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FORM 'A'
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority (Name of Place)
Government of Telangana,
M.A & U.D Department,
Telangana Secretariat,
Hyderabad.



Sir,

We hereby apply for the grant of registration of [my/our] project to be set up at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkazgiri District State of Telangana.

1. The requisite particulars are as under:-

(i) Status of the applicant : Limited Liability Partnership

(ii) In case of individual –

a	Name	N.A
b	Father's Name	
c	Occupation	
d	Address	
e	Contact Details (Phone number E-mail, Fax Number etc.)	
f	Name, photograph, contact details and address of the promoter	

OR

In case of [firm / societies / trust / company / limited liability partnership / competent authority etc.] –

a	Name	SILVER OAK VILLAS LLP
b	Address	5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003.
c	Copy of registration certificate as [firm / societies / trust/ company/limited liability partnership/ competent authority etc.]	Enclosed
d	Main objects	i. Buy & sell immovable property. ii. Develop immovable property into plots, residential complex, independent houses, individual residential bungalows, commercial complex, shops, office complex, etc.
e	Contact Details (Phone number, E-mail, Fax Number etc.)	040-66335551/2/3. plans@modiproperties.com

For SILVER OAK VILLAS LLP

Designated Partner

f	Name, photograph, contact details and address of [chairman/partners / directors] and authorized person etc.	<p>1. Modi Housing Pvt Ltd represented by its Director Mrs. Tejal Modi 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003. Contact. No. 040 – 66 33 5551/2/3.</p> <p>2. Shri. Soham Modi S/o. Late. Shri. Satish Modi, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034. Contact No.040 – 27537458.</p> <p>3. Modi Properties Pvt Ltd represented by its Director Shri. Gaurang Mody 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003. Ph. No. 040-66 33 5551/2/3.</p>
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- (iii) PAN No. of the promoter: ADBFS 3288 A
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub section (2) of section 4 will be maintained
Yes Bank Limited,
S. P. Road, Branch, Secunderabad
Current Account No.009763700001621
IFSC Code: YESB0000097
- (v) Details of project land held by the applicant
The applicant has already purchased 64 plots from M/s. Silver Oak Realty admeasuring a total of 10,552 Sq.yds vide Agreement of Sale No. 7526/2017 dt. 31.03.2017 and the applicant has already submitted RERA application. The Applicant has further purchased 25 plots from M/s. Silver Oak Realty admeasuring a total of 4,032 sq.yds vide Agreement of sale No. 920/2018 dated 17.01.2018.
Approval for layout cum group housing was obtained by M/s. Silver Oak Realty and the plots have been sold to Silver Oak Villas LLP.
Applicant proposes to develop single and duplex villas.
- (vi) Brief details of the projects launched the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.
M/s. Silver Oak Villas is a newly constituted LLP and has no past track record of project launch. However, the promoter M/s. Modi Properties Pvt. Ltd., has taken up several projects and the details of which may be provided upon request. Please note that Modi Properties Pvt. Ltd is not the developer. It is only an investor in M/s. Silver Oak Villas LLP, the Developer.
- (vii) Agency to take up external Development works [Local Authority / Self Development];
Not applicable

Not applicable

For SILVER OAK VILLAS LLP



Designated Partner

(viii) Registration fee by way of a bankers cheque dated _____ drawn on _____ bearing no. _____ for an amount of Rs. _____/- (_____ Sq. mtrs x Rs. 10/- per Sq.mtr) calculated as per sub- rule (3) of rule 3 or through online payment as the case may be _____ (give details of online payme such as date paid, transaction no. etc.);

Total 25 (twenty five) villas having a built-up Area of 27,500 sft with plotted area of 4,032 sq yds (3,371.27 Sq. mtrs) is proposed to be developed and 2 (two) villas having a plotted area of 322 Sq.yds (269.23 Sq. mtrs) have been mortgaged to GHMC. Registration fees has been accordingly calculated. This fee will be paid as and when the RERA Act implemented in Telangana.

(ix) Any other information the applicant may like to furnish.

Out of the 27 proposed villas, 2 (two) villas are mortgaged to GHMC and cannot be sold till mortgage is released. We have not sold even a single plot till today.

2. [I/We] enclose the following documents, namely:-

(i) authenticated copy of the PAN card of promoter;

Enclosed

(ii) annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and lost account, balance sheet, cash flow statement and the auditors report of the promoter for the immediately preceding three financial years;

Enclosed

(iii) authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title;

Title documents and link documents enclosed.

(iv) details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from an advocate having experience of atleast ten years or from the revenue authority not below the rank of tehshildar, as the case may be;

Copy of EC enclosed. There is no litigation or encumbrance of any kind.

For SILVER OAK VILLAS LLP

Designated Partner

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| (v) | where the promoter is not the owner of the land on which development of project is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed; | Not applicable. |
| (vi) | an authenticated copy of the approvals : commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases; | Permit for construction enclosed |
| (vii) | the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; | The project is sanctioned by GHMC vide file No. 134535/07/07/2017/HO, Permit No.53421/HO/EZ/Cir-1/2016. Dated.06.01.2018. Copy enclosed. |
| (viii) | the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy; | Water shall be supplied through borewells and onsite RO plant. Municipal water connection shall be provided when available. Project is exempt from fire department regulations, etc. |
| (ix) | the location details of the project, with clear demarcation of land dedicated for project along with its boundaries including the latitude and longitude of the end points of the project; | Location Plan enclosed |
| (x) | proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; | Draft copy of agreement of sale and conveyance deed is enclosed. |

For SILVER OAK VILLAS LLP


Designated Partner

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| (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any; | Details of plot area and proposed constructed area on each plot are enclosed. Development is of independent houses and therefore details of carpet area, veranda areas, terrace areas are not relevant. |
| (xii) the number and areas of garage for sale in the project; | One car parking is provided within each villa |
| (xiii) the number of open parking areas and the number of covered parking areas available in the real estate project; | NA |
| (xiv) the names and addresses of his real estate agents, if any, for the proposed project; | No agents have been appointed for the proposed projects |
| (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project; | <p><u>Contractor:</u>
Sursani Constructions Pvt Ltd,
Rep: by its Director Karunakar Reddy,
Shop No. 5 & 6, 1st floor, Annapoorna Arcade,
Brindavan Colony, Dr. A.S. Rao Nagar, ECIL,
Secunderabad – 500 062
Contact No. 040-2712b2608.</p> <p><u>Architect:</u>
Architectural Associates,
8-1-383, R. P. Road, Secunderabad – 3
Contact No. 040 – 27702085.
Reg. No. CA/76/2898
Valid up to 31.12.2018.</p> <p><u>Structural Engineer:</u>
Kulkarni Consultants,
2nd Floor, Kubera Towers,
Opp: Hotel Tajmahal,
Narayanaguda,
Hyderabad – 500 026
GHMC Licence No. 134/Str/TP-10/GHMC
Valid up to 31.03.2019
Contact No. 040 - 2322 3891</p> |
| (xvi) A declaration in Form 'B'. | Enclosed |

We enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made there under, namely:-

- i. The applicant has already purchased 64 plots from M/s. Silver Oak Realty admeasuring a total of 10,552 Sq.yds and has submitted RERA application.

- ii.
- iii.

Nil
Nil

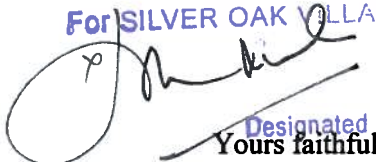
For SILVER OAK VILLAS LLP

Designated Partner

We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief and nothing material has been concealed by us there from.

Date: 22.01.2018.

Place: Hyderabad.

For SILVER OAK VILLAS LLP

Designated Partner
Yours faithfully,
Signature and seal of the applicant(s)

FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Silver Oak Villas LLP a limited liability partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Managing Partner Shri. Soham Modi.

We Silver Oak Villas LLP a limited liability partnership firm represented by its Managing Partner Shri. Soham Modi do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed and a legally valid.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 6 (six) years for permit for construction i.e., 05.01.2024.
4. That seventy per cent. of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That us shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For SILVER OAK VILLAS LLP

Designated Partner
DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by Silver Oak Villas LLP represented by its Managing Partner Shri. Soham Modi at Hyderabad on this the 22nd day of January 2018.

For SILVER OAK VILLAS LLP

Designated Partner
DEPONENT

Details of Plot area and Proposed Constructed Area

Sl. N	Plot No	Plot Area i sq yds	Type	Single Floor/Duplex	Built up area in Sq. ft
1.	69	161	A1	Single Floor	1100 Sq.ft
2.	70	161	A1	Single Floor	1100 Sq.ft
3.	71	161	A1	Single Floor	1100 Sq.ft
4.	72	161	A1	Single Floor	1100 Sq.ft
5.	73	161	A1	Single Floor	1100 Sq.ft
6.	74	161	A1	Single Floor	1100 Sq.ft
7.	75	161	A1	Single Floor	1100 Sq.ft
8.	76	161	A1	Single Floor	1100 Sq.ft
9.	77	161	A2	Single Floor	1100 Sq.ft
10.	78	161	A2	Single Floor	1100 Sq.ft
11.	79	161	A2	Single Floor	1100 Sq.ft
12.	80	161	A2	Single Floor	1100 Sq.ft
13.	81	161	A2	Single Floor	1100 Sq.ft
14.	83	161	A2	Single Floor	1100 Sq.ft
15.	84	161	A1	Single Floor	1100 Sq.ft
16.	85	161	A1	Single Floor	1100 Sq.ft
17.	86	161	A1	Single Floor	1100 Sq.ft
18.	87	161	A1	Single Floor	1100 Sq.ft
19.	88	161	A1	Single Floor	1100 Sq.ft
20.	89	161	A1	Single Floor	1100 Sq.ft
21.	90	168	A2	Single Floor	1100 Sq.ft
22.	91	161	A2	Single Floor	1100 Sq.ft
23.	92	161	A2	Single Floor	1100 Sq.ft
24.	93	161	A2	Single Floor	1100 Sq.ft
25.	94	161	A2	Single Floor	1100 Sq.ft
Total	25 Nos	4,032 Sq.yds			27,500 Sq.ft

Note: Plot Nos. 82 & 95 are mortgaged to GHMC.

