

19943/24

**Government of Telangana**  
**Registration And Stamps Department**

Payment Details - Office Copy - Generated on 22/12/2021, 01:33 PM

SRO Name: 1507 Uppal

Receipt No: 22099

Receipt Date: 22/12/2021

**AGREEMENT**

3840000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

**Account Description****Amount Paid By**

Cash

Challan

DD

E-Challan

Registration Fee

19200

Deficit Stamp Duty

19100

User Charges

500

Total:

38800

In Words: RUPEES THIRTY EIGHT THOUSAND EIGHT HUNDRED ONLY

RETURN

SUB-REGISTRAR  
UPPAL

Prepared By: SRINIVAS

SUB-REGISTRAR  
UPPAL

**Government of Telangana**  
**Registration And Stamps Department**

Payment Details - Citizen Copy - Generated on 22/12/2021, 01:33 PM

SRO Name: 1507 Uppal

Receipt No: 22099

Receipt Date: 22/12/2021

Name: K PRABHAKAR REDDY

CS No/Doct No: 20742 / 2021

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

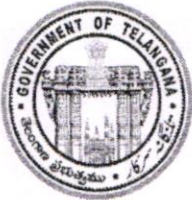
E-Challan No: 600HHP181221

Chargeable Value:

Challan Dt:

E-Challan Dt: 18-DEC-21

Bank Name:

OTP  
700270

10/10/01

Government of India  
Ministry of Health and Family Welfare

13/10/01

Subject: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

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[Illegible text]

[Illegible text]

[Illegible text]

20742

19943/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 8254 Date: 30-11-2021, Rupees: 100/-

Sold to: Ramesh,

S/o. Late Narsing Rao, R/o. Hyd,

For whom: M/s. Modi Housing Pvt.Ltd.

AK 555006

KODALI RADHIKA

Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-21

6, Kubera Towers, Narayanaguda, Hyderabad-29.

Cell: 9866378260, 9440090826

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 22<sup>nd</sup> day of December, 2021 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director Mr. Soham Modi, S/o. Late Satish Modi., agreed 51 years, Occupation: Business hereinafter referred to as the Developer.
2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Developer.

**AND**

1. Mr. Regur Phanindranath, Son of Mr. Regur Sessaiah, aged about 40 years, Occupation: Service (Pan No. AGRPR2349J, Mobile No. 99638 62992)
2. Mrs. Cheedella Sunitha, Wife of Mr. Regur Phanindranath, aged about 37 years both are residing at Flat No. 503, Jubilee Heights Apartments, Street No. 5, Alkapuri Colony, Near Nagole, Hyderabad-500 035, 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 MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

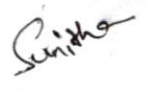
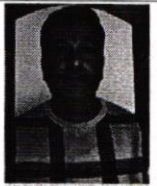
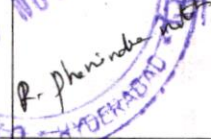
R. Phanindranath

Sunitha

**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. 19200/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 22nd day of DEC, 2021 by Sri Soham Modi

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                           | Address                                                                                                                                                                                | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>CHEEDELLA SUNITHA<br>[1507-1-2021-20742]   | CHEEDELLA SUNITHA<br>W/O. REGUR PHANINDRANATH<br>F.NO.503 JUBILEE HEIGHTS APTS,<br>ALKAPURI COLONY NEAR NAGOLE<br>HYD                                                                  |  |
| 2     | CL   |  | <br>REGUR PHANINDRANATH<br>[1507-1-2021-20742] | REGUR PHANINDRANATH<br>S/O. REGUR SESHIAIAH<br>F.NO.503 JUBILEE HEIGHTS APTS,<br>ALKAPURI COLONY NEAR NAGOLE<br>HYD<br><i>R. Phanindranath</i>                                         |  |
| 3     | EX   |  | <br>[1507-1-2021-20742]EX-                     | K PRABHAKAR REDDY (GPA<br>HOLDER)<br>S/O. K PADMA REDDY<br>5-4-187/3 AND 4, 2 FLOOR, SOHAM<br>MANSION, HYDERABAD, HYDERABAD,<br>HYDERABAD, TELANGANA, 500003, M<br>G ROAD SECUNDERAAD, |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                       | Name & Address            | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>[1507-1-2021-20742]W  | K.N.S.S.S.SRINIVAS<br>HYD |   |
| 2     |  | <br>[1507-1-2021-20742]W | C.S.RANGA SWAMY<br>HYD    |  |

22nd day of December, 2021

Signature of Sub Registrar  
Uppal**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                         | Address:                                                            | Photo                                                                                 |
|-------|---------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                              |  |
| 2     | Aadhaar No: XXXXXXXX0155<br>Name: Phanindranath Regur   | S/O R Seshiaiah,<br>Saroornagar, Rangareddi, Andhra Pradesh, 500035 |  |

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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:

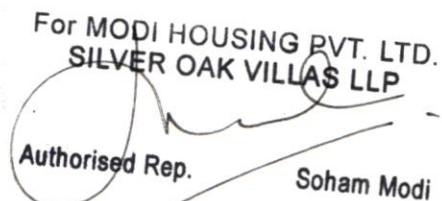
- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District vide registered sale deed from the Developer and the details of which are given in Annexure-A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer had 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. The Contractor is the authorised nominee /agency of the Developer to construct the Said Villa.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

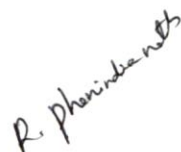
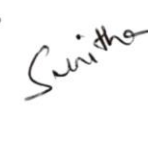
2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Contractor, as the agent of 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/Contractor from time to time.
- 2.3. The Developer/Contractor 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 Contractor 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 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 MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
Authorised Rep.   
Soham Modi

 R. Phaniendra  
 Srinitha

## E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details                                 | Address:                                                                    | Photo                                                                               |
|-------|-------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | Aadhaar No: XXXXXXXX1574<br>Name: Sunitha Regur | W/O Phanindranath Regur,<br>Saroornagar, Rangareddi, Andhra Pradesh, 500035 |  |

**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                        | 19100        | 0        | 0                           | 0                | 19200        |
| Transfer Duty           | NA             | 0                        | 0            | 0        | 0                           | 0                | 0            |
| Reg. Fee                | NA             | 0                        | 19200        | 0        | 0                           | 0                | 19200        |
| User Charges            | NA             | 0                        | 500          | 0        | 0                           | 0                | 500          |
| Mutation Fee            | NA             | 0                        | 0            | 0        | 0                           | 0                | 0            |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>38800</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>38900</b> |

Rs. 19100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19200/- towards Registration Fees on the chargeable value of Rs. 3840000/- was paid by the party through E-Challan/BC/Pay Order No ,600HHP181221 dated ,18-DEC-21 of ,SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 38800/-, DATE: 18-DEC-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6943265377632, PAYMENT MODE: CASH-1001138, ATRN: 6943265377632, REMITTER NAME: REGUR PHANINDRANATH, EXECUTANT NAME: MODI HOUSING PVT LTD, CLAIMANT NAME: REGUR PHANINDRANATH

Date:

22nd day of December, 2021

Signature of Registering Officer

Uppal

**Certificate of Registration**

Registered as document no. 19943 of 2021 of Book-1 and assigned the identification number 1 - 1507 - 19943 - 2021 for Scanning on 22-DEC-21 .

Registering Officer

Uppal

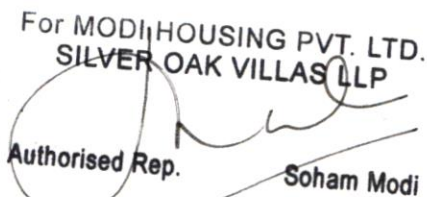
(N Vijay)

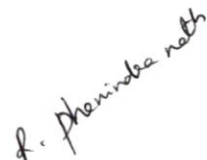
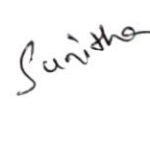
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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Said Villa. 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 Contractor 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 Contractor / 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer / Contractor 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 / Contractor, 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 MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
Authorised Rep.   
Soham Modi

 P. Phavindra Nath  
 Sunita

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19943/2021.

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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 / Contractor at their 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 purchaser 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, pandemic, government orders, 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 MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

R. Pheminda nath  
Suriya

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ANNEXURE- A

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |             |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1. Mr. Regur Phanindranath, S/o. Mr. Regur Sessaiah<br>2. Mrs. Cheedella Sunitha, W/o. Mr. Regur Phanindranath |             |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | R/o. Flat No. 503, Jubilee Heights Apartments, Street No.5, Alkapuri Colony, Near Nagole, Hyderabad– 500 035.  |             |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Document no. 19942 of 2021, dated 22.12.2021 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.              |             |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | C1-Duplex-Type                                                                                                 |             |
| 5.  | No. of floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ground Plus First Floor                                                                                        |             |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3-Bedrooms                                                                                                     |             |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |             |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 181                                                                                                            |             |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 161 Sq. yds.                                                                                                   |             |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2040 Sft.                                                                                                      |             |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1721 Sft.                                                                                                      |             |
| 8.  | Total consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Rs. 38,40,000/-(Rupees Thirty Eight Lakhs Forty Thousand Only)                                                 |             |
| 9.  | Details of advance paid:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                |             |
|     | Rs.5,86,450/-(Rupees Five Lakhs Eighty Six Thousand Four Hundred and Fifty Only) already received which is admitted and acknowledged by the Developer by way of receipts.                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                |             |
| 10. | Balance Payment terms:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                |             |
|     | Installment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Due date for payment                                                                                           | Amount      |
|     | I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Within 7 days of completing RCC slab                                                                           | 4,49,550/-  |
|     | II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Within 7 days of completing brickwork & plastering.                                                            | 11,52,000/- |
|     | III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | On completion of finishing works like flooring, bathroom tiles, doors, windows, first coat of paint, etc.      | 14,52,000/- |
|     | IV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | On completion                                                                                                  | 2,00,000/-  |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |             |
| 11. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 30.01.2022                                                                                                     |             |
| 12. | <b><u>Description of the Schedule Villa:</u></b><br><br>All that land forming plot no.181, 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:<br><br>North by: Plot No. 182<br>South by: Plot No. 180<br>East by: 30' wide road<br>West by: Plot No. 164 |                                                                                                                |             |

**For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP**

Authorised Rep.

Soham Modi

DEVELOPER

(M/s. Modi Housing Pvt. Ltd., &  
Silver Oak Villas LLP rep by Soham Modi)

*R. phanindra nath  
Sunitha*

PURCHASER

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19943/2021.

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Uppal

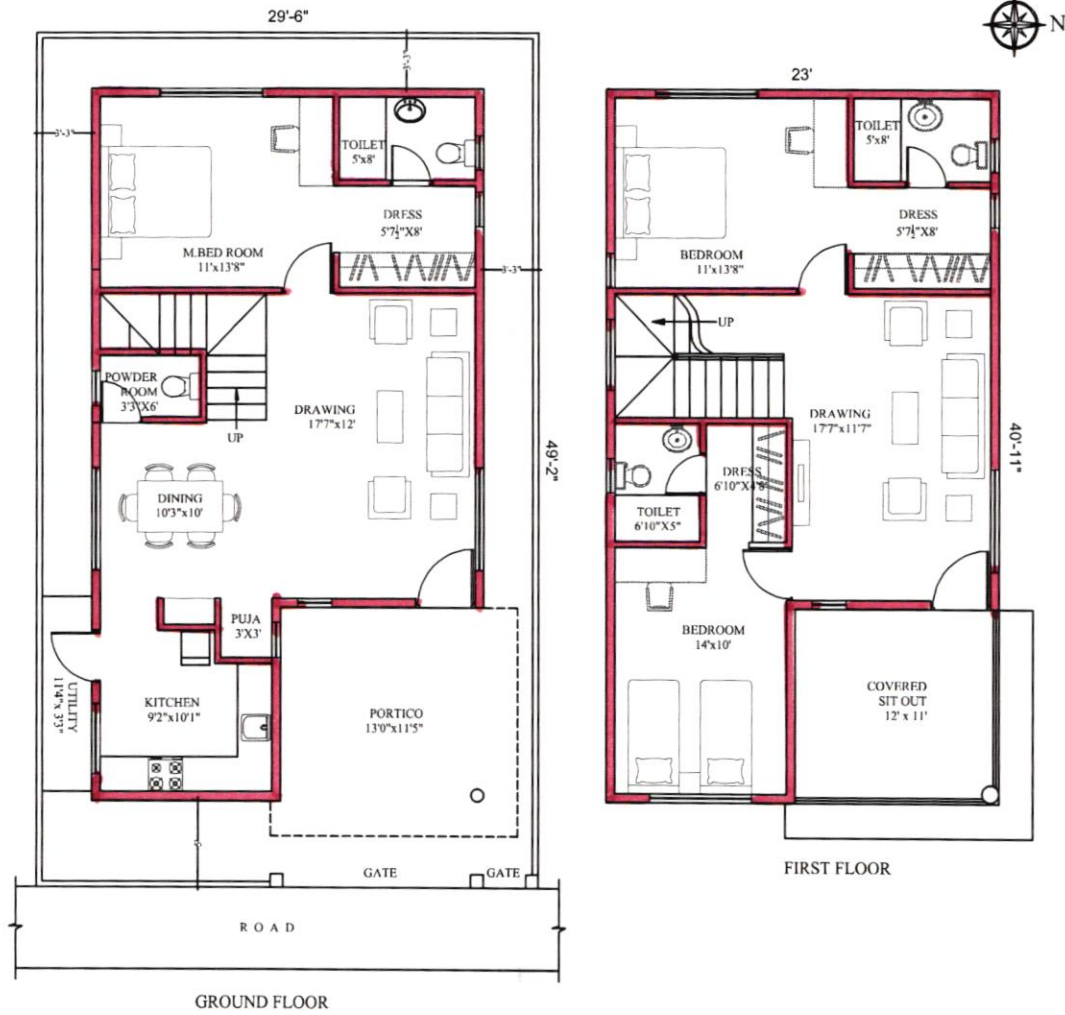


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# ANNEXURE- B

Plan of the Said Villa:



For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

DEVELOPER  
(M/s. Modi Housing Pvt. Ltd., &  
Silver Oak Villas LLP rep by Soham Modi)

R. Phaniendra nath  
Sunita

PURCHASER

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19943/2021. Sheet 6 of 10

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## 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 of the villa.

For MODI HOUSING PVT. LTD.

**SILVER OAK VILLAS LLP**

Authorised Rep.  
DEVELOPER

Soham Modi

(M/s. Modi Housing Pvt. Ltd., &  
Silver Oak Villas LLP rep by Soham Modi)

*A. Phaniendra Nath  
Sinha*

PURCHASER

Bk - 1, CS No 20742/2021 & Doct No  
19943/2021. Sheet 7 of 10 Sub Registrar  
Uppal



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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



## DEVELOPER:

M/S. MODI HOUSING PVT. LTD. &  
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,  
REP BY ITS AUTHORISED SIGNATORY:  
MR. SOHAM MODI  
S/O. LATE SATISH MODI

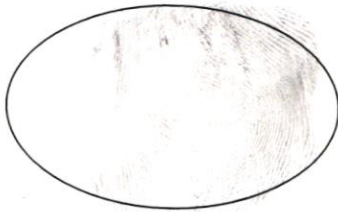
GPA FOR PRESENTING DOCUMENTS  
VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021,  
REGD. AT SRO, UPPAL:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. 5-4-187/3 & 4  
SOHAM MANSION  
2<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD.



## PURCHASER:

1. MR. REGUR PHANINDRANATH  
S/O. MR. REGUR SESHIAH  
R/O. FLAT NO. 503  
JUBILEE HEIGHTS APARTMENTS  
STREET NO. 5, ALKAPURI COLONY  
NEAR NAGOLE  
HYDERABAD.



2. MRS. CHEEDELLA SUNITHA  
W/O. MR. REGUR PHANINDRANATH  
R/O. FLAT NO. 503  
JUBILEE HEIGHTS APARTMENTS  
STREET NO. 5, ALKAPURI COLONY  
NEAR NAGOLE  
HYDERABAD.



SIGNATURE OF WITNESSES:

1.

2.

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP

Authorised Rep.

Soham Modi

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

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भारत सरकार  
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన సం./YoB: 1969  
పురుషుడు Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం-  
280, రోడ్ నెం-25, పెద్దమ్మ  
దేవాలయం దగ్గర జుబిలీ హిల్స్  
ఖైరాతాబాద్, బంజారా 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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS/LLP

Authorised Rep.

Soham Modi



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male



3287 6953 9204

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

ఆధార్ - సామాన్యని హక్కు

*[Signature]*

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19943/2021. Sheet 9 of 10 Sub Registrar  
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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



ఫనిన్ద్రనాథ్ రేగుర్  
Phanindranath Regur

పుట్టిన సంవత్సరం/Year of Birth: 1980  
పురుషుడు / Male



0155

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



సునీత రెగుర్  
Sunitha Regur

పుట్టిన సంవత్సరం/Year of Birth: 1983  
స్త్రీ / Female



1574

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం



భారత ప్రభుత్వం  
Government of India



కోలచిన నాగ సూర్య సత్య సాయి శ్రీనివాస్  
Kolachina Naga Surya Satya Sai Srinivas  
పుట్టిన తేదీ/DOB: 12/06/1970  
పురుషుడు/ MALE



5618

VID: 9161 7442 4901 5719

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



సుద్దపాః శ్రీ రంగ స్వామి  
Cuddapah Sree Ranga Swamy

పుట్టిన సంవత్సరం/Year of Birth: 1969  
పురుషుడు / Male



0147

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ర శేషయ్య  
ఫ్లాట్ నా 503, జుబిలీ హైట్స్, ఆప్స్  
అలకాపూరి కాలనీ, స్ట నా 5, సరూర్నాగర్  
రంగారెడ్డి, ఆంధ్రా ప్రదేశ్, 500035

Address: S/O R Seshiah,  
Flat no 503, Jubilee heights  
Apts, Alkapuri colony, St no  
5, Saroornagar, Saroornagar,  
Rangareddi, Andhra  
Pradesh, 500035



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O.Box No.1947,  
Bengaluru-560 001

ఆధార్ గుర్తింపుకు దృవీకరణ, పౌరసత్వానికి కాదు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O ఫనిన్ద్రనాథ్ రెగుర్  
ఫ్లాట్ నా 503, జుబిలీ హైట్స్, ఆప్స్  
అలకాపూరి కాలనీ, స్ట నా 5, సరూర్నాగర్  
రంగారెడ్డి, ఆంధ్రా ప్రదేశ్, 500035

Address: W/O  
Phanindranath Regur, Flat  
no 503, Jubilee heights Apts,  
Alkapuri colony, St no 5,  
Saroornagar, Saroornagar,  
Rangareddi, Andhra  
Pradesh, 500035



1947  
1800 180 1947



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Bengaluru-560 001



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
ఫ్లాట్ నెం 401, క్రిస్టల్ మీడ్స్ అపార్ట్మెంట్స్, వీధి నెం 1,  
కార్తికేయ నగర్, నాచారం, హైదరాబాద్, ఉత్తర్, కె.వి.రంగారెడ్డి,  
తెలంగాణ - 500076

Address:  
Flat No 401, Crystal Meadows Apartments,  
Street No 1, Kartikeya Nagar, Nacharam,  
Hyderabad, Uppal, K.V. Rangareddy,  
Telangana - 500076



QR Code with Photograph

5618

VID: 9161 7442 4901 5719



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O సీ సీ చెన్నయ్య  
25/40/79  
మల్కాజ్ గిరి డి సీ కాలనీ స్ట్రీట్ నా 3  
మల్కాజ్ గిరి, హనుమంట్, రంగారెడ్డి  
ఆంధ్రప్రదేశ్, 500047

Address: S/O C C  
Chennaiah, 25-40/79, N M D  
C COLONY STREET NO 3,  
MALKAJGIRI, Hyderabad,  
Hanumanpet, Rangareddi,  
Andhra Pradesh, 500047



1947  
1800 180 1947



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పి.ఓ. బాక్స్ నెం. 1947,  
బెంగళూరు-560001

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Sheet 10 of 10 Sub Registrar  
Uppal



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Statement No : 75418255

Sri/Smt.: R PHANINDRANATH : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

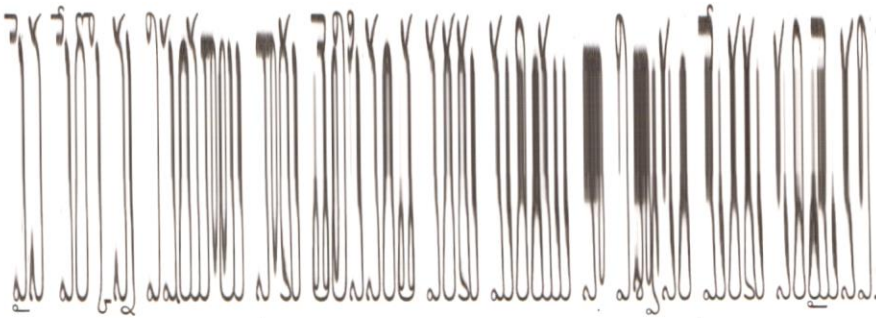
VILLAGE: CHERLAPALLE, Survey No : ,11,12,14,15,16,17,18,294, Plot No : ,181, East: 30 WIDE  
ROAD West: PLOT NO. 164 South: PLOT NO. 180 North: PLOT NO. 182

A search is made in the records of SRO(s) of UPPAL relating there to for 26 years from 01-10-1995 To 29-12-2021 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

[illegible]

**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.



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



సంతకము  
SRINIVAS DEN  
SDP-SRND

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

|                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                        |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
|                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                                                                                                      | 15.(CL)HARDIK D.MEHTA<br>16.(CL)RUCHI H.MEHTA<br>17.(EX)M/S.SILVER OAK REALTY REP BY SOHAM MODI<br>18.(EX)PALLE RAVINDER REDDY<br>19.(EX)PALLE PURUSHOTHAM REDDY<br>20.(EX)PALLE VENKAT RAM REDDY<br>21.(EX)PALLE NARSIMHA REDDY<br>22.(CL)RAJASHRI K. MEHTA<br>23.(EX)M/S.SILVER OAK REALTY (AGPA) REP BY SOHAM MODI<br>24.(EX)PALLE SANJEEV REDDY                                                                                                                                                                                                                    |                                                        |
| 4<br>---<br>12 | VILL/COL:<br>CHERLAPALLE/CHERLAPALLY OLD VILLAGE W-B: 2-2 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 102 104 106 108 110 112 114 116 118 120 122 124 126 128 129 131 133 135 137 139 141 TO 207 214 EXTENT: 14436SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: CHERLAPALLY VILLAGE AND SY. NO. 133 & 136 [S] SY. NOS.5, 8, 9, 10, 168 & 296 [E]: SY. NO. 137 [W]: MAIN ROAD<br><b>1507,</b>                      | (R) 07-11-2019<br>(E) 07-11-2019<br>(P) 07-11-2019 | <b>0103</b><br>(Sale Agreement Without Possess)<br>Mkt.Value:Rs. 72180000<br>Cons.Value:Rs. 72180000 | 1 .1.(EX)PALLE PRABHAKAR REDDY<br>2.(EX)PALLE PRATAP REDDY<br>3.(EX)PALLE NARAYANA REDDY<br>4.(EX)PALLE SUSHEELA<br>5.(EX)PALLE VENKAT REDDY<br>6.(EX)M/S.SILVER OAK REALTY (AGPA) REP BY SOHAM MODI<br>7.(EX)PALLE PURUSHOTHAM REDDY<br>8.(EX)PALLE VENKAT RAM REDDY<br>9.(EX)PALLE NARSIMHA REDDY<br>10.(EX)M/S.SILVER OAK VILLAS LLP (CONSENTING PARTY)REP BY SOHAM MODI<br>11.(CL)M/S.MODI HOUSING PVT LTD REP BY P.RAMA RAO<br>12.(EX)M/S.SILVER OAK REALTY REP BY SOHAM MODI<br>13.(EX)PALLE RENUKA<br>14.(EX)PALLE RAVINDER REDDY<br>15.(EX)PALLE SANJEEV REDDY | 0/0<br>16252/ 2019<br>[1] of SROUPPAL                  |
| 5<br>---<br>12 | VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 146SQ.Yds BUILT: 0SQ. FT OPEN LAND Boundaries: [N]: CHERLAPALLY VILLAGE SETTLEMENT [S] 40' WIDE ROAD [E]: CHERLAPALLY VILLAGE SETTLEMENT [W]: LAND BELONGING TO THE PURCHASER<br><b>This document Link Doct,Link Doct,Link Doct 1507, 13834/2017 of SRO 1507;12465/2007 of SRO 1507;1359/2008 of SRO 1507;/ 2008</b> | (R) 01-05-2018<br>(E) 28-04-2018<br>(P) 01-05-2018 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 730000<br>Cons.Value:Rs. 800000                         | 1 .1.(CL)TEJAL MODI<br>2.(EX)SUMMIT BUILDERS REP BY M.PARTNER MODI PROPERTIES PVT LTD REP BY ITS MD:-SOHAM MODI                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0/0<br>8392/ 2018<br>[1] of SROUPPAL                   |
| 6<br>---<br>12 | VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 208SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: SY.NO.293 & VILLAGE SETTLEMENT [S] 40' WIDE ROAD [E]: LAND BELONGS TO THE VENDOR [W]: LAND BELONGS TO RAMAKRISHNA REDDY & OTHERS<br><b>This document Link Doct,Link Doct,Link Doct 1507, 1359/2007 of SRO 1507;12465/2007 of SRO 1507;7459/2008 of SRO 1507;/ 2008</b>     | (R) 13-06-2017<br>(E) 12-06-2017<br>(P) 13-06-2017 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 1040000<br>Cons.Value:Rs. 1040000                       | 1 .1.(CL)M/S.SUMMIT HOUSING LLP REP BY ITS PARTNER:-SOHAM MODI<br>2.(EX)M/S.SILVER OAK REALTY (FORMERLY AS MEHTA & MODI HOMES) REP BY ITS MP:-SOHAM MODI                                                                                                                                                                                                                                                                                                                                                                                                               | 0/0<br>7525/ 2017<br>[1] of SROUPPAL                   |
| 7<br>---<br>12 | VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 648SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: CHERLAPALLY VILLAGE SETTLEMENT [S] 40' WIDE ROAD [E]: VENDORS LAND [W]: SY.NO.293<br><b>This document Link Doct,Link Doct,Link Doct 1507, 1359/2007 of SRO 1507;12465/2007 of SRO 1507;7459/2008 of SRO 1507;/ 2008</b>                                                    | (R) 13-06-2017<br>(E) 12-06-2017<br>(P) 13-06-2017 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 3240000<br>Cons.Value:Rs. 3240000                       | 1 .1.(EX)M/S.SILVER OAK REALTY (FORMERLY AS MEHTA & MODI HOMES) REP BY ITS MP:-SOHAM MODI<br>2.(CL)M/S.SUMMIT BUILDERS REP BY ITS MP:-SOHAM MODI                                                                                                                                                                                                                                                                                                                                                                                                                       | 0/0<br>7524/ 2017<br>[1] of SROUPPAL                   |
| 8<br>---<br>12 | VILL/COL:<br>CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 317 Guntas Boundaries: [N]: VILLAGE SETTLEMENT [S] SY.NOS.5, 8, 9, 10, 13, 168 [E]: SY.NO.133, 136 & 137 [W]: LAND BELONGING TO PURCHASER<br><b>1507,</b>                                                                                                                                                | (R) 23-05-2008<br>(E) 17-05-2008<br>(P) 17-05-2008 | <b>0111</b><br>(AGREEMENT OF SALE CUM GPA )<br>Mkt.Value:Rs. 47550000<br>Cons.Value:Rs. 55390000     | 1 .1.(EX)PALLE NARSIMHA REDDY<br>2.(CL)M/S.MEHTA & MODI HOMES<br>3.(EX)PALLE SANJEEV REDDY<br>4.(EX)PALLE PRABHAKAR REDDY<br>5.(EX)PALLE RENUKA<br>6.(EX)PALLE RAVINDER REDDY<br>7.(EX)PALLE PRATAP REDDY<br>8.(EX)PALLE PURUSHOTHAM REDDY<br>9.(EX)PALLE VENKAT RAM REDDY<br>10.(EX)PALLE SUSHEELA<br>11.(EX)PALLE NARAYANA REDDY<br>12.(EX)PALLE VENKAT REDDY                                                                                                                                                                                                        | 0/0<br>CD_Volume: 389<br>4784/ 2008<br>[1] of SROUPPAL |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                    |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
|                 |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                    |                                                                                  | 13.(EX)BAL RAM REDDY<br>14.(EX)RADHA KRISHNA REDDY<br>15.(EX)RAVINDER REDDY<br>16.(EX)RAM REDDY<br>17.(EX)NARENDER REDDY<br>18.(EX)GOPAL REDDY<br>19.(EX)RAM BHOPAL REDDY<br>20.(EX)MADHUSUDHAN REDDY<br>21.(EX)RAMA KRISHNA REDDY<br>22.(EX)YELLA REDDY<br>23.(EX)12 TO 21 CONSENTING PARTIES                                                                                                                                                                                                                                                                                                                                                                    |                                                              |
| 9<br>---<br>12  | VILL/COL:<br>CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18<br>294PARTS EXTENT: 5 Guntas<br>Boundaries: [N]: VILLAGE SETTLEMENT [S] LAND BELONGING TO PURCHASERS [E]: LAND BELONGING TO THE VENDORS [W]: VILLAGE SETTLEMENT<br><b>1507,</b>                                                                                                                                           | (R) 23-05-2008<br>(E) 17-05-2008<br>(P) 17-05-2008 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 750000<br>Cons.Value:Rs. 750000     | 1 .1.(EX)PALLE NARSIMHA REDDY<br>2.(CL)M/S.MEHTA & MODI HOMES<br>3.(EX)PALLE SANJEEV REDDY<br>4.(EX)PALLE PRABHAKAR REDDY<br>5.(EX)PALLE RENUKA<br>6.(EX)PALLE RAVINDER REDDY<br>7.(EX)PALLE PRATAP REDDY<br>8.(EX)PALLE PURUSHOTHAM REDDY<br>9.(EX)PALLE VENKAT RAM REDDY<br>10.(EX)PALLE SUSHEELA<br>11.(EX)PALLE NARAYANA REDDY<br>12.(EX)PALLE VENKAT REDDY<br>13.(EX)BAL RAM REDDY<br>14.(EX)RADHA KRISHNA REDDY<br>15.(EX)RAVINDER REDDY<br>16.(EX)RAM REDDY<br>17.(EX)NARENDER REDDY<br>18.(EX)GOPAL REDDY<br>19.(EX)RAM BHOPAL REDDY<br>20.(EX)MADHUSUDHAN REDDY<br>21.(EX)RAMA KRISHNA REDDY<br>22.(EX)YELLA REDDY<br>23.(EX)12 TO 21 CONSENTING PARTIES | 0/0<br>CD_Volume:<br>389<br>4783/ 2008<br>[2] of<br>SROUPPAL |
| 10<br>---<br>12 | VILL/COL:<br>CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18<br>294/PARTS EXTENT: 30 Guntas<br>Boundaries: [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<br><b>1507,</b>                                                                                               | (R) 23-05-2008<br>(E) 17-05-2008<br>(P) 17-05-2008 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 4500000<br>Cons.Value:Rs. 4500000   | 1 .1.(EX)PALLE NARSIMHA REDDY<br>2.(CL)M/S.MEHTA & MODI HOMES<br>3.(EX)PALLE SANJEEV REDDY<br>4.(EX)PALLE PRABHAKAR REDDY<br>5.(EX)PALLE RENUKA<br>6.(EX)PALLE RAVINDER REDDY<br>7.(EX)PALLE PRATAP REDDY<br>8.(EX)PALLE PURUSHOTHAM REDDY<br>9.(EX)PALLE VENKAT RAM REDDY<br>10.(EX)PALLE SUSHEELA<br>11.(EX)PALLE NARAYANA REDDY<br>12.(EX)PALLE VENKAT REDDY<br>13.(EX)BAL RAM REDDY<br>14.(EX)RADHA KRISHNA REDDY<br>15.(EX)RAVINDER REDDY<br>16.(EX)RAM REDDY<br>17.(EX)NARENDER REDDY<br>18.(EX)GOPAL REDDY<br>19.(EX)RAM BHOPAL REDDY<br>20.(EX)MADHUSUDHAN REDDY<br>21.(EX)RAMA KRISHNA REDDY<br>22.(EX)YELLA REDDY<br>23.(EX)12 TO 21 CONSENTING PARTIES | 0/0<br>CD_Volume:<br>389<br>4783/ 2008<br>[1] of<br>SROUPPAL |
| 11<br>---<br>12 | VILL/COL:<br>CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18<br>294/PARTS EXTENT: 3 Acres<br>Boundaries: [N]: VILLAGE SETTLEMENT AND PORTION OF LAND BELONGING TO THE VENDORS & P.SANJIV [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<br><b>This document Link Doct 1507, 3050/2004 of SRO 1507;/ 2004</b> | (R) 07-02-2008<br>(E) 07-02-2008<br>(P) 07-02-2008 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 18000000<br>Cons.Value:Rs. 18000000 | 1 .1.(EX)PALLE SANJEEV REDDY<br>2.(CL)M/S.MEHTA & MODI HOMES<br>3.(EX)PALLE PRABHAKAR REDDY<br>4.(EX)PALLE RENUKA<br>5.(EX)PALLE RAVINDER REDDY<br>6.(EX)PALLE PRATAP REDDY<br>7.(EX)PALLE PURUSHOTHAM REDDY<br>8.(EX)PALLE VENKAT RAM REDDY<br>9.(EX)PALLE SUSHEELA<br>10.(EX)PALLE NARAYANA REDDY<br>11.(EX)PALLE VENKAT REDDY<br>12.(EX)BAL RAM REDDY<br>13.(EX)RADHA KRISHNA REDDY<br>14.(EX)RAVINDER REDDY<br>15.(EX)RAM REDDY<br>16.(EX)NARENDER REDDY<br>17.(EX)GOPAL REDDY<br>18.(EX)RAM BHOPAL<br>19.(EX)MADHUSUDHAN REDDY<br>20.(EX)RAMA KRISHNA REDDY<br>21.(EX)YELLA REDDY<br>22.(EX)12 TO 21 CONSENTING PARTIES                                      | 0/0<br>CD_Volume:<br>380<br>1359/ 2008<br>[1] of<br>SROUPPAL |
| 12<br>---<br>12 | VILL/COL:<br>CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 4 Acres Boundaries: [N]: VILLAGE SETTLEMENT & SY NO 293                                                                                                                                                                                                                                                       | (R) 05-11-2007<br>(E) 05-11-2007<br>(P) 05-11-2007 | <b>0101</b><br>(Sale Deed )<br>Mkt.Value:Rs. 20000000                            | 1 .1.(EX)PALLE SANJEEV REDDY<br>2.(CL)M/S.MEHTA & MODI HOMES<br>3.(EX)PALLE PRABHAKAR REDDY<br>4.(EX)PALLE RENUKA<br>5.(EX)PALLE RAVINDER REDDY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0/0<br>CD_Volume:<br>373<br>12465/ 2007                      |

[S] SY NO 296 & LAND BELONGING  
TO P.SANJEEV REDDY [E]: BALANCE  
LAND BELONGING TO THE VENDORS  
[W]: 60' WIDE ROAD

This document Link Doct 1507,  
3050/2004 of SRO 1507;/ 2004

Cons.Value:Rs.  
20000000

6.(EX)PALLE PRATAP REDDY  
7.(EX)PALLE PURUSHOTHAM REDDY  
8.(EX)PALLE VENKAT RAM REDDY  
9.(EX)PALLE SUSHEELA  
10.(EX)PALLE NARAYANA REDDY  
11.(EX)PALLE NARSIMHA REDDY  
12.(EX)PALLE VENKAT REDDY  
13.(EX)BAL RAM REDDY  
(CONSENTING PARTY)  
14.(EX)RADHA KRISHNA REDDY  
(CONSENTING PARTY)  
15.(EX)RAVINDER REDDY  
(CONSENTING PARTY)  
16.(EX)RAM REDDY (CONSENTING  
PARTY)  
17.(EX)NARENDER REDDY  
(CONSENTING PARTY)  
18.(EX)GOPAL REDDY (CONSENTING  
PARTY)  
19.(EX)RAM BHOPAL (CONSENTING  
PARTY)  
20.(EX)MADHUSUDHAN REDDY  
(CONSENTING PARTY)  
21.(EX)RAMA KRISHNA REDDY  
(CONSENTING PARTY)  
22.(EX)YELLA REDDY (CONSENTING  
PARTY)

[1] of  
SROUPPAL

Certified By

ECM022110030752



Name: NARABOINA VIJAY  
Designation: SUB  
REGISTRAR  
SRO: UPPAL