and 1,444.76 Sq.yds (1,208.01 Sq. mtrs) for roads (excluding peripheral road) as shown in the plan proposed plan which is annexed herewith total admeasuring 2245.73 Sq. yds (1,877.72 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 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.

For SILVER OAK REALTY


Partner

Bk - 1, CS No 17333/2017 & Doct No
167900/2017. Sheet 2 of 5
Sub Registrar
Uppal

1వ పుస్తకము 2017 సం॥ 193 గా శా.ప. 167900 వ
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు సెంటరు 1507-1-167900-2017 ఇవ్వడమైనది
2017 సం॥ 167900 నెల 13 వ తేది.

↑
క. మధుసూధన్ రెడ్డి
సబ్-రిజిస్ట్రారు
ఉప్పల్



SCHEDULE OF THE PROPERTY

All that the piece and parcel of land being open space area admeasuring 800.97 Sq.yds (669.71 Sq. mtrs) for parks and 1,444.76 Sq.yds (1,208.01 Sq. mtrs) for roads (excluding peripheral road) as shown in the plan proposed plan which is annexed herewith total admeasuring 2245.73 Sq. yds (1,877.72 Sq. mtrs) in the proposed extension of 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 - Malkajiri District, Hyderabad, Telangana.

I. Schedule of Open Spaces:

Open Space No.1 74.82 Sq.yds (62.56 Sq. mtrs) Boundaries: North: 12 mtrs (40') peripheral road South: Plot No. 76 East : 12 mtrs (40') peripheral road West : 2 mtrs drain & buffer strip	Open Space No.2 470.29 Sq.yds (393.22 Sq. mtrs) Boundaries: North: 12 mtrs (40') peripheral road South: Plot Nos.77 & 88 East : 9 mtrs (30') wide Road West : 9 mtrs (30') wide road
Open Space No.3 255.86 Sq.yds (213.93 Sq. mtrs) Boundaries: North: Plot Nos. 83, 95,9 mtrs wide road South: Existing Cherlapally residential locality East : Owners land West : Existing Cherlapally residential locality	


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

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 RESIDENTS

Partner
SETTLER

Bk - 1, CS No 17333/2017 & Doct No
16770_12-17. Sheet 3 of 5
Sub Registrar
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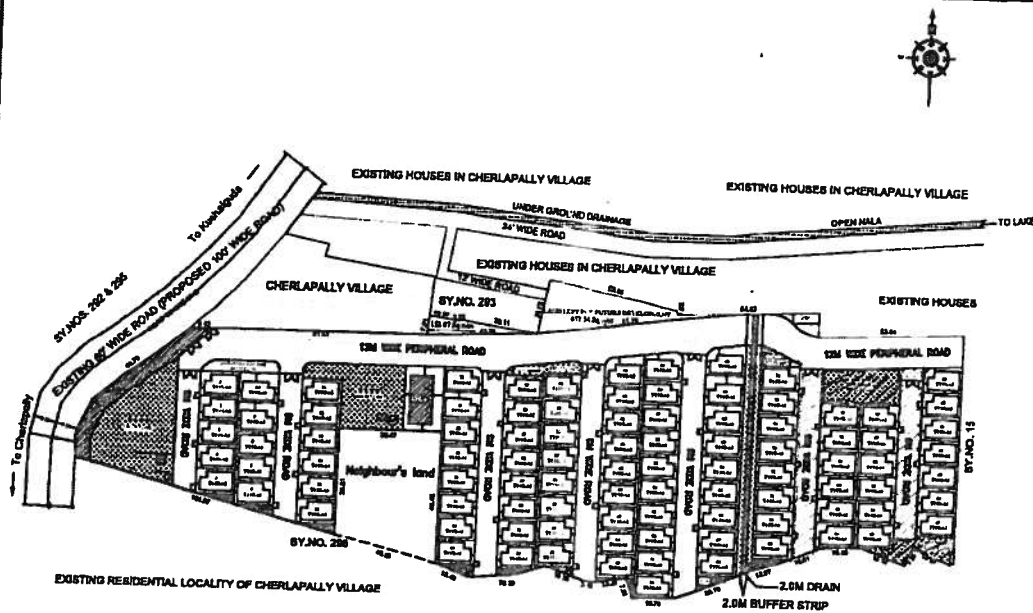
PLAN FOR GIFT SETTLEMENT DEED SHOWING PORTION OF OPEN SPACES AND ROADS IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 1k5, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI DISTRICT, HYDERABAD, TELANGANA

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

SETTLEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE: SCALE: INCL: EXCL:

OPEN SPACE AREAS: 800.97 SQ.YDS OR 669.71 SQ.MTS
ROADS AREA : 1,444.76 SQ.YDS OR 1,208.01 SQ.MTS



OPEN SPACE-1 AREA: 62.66 SQ.MTS (74.82 SQ.YDS)
 OPEN SPACE-2 AREA: 393.22 SQ.MTS (470.29 SQ.YDS)
 OPEN SPACE-3 AREA: 213.93 SQ.MTS (255.86 SQ.YDS)
TOTAL : 669.71 SQ.MTS (800.97 SQ.YDS)

ROADS AREA : 1208.01 SQ.MTS (1444.76 SQ.YDS)

WITNESSES:

- 1.
- 2.

For SILVER OAK REALTY

 Partner
SIG. OF THE SETTLER



Bk - 1, CS No 17333/2017 & Doct No 11
16700/2017 Sheet 4 of 5 Sub Registrar
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INDIAN UNION DRIVING LICENCE
TELANGANA STATE

GAURANG J MODY
JAYANTILAL M MODY
SSAPPHIRE APTS
APTS-108, GHIKOTTI 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. DLCTS0101597616
Original LA. RTA-HYDERABAD-NZ
Date of First Issue 24/08/2002
Date of Birth 24/11/1967
Blood Group

DL1110889/14



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

PRASHAKAR REDDY K
K PADMA REDDY
2-3-84/10/24
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. DLRTS0111176314
Original LA. RTA-HYDERABAD-EZ
Date of First Issue 04/01/1995
Date of Birth 15/01/1974
Blood Group

And: 3287 6953 9204

DL00200705/14



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బోరే శేషప్ప
Bore Shelappa



పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

6591 7899 4730

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

స/0 బోరే శేషప్ప, బోరే శేషప్ప/లక్ష్మ - వాడూరు మోత, బోరే శేషప్ప, నూజు, రంగారెడ్డి జిల్లా - 500018

Address: s/o Bore Shelappa Lata, 1st 1-211/62A, Borayath Nagar, Moth Nuzar, Rangareddy District, Andhra Pradesh, 500018

సామాన్యుని హక్కు

Samanyuni Hakku

Bk - 1, CS No 17333/2017 & Doct No
16770/2017. Sheet 5 of 5
Sub Registrar
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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. 19.12.2017.

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

Dear Sir,

Sub: Payment of fees under protest and submission of 5% registered mortgage affidavit, Insurance policy, Water Feasibility Report, Builder – Owner agreement, open spaces gift Deed and Peripheral road gift deed of our extension of 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: 1. Your letter No. 134535/TPS/HO/GHMC/2017 dated. 27.11.2017.
2. Our letter dated 30.11.2017.
3. Your letter No.134535/TPS/HO/GHMC/2017 dated. 18.12.2017**

Please find enclosed herewith Bank Managers' cheque bearing No. _____ dated 19.12.2017 drawn on HDFC Bank, Secunderabad towards fee and charges including proportionate lay-out charges for the additional area of 230 Sq. mtrs.

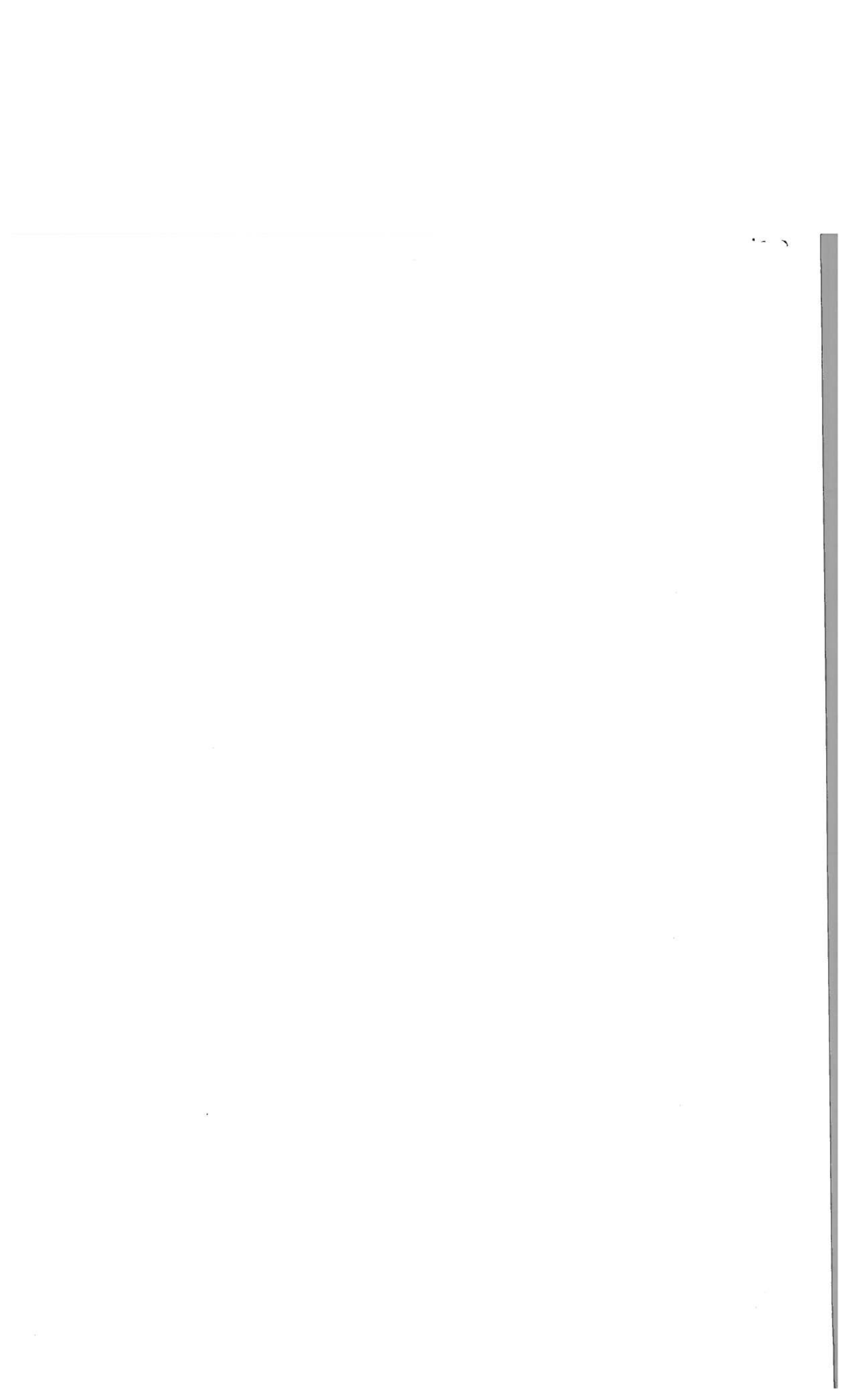
Please note that the levy of development charges @ Rs. 187.50/- instead of Rs. 125/- and proportionate lay-out are arbitrary, adhoc and without following the rule of law. We are paying this fees under protest. We reserve the right to seek refund of fees and charges, along with interest that have been levied over and above what is provided in law, by making an appeal to the relevant statutory authorities and / or court of law.

Further we have enclosed herewith the following documents as requested by you in your letter referred No.3 in the above reference.

1. Enclosed herewith original mortgaged deed bearing No. 16699/2017 dated 30-11-2017 duly mortgaged 5% of total units (i.e., 2 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 Bank Managers' cheque for Rs.2,15,210/- and the same has been mentioned above.
4. Enclosed herewith xerox copy of CAR Policy for three years period duly attested.
5. Enclosed herewith xerox copy of Water Feasibility Report from HMWS & SB duly attested.
6. Enclosed herewith original registered agreement between Builder & Owner bearing document No. BK IV -399 dated 30th November 2017 registered with SRO, Uppal.

19/12/17
APPROVED BY
19 DEC 2017
MANAGING DIRECTOR

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.

-2-

7. Enclosed herewith original registered gift deed bearing document No. 16700/2017 dated 30.11.2017 duly handing over roads and open spaces in the proposed extension of gated community lay-out cum group housing registered with SRO, Uppal.
8. Enclosed herewith original gift deed along with the plan bearing document No. 16701/2017 dated 30.11.2017 duly handing over 12 mtrs wide peripheral road to GHMC in the proposed gated community extension lay-out cum group housing registered with SRO, Uppal.
9. Please note that we have already submitted revised site plan duly incorporated the STP with details drawings to you on 30.11.2017.

Please note that we have fulfilled all conditions as per your above referred letter in the above reference No.3.

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

Thanking you,

Yours sincerely,
For Silver Oak Realty,

(Soham Modi)
Managing Partner.

Encl: As above

GREATER HYDERABAD MUNICIPAL CORPORATION
SCHEDULE OF RATES FOR BUILDING PERMISSION
(FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES)

File No 50022/19/12/2014/H
Layout + Holder work
CB-plot & amenity

Name of the Owner: M. S. Srinivas Reddy
 Location of the site / plot: Plot No. 112, 14th St, 2nd Fl, Cherlagadda - 50012

1) BUILDING PERMIT FEE:

Ground + 1st floor work CB-plot
 a) Proposed covered area of Cellar/Silt + () upper floors for

Residential / Commercial 11900 Sq.mtr D.P.F. @ Rs. 80 per Sq.mtr
Amenity CB-plot 102

Area of the plot 26,029.49

	Residential	Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings.
i. Upto 200 Sq.mtrs plot area.	Rs.10/-	Rs.50/-
ii. From 201 to 500 Sq.mtrs plot area	Rs.50/-	Rs.90/-
iii. From 501 to 750 Sq.mtrs plot area.	Rs.70/-	Rs.100/-
iv. Above 750 Sq.mtrs plot area	Rs.80/-	Rs.120/-
v. High rise building.	Rs.100/-	Rs.150/-

b) Proposed compound wall RMT..... @ Rs.20/- RMT.

c) Advertisement & Postage charges

- i. Individual residential building Rs.100/ each.
- ii. Group housing / Commercial building etc. Rs.2000/- each case.
- iii. High rise buildings Rs.5000/- each case.

2) DEVELOPMENT CHARGES: (G.O.Ms.No.223MA dt:30.08.2016)

i. Proposed on built up area 11900 Sq.mtr @ Rs. 125 per Sq.mtr

ii. On open area excluding coverage 26029.49 Sq.mtr @ Rs. 127.5 per Sq.mtr

Residential Commercial Common 102
 i. Rs.120/- i. Rs.125/- 26,029.49

3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:
 (On built up area Sq.mtrs)

i. Proposed built up area for 11900 Sq.mtr @ Rs. 150 per Sq.mtr.

- i. Individual Residential Building / prayer hall @ Rs.100/-
- ii. Group housing / High rise building @ Rs.150/-
- iii. Commercial/Institutional/Industrial /Other building (Non high rise) @ Rs.175/-
- iv. Commercial/ Institutional/Industrial / Other buildings (High rise) @ Rs.225/-

4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:
 (On site area in Sq. mtrs)

i. Proposed site area for 26029.49 sq.mtr @ Rs. 120 /sq.mtr

A) Residential Building:

- i. Other areas @ of Rs.125/- per Sq.mtr.
- ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr

B) Commercial/ Institutional / Industrial / Cinema Hall/ Function Hall/ Other buildings

- i. Other areas @ of Rs.175/- per Sq.mtr.
- ii. B. Hills & J. Hills @ Rs.225/- per Sq.mtr

5) SUB-DIVISION CHARGES:

i. Total site area 26029.49 Sq.mtr @ of Rs. 15 Sq.mtr.

- a) Residential Rs.15/- per Sq.mtr.
- b) Non residential Rs.20/- per Sq.mtr.

6) OPEN SPACE CONTRIBUTION CHARGES:

In case of unauthorized layout/ sub-division cost of 14% on total plot area

Total plot area Sq.yrd X 0.14 X Registration value of the site

7) COMPOUNDING FEE:

(33% on builtup area)

Rs. 9,52,000.00

Rs. 77,700.00

Rs. 10,000.00

Rs. 5,000.00

Rs. 10,76,700.00

Rs. 14,87,500.00

Rs. 17,06,250.00

Rs. 22,72,750.00

Rs. 17,85,000.00

Rs. 13,400.00

Rs. 18,92,400.00

Rs. 31,85,190.00

Rs. 3,76,340.00

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Rs. 3,76,340.00

- 8) RAIN WATER HARVESTING CHARGES: 12500/- per sq.mtr on built up area.
@ Rs.8/- per Sq.mtr on built up area. *20007.17*
Rs. 100 250 00
- 9) VACANT LAND TAX:
0.5% on prevailing registration value
@ 8% I. library cess on V.L.T. *25411*
Rs. 7 20 175 00
Rs. 2 00 00 00
Rs. 2, 10 190 00
- 10) IMPACT FEE: (As per G.O.Ms.No.766 MA, dt:18-10-2007)
i. Proposed built up area, G.F floor & F.F. Sq.ft @ Rs. Sq.ft.
ii. Proposed built up area of 2nd and above floors Sq.ft @ Rs. Sq.ft.
Rs.
Rs.
Rs.
Rs.
Rs.
- 11) CITY LEVEL INFRASTRUCTURE IMPACT FEE:
(As per G.O.Ms.No.168, MA dt:07.4.2012 & G.O.Ms.No.7 dt:05.01.2016)
i.
ii.
iii.
Rs.
Rs.
Rs.
Rs.
- 12) ENVIRONMENT IMPACT FEE:
(G.O.Ms.No.34, MA dt:17.6.2015) above 10,000.0 SR
@ Rs.3/- per Sq.ft. *12812.50*
Rs. 4, 14 540 00
- 13) SHELTER FEE (G.O.Ms.No.245, MA dt:30.6.2012): *26085.09*
Rs. 27, 03 410 00
- 14) LAYOUT REGULATION CHARGES AS PER G.O.MS.NO.113
MA,dt:31-01-08 AND G.O.MS.NO.301 MA dt:11-04-08.
i. Penalization charges
Rs.
ii. Open space prorata charges
Rs.
Rs.
Rs.
- 15) Proportionate Layout Charges
(On site area per sq.mtr.) *21,089.50*
i. Residential Rs.125/- per sq.mtr. ii) Commercial Rs.125/- per sq.mtrs.
Rs. 31, 20 190 00

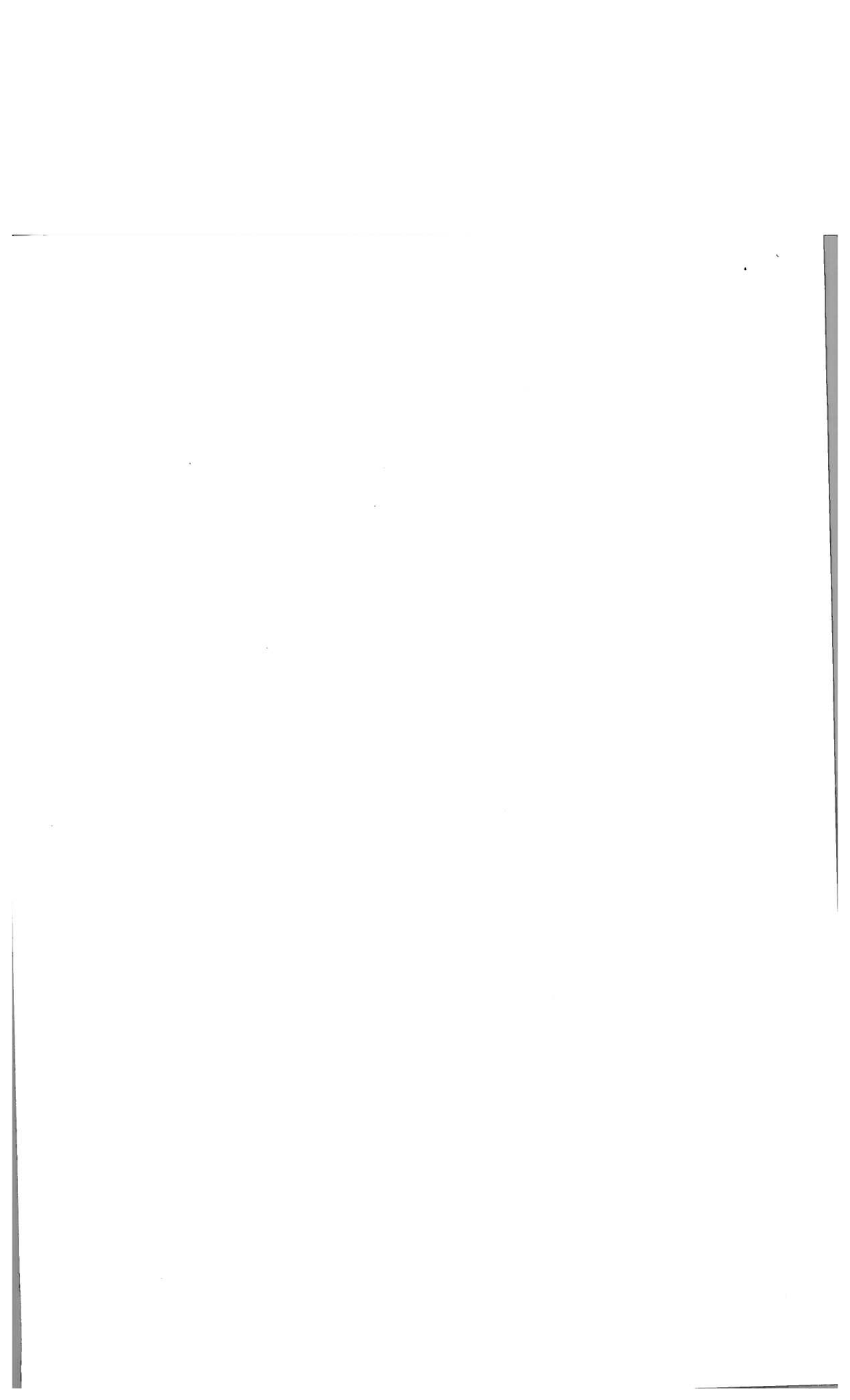
Hence if approved the part may be informed to pay following charges:

- 1. Building permit fee: Rs. 10 24 700 00
- 2. Development charges: Rs. 2 21 780 00
- 3. B.C. & E.B.C. on built up area: Rs. 18 92 400 00
- 4. B.C. & E.B.C. on site area: Rs. 21 30 190 00
- 5. Sub-division charges: Rs. 5 70 340 00
- 6. Open space contribution charges: Rs. 1 00 00 00
- 7. Compounding fee: Rs. 8 10 190 00
- 8. Rain water harvesting charges: Rs. 2 00 00 00
- 9. Vacant land tax: Rs. 2 14 520 00
- 10. Impact fee: Rs. 27 03 410 00
- 11. City level Infrastructure impact fee: Rs. 21 20 190 00
- 12. Environmental Impact fee: Rs. 4 14 540 00
- 13. Shelter Fees: Rs. 27 03 410 00
- 14. Layout regulation charges: Rs. 31 20 190 00
- 15. Proportionate Layout Charges: Rs. 2, 09, 33, 215 00

(Rupees: *Two Crores nine lakhs thirty three thousand two hundred fifteen only*)

TPA/ACP

Addl.CCP



Note on fee levied by GHMC to our group housing SOB-IX, Cherlapally

Points regarding levy of fee by GHMC.

1. Building permit fee:

We have given our consent in our letter dated 24.05.2017 that we have no objection in levy of building permit fee.

2. Development charges:

In earlier fee letter GHMC has charged an amount of Rs. 62,72,780/- in 3 parts i.e., Rs.81,000/- on built-up area of amenities block, Rs. 14,87,500/- on built-up area of the proposed houses and Rs. 47,04,280/- towards open area under the head of 'Development Charges'. Total charges towards open area were calculated on 25,089.50 sq.mtrs (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq mtrs) for land affected in road widening, 2 mtr drain and buffer strip). The total charges towards open area should have been calculated on 17,874.79 sq mtrs by deducting the land left for future development of 7,214.70 sq mtrs. Besides, the applicable rate for calculation of development charges on open area are prescribed as Rs. 125/- per sq mtr as per GO no. 233 dated 3.8.16. However, the charges were levied at 1.5 times (at the rate of Rs. 187.50 in place of Rs. 125 per sq mtr) the prevailing rate as given in GO no. 102 dated 28.8.2015. GO no. 102 is squarely related to development of layouts less than 10 acres in area. In our case the permit for construction is under group housing scheme prescribed in GO no. 168 dated 7.4.12. The restriction on minimum area for development under group housing scheme as per GO No. 168 is 4,000 sq mtrs. Therefore, development charges can only be levied at the rate of Rs. 125/- per sq mtr in the present case. Accordingly, the development charges payable on open land are Rs. 22,34,349 (17,874.79 sq mtrs x Rs. 125/-) in place of Rs. 47,04,280/- levied on us. We appeal to you to refund an amount of Rs. 24,69,931/- that has been charged (also paid) in excess.

We have objected that GHMC should levy fee @ Rs. 125/- per Sq.mtrs instead of 187.50/-. We appealed GHMC to refund difference amount of Rs. 67.50/- per Sq.mtr on the total land area of 25,089.50 amounting to Rs. 16,93,541/-.

In the extension of lay-out cum group housing GHMC charged fee on built up area of 4,725 @125/- and open area i.e., 230 Sq.mtrs @187.50/- only. In this also GHMC should refund @ 67.50 per Sq.mtr on 230 Sq.mtrs amount to Rs. 15,525/-

In total GHMC should refund Rs. 17,09,066/- towards development charges which are excess charged @ Rs. 187.50/- instead of Rs. 125/-.

3. Betterment Charges & External betterment charges on built up area:

We have given our consent in our letter dated 24.05.2017 that we have no objection in levy of betterment charges & external betterment charges on built up area.

In the extension of lay-out cum group housing GHMC charged fee on 4,725 Sq. mtrs @150/- per Sq.mtr.

4. **Betterment Charges & External betterment charges on site area:**

In the extension of lay-out cum group housing GHMC charged fee on 230 Sq. mtrs @125/- per Sq.mtr.

5. **Sub-division charges:**

In the extension of lay-out cum group housing GHMC charged fee on 230 Sq. mtrs @15/- per Sq.mtr.

6. **Rainwater Harvesting Charges:**

We have given our consent in our letter dated 24.05.2017 that we have no objection in levy of rainwater harvesting charges.

7. **Vacant Land Tax:**

In the extension of lay-out cum group housing GHMC charged fee on 230 Sq. mtrs (275 Sq.yds) only.

8. **Environmental Impact Fee:**

We have given our consent in our letter dated 24.05.2017 that we have no objection in levy of environmental impact fee.

9. **Shelter Fee:**

In the extension of lay-out cum group housing GHMC charged fee on 230 Sq. mtrs only.

10. **Proportionate Ly-out Charges:**

We have objected that GHMC should not charge proportionate lay-out charges and we appealed in our letter dated 24.05.2017 for refund of the total amount of Rs. 31,36,190/-.

Apart from the above GHMC has charged in the extension of lay-out cum group housing on 230 Sq.mtrs amounting Rs. 28,750/-.

In total GHMC should refund 31,64,940/- towards proportionate lay-out charges.

In total we are objecting in two points:

1. Levy of development charges @ Rs. 187.50/- instead of Rs125/- on the land area of 25,319.50 Sq. mtrs
2. Levy of proportionate lay-out charges of Rs. 31,36,930/- + 28,750/-

SILVER OAK RELATY

o/c

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

Dt. 24th May 2017

To,
Commissioner, /ccp
Greater Hyderabad Municipal Corporation,
Tankbund Road,
Hyderabad.



Sub.: Request for refund of excess fees and charges that were levied incorrectly.

Ref.: 1. Permit for construction bearing no. 53202/HO/EZ/Cir-1/2016 dated 03.05.2017 in file no. 56688/19/12/2015/HIO for land admeasuring 17,874.79 sq mtrs for the site situated at Sy. Nos. 11, 12, 14 to 18 & 294 of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District.

2. Our letter dated 11.04.2017 for payment of fees under protest.

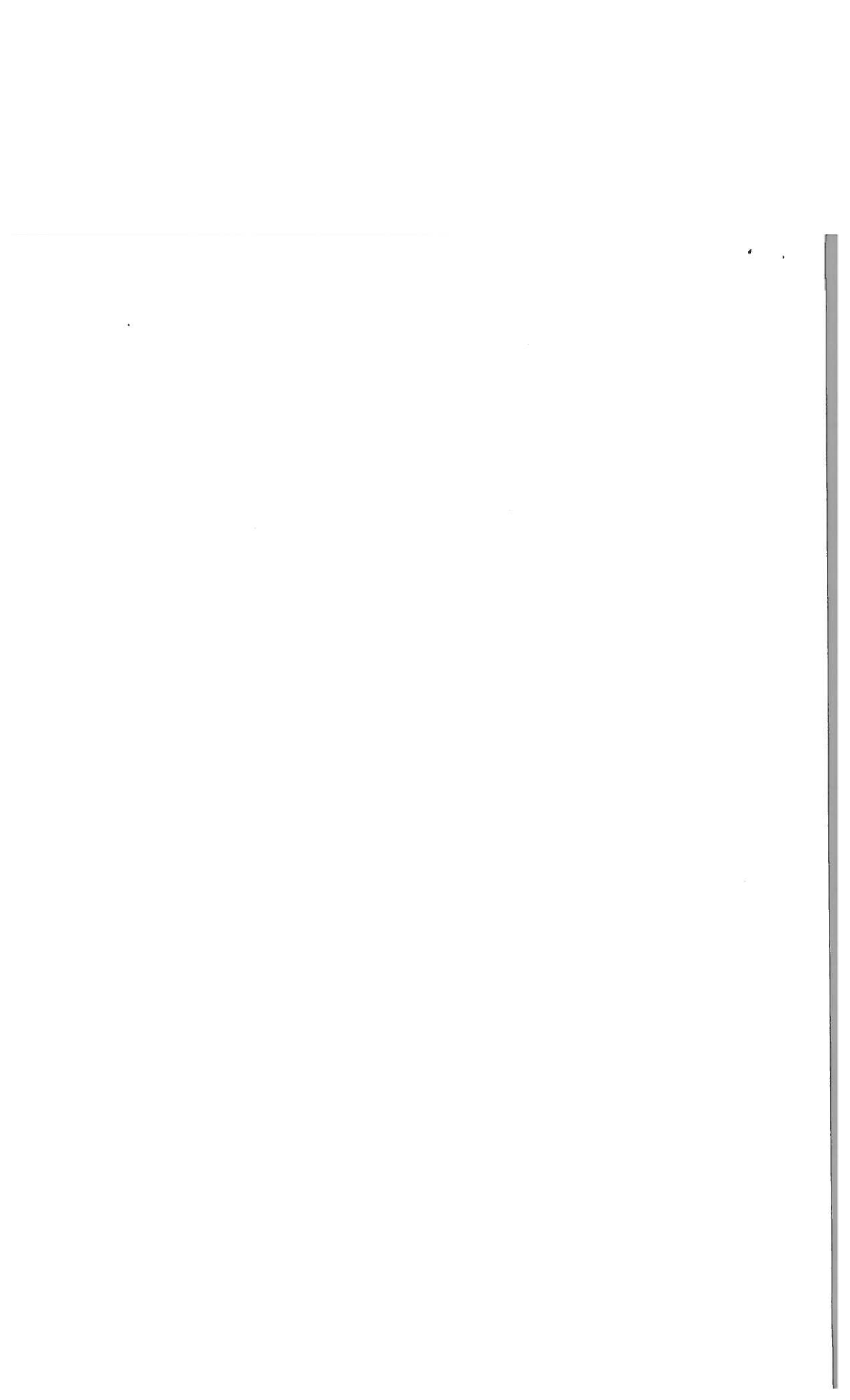
Dear Sir/Madam,

We have obtained permit for construction on land admeasuring 17,874.79 sq. mtrs for development of a gated community consisting of 68 houses along with clubhouse and other open areas. The total fees and charges levied have been incorrectly calculated and we have paid the fees under protest vide reference 2 above.

We request you to refund (or give credit for future permits) for the excess amount paid towards fees and charges. The details of excess fees and charges levied along with grounds for this appeal are detailed under:

1. We are the owners of Ac. 6-18 gts., of land. At the time of application for sanction we were advised to show the entire land owned by us in the site plan, clearly demarcating land for future development, for GHMC to assess issues like access roads to surrounding lands, existing nalas and water bodies, circulation pattern of roads, etc. Accordingly, we have shown entire extent of land in the site plan. The details of the land are:
 - a. Area proposed for development: 17,874.79 sq mtrs
 - b. Area not covered under proposed development:
 - i. Area for future development: 7,214.70 sq mtrs
 - ii. Area affected under road widening: 436.43 sq mtrs
 - iii. Area affected under 2 mtr wide drain: 196.24 sq mtrs
 - iv. Area affected under buffer strip: 392.32 sq mtrs
 - Sub-total: 8,239.69 sq.mtrs
 - c. Total area: 26,114.48 sq mtrs
2. We have paid a total amount of Rs.2,09,33,215/- (Rupees Two Crores Nine Lakhs Thirty Three Thousand Two Hundred and Fifteen only) towards fees and other charges as per details given below:
 - i. Building permit fee - Rs. 10,24,750/-
 - ii. Development charges (GOMS no. 223 dated 30.8.16) - Rs. 62,72,781/-
 - iii. Betterment charges and external betterment charges (on built up area) - Rs. 18,98,400/-
 - iv. Betterment charges and external betterment charges (on site area) - Rs. 31,36,190/-

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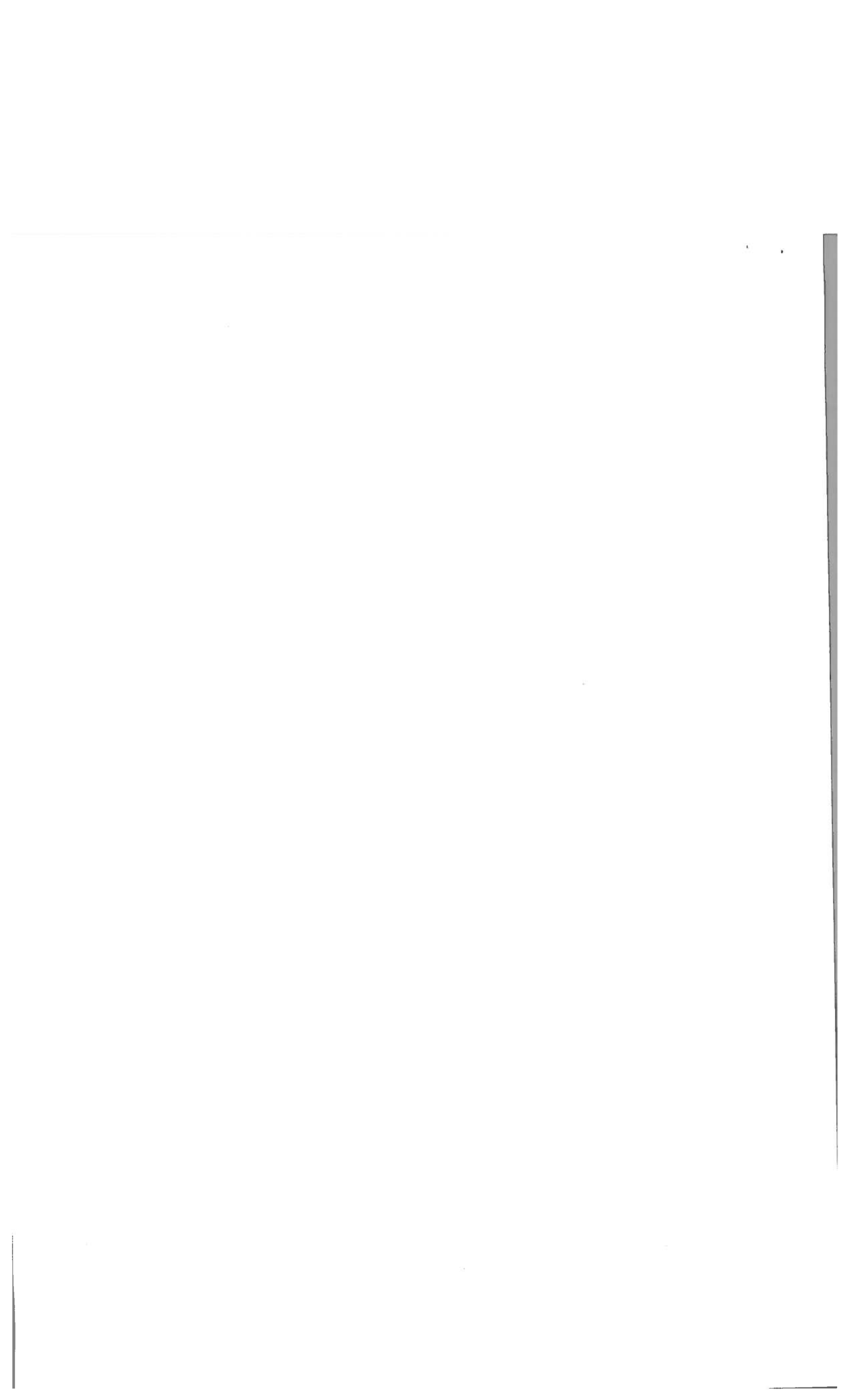
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v. Sub-division charges	-	Rs. 3,76,340/-
vi. Rainwater harvesting charges	-	Rs. 1,00,385/-
vii. Vacant land tax	-	Rs. 8,10,190/-
viii. Environment impact fee (GO No. 34 dated 7.6.2015)	-	Rs. 4,14,560/-
ix. Shelter fee (GO No. 245 dated 30.6.2012)	-	Rs. 37,63,420/-
x. Proportionate layout charges (on open site area)	-	Rs. 31,36,190/-
Total charges	-	Rs. 2,09,33,715/-

3. We have no objection to the fees paid under the following heads:
- Building permit fee
 - Betterment charges and external betterment charges (on built up area)
 - Rainwater harvesting charges
 - Environment impact fee (G.O. No. 34 dated 7.6.2015)
4. Under the head of 'Development Charges' we have been charged an amount of Rs. 62,72,780/- in 3 parts i.e., Rs. 81,000/- on built-up area of amenities block, Rs. 14,87,500/- on built-up area of the proposed houses and Rs. 47,04,280/- towards open area. Total charges towards open area were calculated on 25,089.50 sq.mtrs (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq mtrs) for land affected in road widening, 2 mtr drain and buffer strip). The total charges towards open area should have been calculated on 17,874.79 sq mtrs by deducting the land left for future development of 7,214.70 sq mtrs. Besides, the applicable rate for calculation of development charges on open area are prescribed as Rs. 125/- per sq mtr as per GO no. 233 dated 3.8.16. However, the charges were levied at 1.5 times (at the rate of Rs. 187.50 in place of Rs. 125 per sq mtr) the prevailing rate as given in GO no. 102 dated 28.8.2015. GO no. 102 is squarely related to development of layouts less than 10 acres in area. In our case the permit for construction is under group housing scheme prescribed in GO no. 168 dated 7.4.12. The restriction on minimum area for development under group housing scheme as per GO No. 168 is 4,000 sq mtrs. Therefore, development charges can only be levied at the rate of Rs. 125/- per sq mtr in the present case. Accordingly, the development charges payable on open land are Rs. 22,34,349 (17,874.79 sq mtrs x Rs. 125/-) in place of Rs. 47,04,280/- levied on us. We appeal to you to refund an amount of Rs. 24,69,931/- that has been charged (also paid) in excess.
5. Under the head of 'Betterment Charges and External Betterment Charges' on site area we have been charged an amount of Rs. 31,36,190/-. Total charges were calculated on 25,089.50 sq.mtrs (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq. mtrs for land affected in road widening, 2 mtr drain and buffer strip). The total charges towards open area should have been calculated on 17,874.79 sq mtrs by deducting the land left for future development of 7,214.70 sq mtrs. Accordingly, the betterment charges and external betterment charges on site area payable are Rs. 22,34,349 (17,874.79 sq mtrs x Rs. 125/-) in place of Rs. 31,36,190/- levied on us. We appeal to you to refund an amount of Rs. 9,01,841/- that has been charged (also paid) in excess.

We are claiming a difference of Rs. 24,69,931/-
187.50 - 125 = 62.50/-
Per Sq. mtr

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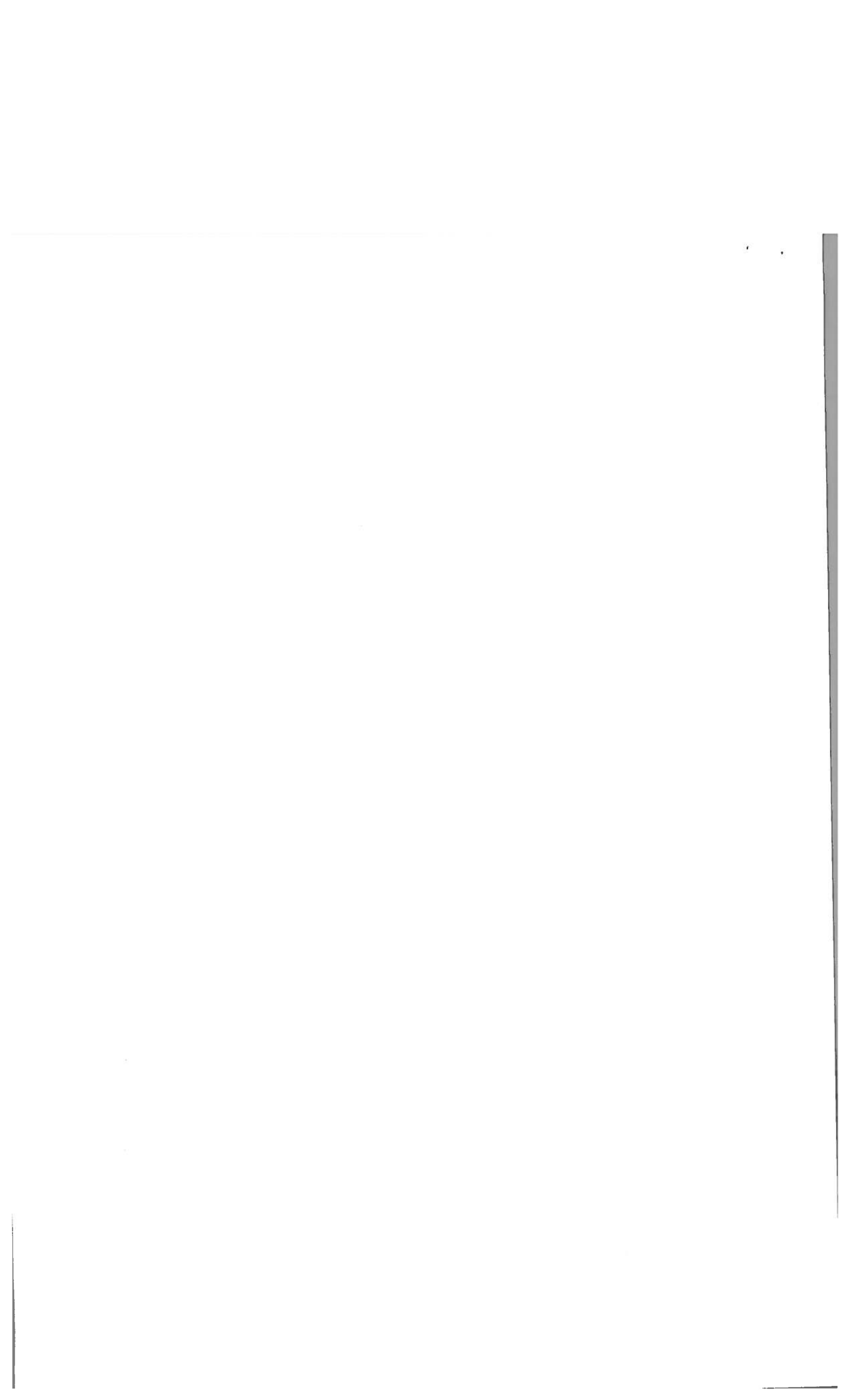
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6. Under the head of 'Sub-division Charges' we have been charged an amount of Rs. 3,76,340/- Total charges were calculated on 25,089.50 sq.mtrs (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq mtrs for land affected in road widening, 2 mtr drain and buffer strip). The total charges towards sub-division should have been calculated on 17,874.79 sq mtrs by deducting the land left for future development of 7,214.70 sq mtrs. Accordingly, the sub-division charges payable are Rs. 2,68,122/- (17,874.79 sq mtrs x Rs. 15/-) in place of Rs. 3,76,340/- levied on us. We appeal to you to refund an amount of Rs.1,08,218/- that has been charged (also paid) in excess.
7. Under the head of 'Vacant Land Tax' we have been charged an amount of Rs. 8,10,190/- Total charges were calculated on 25,089.50 sq mtrs i.e., 30,007 sq yds (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq mtrs for land affected in road widening, 2 mtr drain and buffer strip). The total charges towards vacant land tax should have been calculated on 17,874.79 sq mtrs (21,378 sq yds) by deducting the land left for future development of 7,214.70 sq mtrs. Accordingly, the vacant land tax payable is Rs. 5,77,206/- (21,378 sq yds x Rs. 5,000 per sq yd, @ 0.5% + 8% library cess) in place of Rs. 8,10,190/- levied on us. We appeal to you to refund an amount of Rs. 2,32,984/- that has been charged (also paid) in excess.
8. Under the head of 'Shelter Fees' we have been charged an amount of Rs. 37,63,420/- Total charges were calculated on 25,089.50 sq.mtrs (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq mtrs for land affected in road widening, 2 mtr drain and buffer strip). The total charges towards shelter fee should have been calculated on 17,874.79 sq mtrs by deducting the land left for future development of 7,214.70 sq mtrs. Accordingly, the shelter fees payable are Rs. 26,81,219/- (17,874.79 sq mtrs x Rs. 750/- @ 20%) in place of Rs. 37,63,420/- levied on us. We appeal to you to refund an amount of Rs. 10,82,201/- that has been charged (also paid) in excess.
9. We have been charged 'Proportionate Layout Charges' at the rate Rs. 125/- per sq mtr on 25,089.50 sq.mtrs. It appears that these charges have been levied as per the terms of GO no. 902 dated 31.12.2007 and GO no. 113 dated 31.01.2008. These GOs are pertaining to 'regulation of un-approved and illegal layouts'. Further, the deadline for regularization or un-approved and illegal layouts has expired. By no stretch of imagination is our application for building permit under the group housing scheme where neither development of the layout or construction of houses has started, can be construed as either unapproved or illegal layouts. Besides, charges applicable to layout schemes are being unduly levied on our application under group housing scheme. Approval of layouts are governed by GO nos. 288 dt.3.4.2008, 526 dt. 31.7.2008, 455 dt. 10.12.2012, 33 dt. 24.1.2013. Please note that the rules and regulations for group housing scheme and for layouts are different and cannot be applied simultaneously either to a group housing schemes or a layouts. Particularly, requirement of open areas (10% Vs 7.5%), social infrastructure (0% Vs 2.5%), mortgage houses/plots (5% Vs 15%) are different in group housing Vs layouts. Therefore, the charges levied as proportional layout charges are not applicable in our present case. We appeal to you to refund an amount of Rs.31,36,190/- that has been charged (also paid) in excess.

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10. Assuming but not admitting that proportionate layout charges are applicable in our present case, they should have been charged on an area of 17,874.79 sq mtrs instead of 25,089.50 sq.mtrs (total land of 26,114.48 less 436.43, 196.24 & 392.32 sq mtrs for land affected in road widening, 2 mtr drain and buffer strip), by deducting the land left for future development of 7,214.70 sq mtrs. Accordingly, an amount of Rs.9,01,841/- has been over charged on this count alone.

11. As per the above we request you to refund (or adjust against future fees and charges payable) an amount of Rs.79,31,365/- on the following counts:

a. Development charges (GO MS no. 223 dated 30.8.16)	Rs. 24,69,931/-
b. Betterment charges and external betterment charges (on site area)	Rs. 9,01,841/-
c. Sub-division charges	Rs. 1,08,218/-
d. Vacant land tax	Rs. 2,32,984/-
e. Shelter fee (GO No. 245 dated 30.6.2012)	Rs. 10,82,201/-
f. Proportionate layout charges (on open site area)	Rs. 31,36,190/-

Total amount refundable Rs. 79,31,365/-

You are requested to consider our appeal for refund of excess fees and charges levied (and paid) on merits within 30 days of this letter.

Thank You.

Yours sincerely,
For Silver Oak Realty,


Soham Modi
(Managing Partner)

