

Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 04/07/2020, 11:50 AM

SRO Name: 1507 Uppal

Receipt No: 7258

Receipt Date: 04/07/2020

AGREEMENT

2700000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: SBIN

Account Description

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES TWENTY THOUSAND FIVE HUNDRED ONLY

RETURN
SUB-REGISTRAR
UPPAL

Amount Paid By

Cash

Challan

DD

E-Challan

10250

10150

100

20500

Prepared By: GOPIKRISHNA

SUB-REGISTRAR
UPPAL

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 04/07/2020, 11:50 AM

SRO Name: 1507 Uppal

Receipt No: 7258

Receipt Date: 04/07/2020

Name: K.PRABHAKAR REDDY

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value:

Bank Name:

Doc No/Doct No: 6874 / 2020

Challan No:

Challan Dt:

E-Challan No: 261VTJ010720

E-Challan Dt: 01-JUL-20

VENKATESHWAR
RAO



తెలంగాణ తెలంగాణ TELANGANA

S.No. 6018 Date: 03-07-2020

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: M/s. SILVER OAK VILLAS LLP

AA 439211

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 4th day of July 2020 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Managing Partner, Mr. Soham Modi, S/o. Late Satish Modi, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

Mr. Sundru Tirumala Venkateswara Rao, Son of Mr. S. Krishna Mohana Rao, aged about 47 years, Occupation: Service, residing at Flat No. 104, H. No. 1-1-309/60/104, Madhava Towers, Aditya Nagar, A. S. Rao Nagar, Hyderabad - 500 062, hereinafter referred to as the 'Purchaser'

The term Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

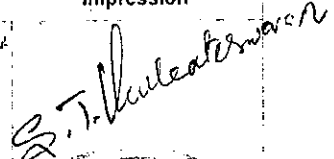
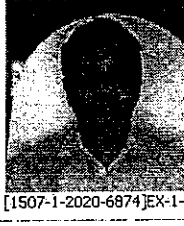
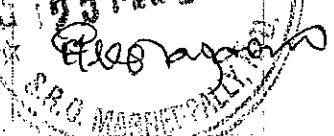
Authorised Rep. SOHAM MODI

S. T. Venkateswara Rao

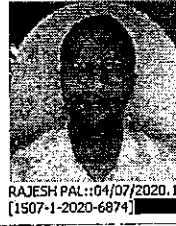
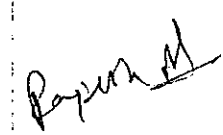
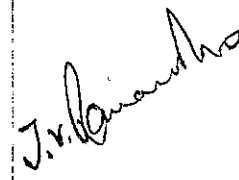
Presentation Endorsement:

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. 13750/- paid between the hours of 11 and 12 on the 04th day of JUL, 2020 04th day of JUL, 2020 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SUNDRU TIRUMALA VENKAT [1507-1-2020-6874]	SUNDRU TIRUMALA VENKATESWARA RAO S/O. S KRISHNA MOHANA RAO 1-1-309/60/104, MADHAVA TOWERS, ADITYA NAGAR, A.S.RAO NAGAR, HYD.	
2	EX		 [1507-1-2020-6874]EX-1-1-K	K.PRABHAKAR REDDY (SPA)[R]M/S.SILVER OAK VILLAS LLP REP BY M.PARTNER: SOHAM MODI LATE SATISH MODI 2-3-64/10/24, JAISWAL COLONY, AMBERPET, HYD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 RAJESH PAL: 04/07/2020.1 [1507-1-2020-6874]	RAJESH PAL HYD.	
2		 [1507-1-2020-6874]WITNE	J VENKATA RAMANA RAO HYD.	

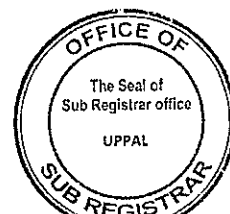
04th day of July, 2020

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3314 Name: Rajesh Pal	S/O Shri Ram Pal, Secunderabad, Hyderabad, Telangana, 500062	
2	Aadhaar No: XXXXXXXX2535 Name: Juttiga Venkata Ramana Rao	S/O Narasimha Murthy Juttiga, Ghatkesar, K.v. Rangareddy, Telangana, 500098	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

Generated on: 04/07/2020 11:53:46 AM



Bk - 1, CS No 6874/2020 & Doct No
6706/2020 Sheet 1 of 10 Sub Registrar
Uppal

Wherever the Developer/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medhchal Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) vide registered sale deed from the Developer and the details of which are given in Annexure - A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure - B attached herein and the specifications shall be as per Annexure - C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time.
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the lumpsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure - A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure - A.
- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

S. T. Chaitanya

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX0939 Name: Sundru Tirumala Venkateswara Rao	S/O Sundru Krishna Mohana Rao, Kapra Ranga Reddy district, Hyderabad, Andhra Pradesh, 500062	

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	In the Form of					Total
		Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	D/J/BC/ Pay Order	
Stamp Duty	100	0	13650	0	0	0	13750
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	13750	0	0	0	13750
User Charges	NA	0	100	0	0	0	100
Total	100	0	27500	0	0	0	27600

Rs. 13650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13750/- towards Registration Fees on the chargeable value of Rs. 2750000/- was paid by the party through E-Challan/BC/Pay Order No .261VTJ010720,746DM3030720 dated ,01-JUL-20,03-JUL-20 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 20500/-, DATE: 01-JUL-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7218394747128,PAYMENT MODE:NB-1000200,ATRN:7218394747128,REMITTER NAME: S.T.VENKATESWARA RAO,EXECUTANT NAME: SILVER OAK VILLAS LLP,CLAIMANT NAME: S.T.VENKATESWARA RAO). (2). AMOUNT PAID: Rs. 7000/-, DATE:03-JUL-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3075226001602,PAYMENT MODE:NB-1000200,ATRN:3075226001602,REMITTER NAME: K. PRABHAKAR REDDY,EXECUTANT NAME: SILVER OAK VILLAS LLP,CLAIMANT NAME: MR. S. T. VENKATESWARA RAO).

Date:

04th day of July, 2020

Signature of Registering Officer

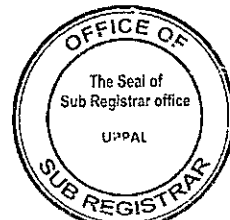
Uppal

13th July 2020 194258

1వ పుస్తకము 2020 సం|| 194258. శ.పు... 6706...వ
నెంబరుగా రిజిస్టరు చేయబడి స్టాంపింగ్ నిమిత్తం
గర్హింపు నెంబరు 1507-1-6706/2020 చట్టపైస
2020 సం|| 194258... నెం... 4... వ తేది

సబ్ రిజిస్ట్రార్
ఉప్పల్

Generated on: 04/07/2020 11:53:46 AM



Bk - 1, CS No 6874/2020 & Doct No

6706/2020 Sheet 2 of 10 Sub Registrar Uppal

3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.

3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure – A.

4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

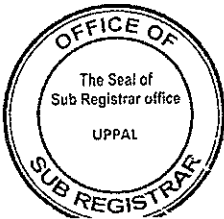
Authorised Rep. SOHAM MODI

S. T. Chaudhary

BK - 1, CS No 6874/2020 & Doct No
6706/2020 Sheet 3 of 10 Sub Registrar
Uppal



Generated on: 04/07/2020 11:53:46 AM



4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.

4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

5. POSSESSION OF VILLA:

5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.

5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

6. FORCE MAJEURE:

6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

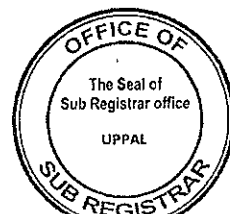
S. T. Chaudhary

Bk - 1, CS No 6874/2020 & Doct No

6706/2020 Sheet 4 of 10

Sub Registrar
Uppal

Generated on: 04/07/2020 11:53:46 AM

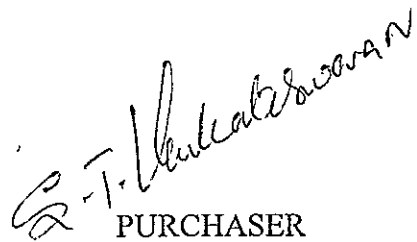


ANNEXURE- A

1.	Names of Purchaser:	Mr. Sundru Tirumala Venkateswara Rao	
2.	Purchaser's permanent residential address:	R/o. Flat No. 104, H. No. 1-1-309/60/104, Madhava Towers, Aditya Nagar, A. S. Rao Nagar Hyderabad - 500 062.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 6705 of 2020, dated 04.07.2020 reg. at S.R.O, Uppal, Medchal-Malkajgiri District.	
4.	Type of villa	A1 - Duplex - Type	
5.	No. of floors	Ground Plus First Floor	
6.	No. of bedrooms	3 - Bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	35	
	b. Plot area:	161 Sq. yds.	
	c. Built-up area :	2040 Sft.	
	d. Carpet area	1721 Sft.	
8.	Total sale consideration:	Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only)	
9.	Details of advance paid:		
	Rs.19,60,000/-(Rupees Nineteen Lakhs Sixty Thousand Only) already paid the Purchaser which is admitted and acknowledged by the Developer.		
10.	Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	5,90,000/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	30.12.2020	
12.	<u>Description of the Schedule Villa:</u> All that land forming plot no. 35, admeasuring about 161 sq yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medhchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by: Plot No. 36 South by: Plot No. 34 East by: 30' wide Road West by: Plot No. 30		

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

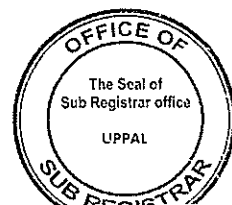
Authorised Rep. SOHAM MODI
DEVELOPER


PURCHASER

BK -1, CS No 6874/2020 & Doct No
6706/2020 Sheet 5 of 10 Sub Registrar
Uppal

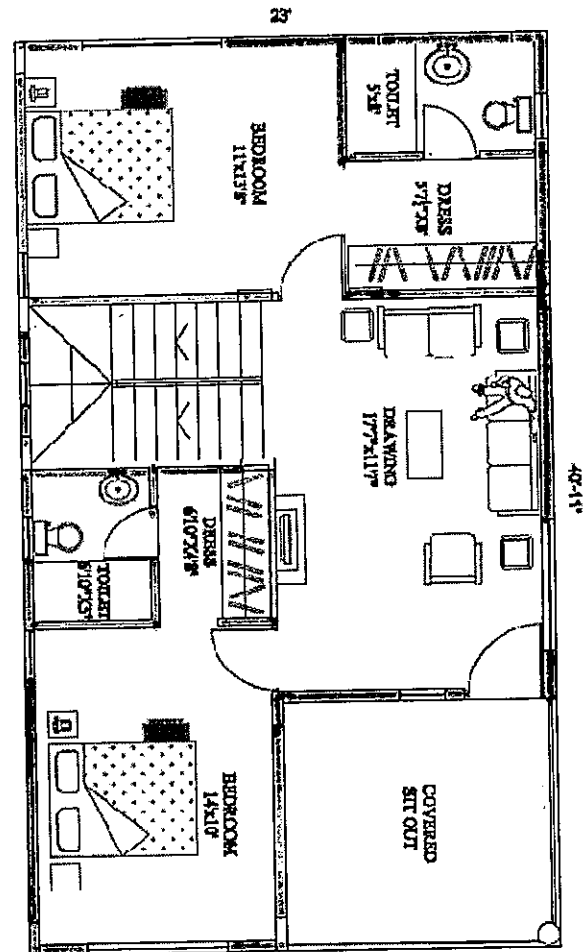
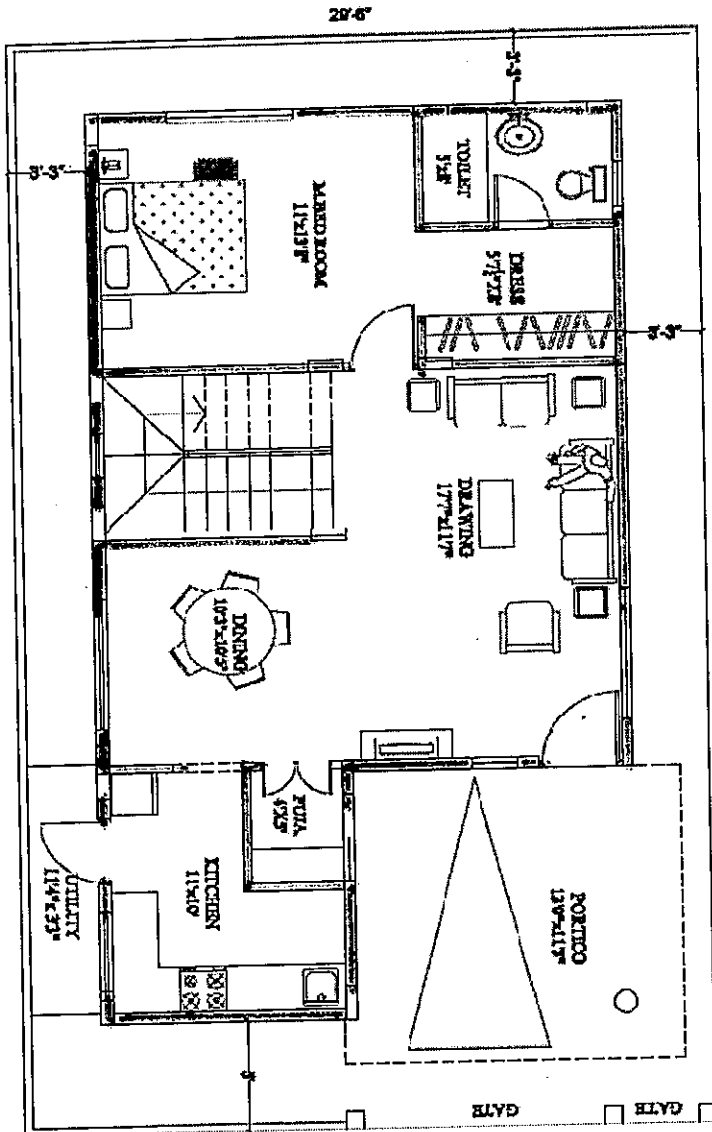
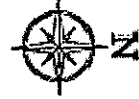


Generated on: 04/07/2020 11:53:46 AM



ANNEXURE- B

Plan of the Said Villa:



Built-Up Area

G.Floor Area:	998 Sq.
F.Floor Area:	940 Sq.
Terrace Area:	102 Sq.
Total Area:	2040 Sq.

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

DEVELOPER

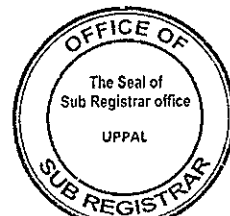
S. T. Venkateshwar
PURCHASER

Bk - 1, CS No 6874/2020 & Doct No

6706/2020 Sheet 6 of 10 Sub Registrar
Uppal



Generated on: 04/07/2020 11:53:46 AM



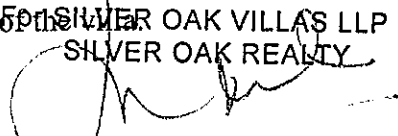
ANNEXURE - C

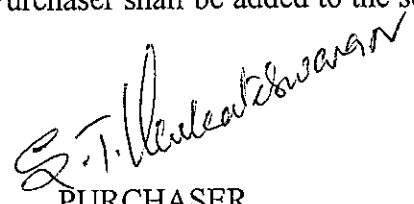
Specifications of Said Villa:

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
Windows	Aluminium sliding windows
Sanitary	Cera /Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /CPVC/ PVC pipes.

Note:

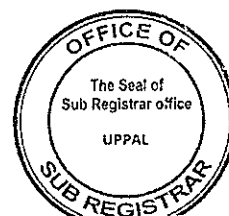
1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Developer and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Said Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion for the Villa.

SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI
DEVELOPER

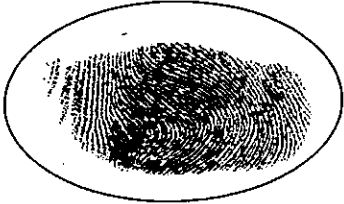
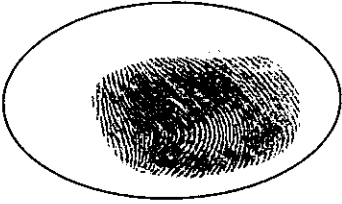

PURCHASER

Bk - 1, CS No 6874/2020 & Doct No
6706/2020 Sheet 7 of 10 Sub Registrar
Uppal

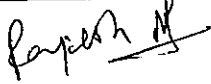
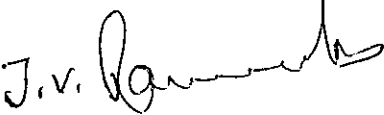
Generated on: 04/07/2020 11:53:46 AM



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			DEVELOPER: M/S. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003 DULY REP. BY:- MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD
			GPA / SPA FOR PRESENTING DOCUMENTS VIDE SPA NO. 6/BK-IV/2019, DATED 21.01.2019 REGD. ATSRO, SECUNDERABAD. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD
			PURCHASER: MR. SUNDRU TIRUMALA VENKATESWARA RAO S/O. MR. S. KRISHNA MOHANA RAO R/O. FLAT NO. 104, H. NO. 1-1-309/60/104 MADHAVA TOWERS ADITYA NAGAR A. S. RAO NAGAR YDERABAD - 500 062.

SIGNATURE OF WITNESSES:

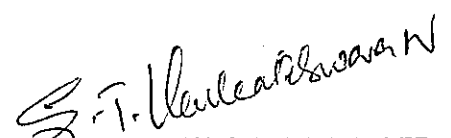
1. 
2. 

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY



Authorised Rep. SOHAM MODI

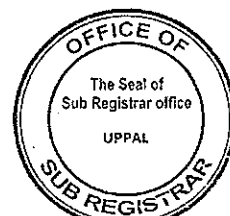
SIGNATURE OF THE DEVELOPER

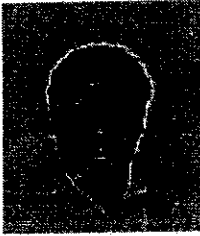

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 6874/2020 & Doct No
6706/2020 Sheet 8 of 10 Sub Registrar
Uppal

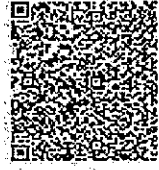


Generated on: 04/07/2020 11:53:46 AM



 भारत सरकार GOVERNMENT OF INDIA	
	శోహం.సతీష్ మోడి Sohamsatish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male
	
4389	
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	

 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA	
చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నెం. 280, రోడ్ నెం-25, పెద్దమ్మ దేవాలయం దగ్గర జబిలి హిల్స్ ఖైరతాబాద్, టంజారా హిల్స్ హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034	Address: S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034
Aadhaar - Aam Aadmi ka Adhikar	

 భారత ప్రభుత్వం Government of India	
	కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male
	
9204	
ఆధార్ - సామాన్యని హక్కు	

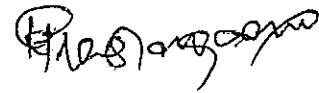
నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

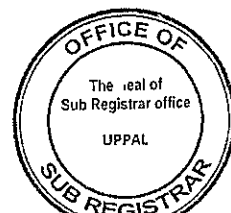
Authorised Rep. SOHAM MODI



Bk - 1, CS No 6874/2020 & Doct No
6706/2020 Sheet 9 of 10 Sub Registrar
Uppal



Generated on: 04/07/2020 11:53:46 AM



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సుంద్రు తిరుమల వెంకటేశ్వర రావు
Sundru Tirumala Venkateswara Rao

పుట్టిన తేదీ/Year of Birth: 1973
పురుషుడు / Male

0939

ఆధార్ - సామాన్య నివాసాధికార పత్రం

భారత ప్రభుత్వ ప్రాథమిక సర్దుబాటు సంస్థ
AUTHORITY OF INDIA

చిరునామా: S/O సుంద్రు తిరుమల వెంకటేశ్వర రావు
1-1-309/60/104, మాధవ తోపెర్రు,
అద్దవల్లి నగర్, ఎ యస్ రావు నగర్
ఇస్కాన్ పార్క్
కాప్రా రంగా రెడ్డి డిస్ట్రిక్ట్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: S/O Sundru
Krishna Mohana Rao,
1-1-309/60/104, Madhava
Towers, Aditya Nagar, A.S.
Rao Nagar, ECIL Post,
Kapra Ranga Reddy District,
Hyderabad, Andhra Pradesh,
500062

1847
1800 180 1847

help @ uidai.gov.in

www.uidai.gov.in

సేవల గాఢీ నెం. 1847

S. T. Venkateswara

భారత ప్రభుత్వం
Government of India

రాజేష్ పాల్
Rajesh Pal
పుట్టిన తేదీ/DOB: 14/03/1991
పురుషుడు / MALE

3314
VID: 9127 8467 8590 8576

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వ ప్రాథమిక సర్దుబాటు సంస్థ
Unique Identification Authority of India

చిరునామా:
హంట్ నెయి / ఆర్టి పిల్ల: శ్రీ రామ్ పాల్, ప్లాట్ నెం-బి-3/12,
డిఎల్ఐ కాలనీ, ఈఎన్ఎల్ఎస్ రోడ్, సెకండరాబాద్, హైదరాబాద్,
తెలంగాణ - 500062

Address:
S/O: Shri Ram Pal, QR No-B-3/12, DAE
Colony, ECIL X Road, Secunderabad,
Hyderabad,
Telangana - 500062

QR Code with Photograph

3314
VID: 9127 8467 8590 8576

www.uidai.gov.in

భారత ప్రభుత్వం
Unique Identification Authority of India

డౌన్లోడ్/Enrolment No.: 2189/64003/09164

To
జుత్తిగా వెంకట రామ రావు
Juttiga Venkata Ramana Rao
S/O Narasimha Murthy Juttiga
20-20, Plot No-10
Balaji Enclave
Peerjaidiguda
Chakkesar
Medipalli
K.V. Rangareddy Telangana - 500098
9885055846

Download Date: 19/12/2017
Generation Date: 07/12/2017

Signature valid
Digitally signed by J. Venkateswara
DN: cn=J. Venkateswara, o=Government of India, email=j.venkateswara@nic.in, c=IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2535
నా ఆధార్, నా గుర్తింపు

జుత్తిగా వెంకట రామ రావు
Juttiga Venkata Ramana Rao
పుట్టిన తేదీ/DOB: 25/05/1974
పురుషుడు / MALE

2535

AXIS BANK LTD

ISS CODE - UTR0000027

ISSUING BRANCH

TARNAKA

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

DATE 03/07/2020
027 D D M M Y Y Y Y

On Demand Pay

COINTEGRATION-CHNC

मौजि जाते पर

Rupees

Two Thousand Seven Hundred Fifty only

अदा करें ₹

*****2,750.00

A/C. PAYEE

DD. Sr.No. 74420

FOR VALUE RECEIVED

Purchaser: SUNDURU TIRUMALA VENKATESW

ARABAO

Payable at Par (B2K)

OT TL CC

DRAWEE BANK AND BRANCH

CODE NO.

सिवा केवल बैंक और शाखा

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Please sign above

074420 5002110031

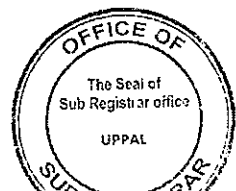
16

N. Niveditha
S.S.No. 22167

9 8 7 6 5 4 3 2 1



Generated on: 04/07/2020 11:53:46 AM



Sub Registrar Uppal
CS No 6874/2020 & Doct No 19079
Bk - 1 - 9k





TSVSAB 01811-55

**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 82757

MeeSeva App No : ECM022007759894

Date : 07-Jul-20

Statement No : 47961581

Sri/Smt.: SP VENKATESHWAR RAO : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: CHERLAPALLE, Survey No : ,11,12,14,15,16,17,18,294, Plot No : ,35, East: 30 WIDE ROAD
West: PLOT NO. 30 South: PLOT NO. 34 North: PLOT NO. 36

A search is made in the records of SRO(s) of UPPAL relating there to for 25 years from 01-01-1995 To 06-07-2020 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 12	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 35 EXTENT: 161SQ.Yds BUILT: 1721SQ. FT Boundires: [N]: PLOT NO. 36 [S] PLOT NO. 34 [E]: 30' WIDE ROAD [W]: PLOT NO. 30 This document Link Doct 1507, 6705/2020 of SRO 1507;/ 2020	(R) 04-07-2020 (E) 04-07-2020 (P) 04-07-2020		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 2009700 Cons.Value:Rs. 2750000	1 .1.(EX)M/S.SILVER OAK VILLAS LLP REP.BY M.PARTNER: SOHAM MODI 2.(CL)SUNDRU TIRUMALA VENKATESWARA RAO	0/0 6706/ 2020 [1] of SROUPPAL
2 --- 12	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 35 EXTENT: 161SQ.Yds Boundires: [N]: PLOT NO. 36 [S] PLOT NO. 34 [E]: 30' WIDE ROAD [W]: PLOT NO. 30 This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;920/2018 of SRO 1507;4783/2008 of SRO 1507;7459/2008 of SRO 1507;1359/2008 of SRO 1507;7424/2017 of SRO 1507;3050/2004 of SRO 1507;12465/2007 of SRO 1507;7526/2017 of SRO 1507;/ 2017	(R) 04-07-2020 (E) 04-07-2020 (P) 04-07-2020		0101 (Sale Deed) Mkt.Value:Rs. 805000 Cons.Value:Rs. 2750000	1 .1.(EX)M/S.SILVER OAK VILLAS LLP REP BY M.PARTNER: SOHAM MODI 2.(EX)M/S.SILVER OAK REALTY REP BY BY PARTNER: M/S.MODI PROPERTIES PVT LTD 3.(EX)SOHAM MODI (MD) 4.(CL)SUNDRU TIRUMALA VENKATESWARA RAO	0/0 6705/ 2020 [1] of SROUPPAL
3 --- 12	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 69 70 71 72 73 74 75 76 77 78 79 80 81 83 84 85 86 87 88 89 90 91 92 93 94 EXTENT: 4032SQ.Yds Boundires: [N]: VILLAGE SETTLEMENT [S] SY.NOS. 5, 8, 9, 10, 13 & 168 [E]: VENDOR'S LAND [W]: APPROVED LAYOUT BELONGS TO VENDEE This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;1359/2007 of SRO 1507;12465/2007 of SRO 1507;7526/2017 of SRO 1507;7459/2008 of SRO 1507;/ 2008	(R) 17-01-2018 (E) 17-01-2018 (P) 17-01-2018		0103 (Sale Agreement Without Possess) Mkt.Value:Rs. 20160000 Cons.Value:Rs. 20160000	1 .1.(EX)M/S.SILVER OAK REALTY REP BY M.PARTNER: M/S.MODI PROPERTIES PVT LTD REP BY DIRECTOR: GAURANG MODY 2.(CL)M/S.SILVER OAK VILLAS LLP (MODI HOUSING PVT LTD) REP BY V.B.PADMANABHA RAO	0/0 920/ 2018 [1] of SROUPPAL
4	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 69 70 71 72 73 74 75 76 77 78 79 80 81 83 84 85 86 87 88 89 90 91 92 93 94 EXTENT: 4032SQ.Yds Boundires: [N]: VILLAGE SETTLEMENT [S] SY.NOS. 5, 8, 9, 10, 13 & 168 [E]: VENDOR'S LAND [W]: APPROVED LAYOUT BELONGS TO VENDEE This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;1359/2007 of SRO 1507;12465/2007 of SRO 1507;7526/2017 of SRO 1507;7459/2008 of SRO 1507;/ 2008	(R) 13-06-2017 (E) 13-06-2017 (P) 13-06-2017		0103 (Sale Agreement Without Possess) Mkt.Value:Rs. 20160000 Cons.Value:Rs. 20160000	1 .1.(EX)M/S.SILVER OAK REALTY (FORMERLY AS M/S.MEHTA & MODI HOMES) REP BY: GAURANG MODY	0/0 7526/ 2017

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
 The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
 The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
 During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.
 Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

1. Jayanthi
 సంతకము
 Signature

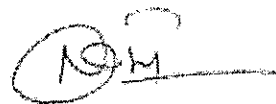
SRIVEN NET DEN
 SDP-SRND

Opp: Amberpet Police Station
 TIRUMALANAGAR
 AMBERPET Mandal
 HYDERABAD-500013
 TELANGANA



	PNOS:1-28, 33-68 Boundires: [N]: VILLAGE SETTLEMENT [S] SY.NOS.5, 8, 9, 10, 13 & 168 [E]: VENDORS LAND [W]: 60' WIDE ROAD (PROPOSED 100' WIDE ROAD) This document Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;12465/2007 of SRO 1507;7459/2008 of SRO 1507;1359/2007 of SRO 1507;/ 2007		Mkt.Value:Rs. 52760000 Cons.Value:Rs. 52760000	2.(CL)M/S.SILVER OAK VILLAS LLP REP BY ITS:-SOHAM MODI	[1] of SROUPPAL
5 --- 12	VILL/COL: MEERPET/INDIRANAGAR WEAKER SECTION W-B: 5-13 HOUSE: 5-13-120/1 EXTENT: 375Q.Yds BUILT: 100SQ. FT Boundires: [N]: NEIGHBOURS HOUSE [S] H.NO. 5-13- 176/1 [E]: NEIGHBOUR'S HOUSE [W]: ROAD 1507,	(R) 09-06-2017 (E) 07-06-2017 (P) 07-06-2017	0101 (Sale Deed) Mkt.Value:Rs. 223000 Cons.Value:Rs. 223000	1 .1.(EX)SINGURI SATYANARAYANA 2.(EX)SINGURI JYOTHI 3.(EX)SINGURI SHANKAR 4.(EX)SINGURI KRISHNA 5.(EX)KUMMARI AMRUTHA 6.(CL)KANNEGULA BHAGYA	0/0 7424/ 2017 [1] of SROUPPAL
6 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 294 EXTENT: 22 Guntas Boundires: [N]: VILLAGE SETTLEMENT [S] LAND BELONGING TO VENDORS [E]: LAND BELONGING TO VENDORS [W]: 60FT WIDE ROAD 1507,	(R) 31-07-2008 (E) 21-07-2008 (P) 31-07-2008	0101 (Sale Deed) Mkt.Value:Rs. 3300000 Cons.Value:Rs. 3300000	1 .1.(EX)M/S. MEHTA & MODI HOMES 2.(EX)SOHAM MODI (PARTNER) 3.(EX)SURESH U MEHTA 4.(CL)RAMA KRISHNA REDDY 5.(CL)YELLA REDDY	0/0 CD_Volume: 395 7459/ 2008 [1] of SROUPPAL
7 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 317 Guntas Boundires: [N]: VILLAGE SETTLEMENT [S] SY.NOS.5, 8, 9, 10, 13, 168 [E]: SY.NO.133, 136 & 137 [W]: LAND BELONGING TO PURCHASER 1507,	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 47550000 Cons.Value:Rs. 55390000	1 .1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4784/ 2008 [1] of SROUPPAL
8 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 30 Guntas Boundires: [N]: LAND BELONGING TO P.SANJIV REDDY [S] SY.NO.5 SY.NO.8, SY.NO.9 & SY.NO.10 [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASER 1507,	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0101 (Sale Deed) Mkt.Value:Rs. 4500000 Cons.Value:Rs. 4500000	1 .1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4783/ 2008 [1] of SROUPPAL
9 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 5 Guntas Boundires: [N]: VILLAGE SETTLEMENT [S] LAND BELONGING TO PURCHASERS [E]: LAND BELONGING TO THE VENDORS [W]: VILLAGE SETTLEMENT	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0101 (Sale Deed) Mkt.Value:Rs. 750000 Cons.Value:Rs. 750000	1 .1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA	0/0 CD_Volume: 389 4783/ 2008 [2] of SROUPPAL

13/2020



Name: NARABOINA VIJAY
Designation: SUB
REGISTRAR
SRO: UPPAL

