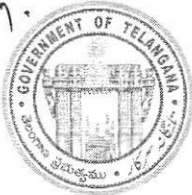


OTP
655129.



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Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 08/06/2020, 11:35 AM

SRO Name: 1507 Uppal

Receipt No: 6033

Receipt Date: 08/06/2020

AGREEMENT

1950000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

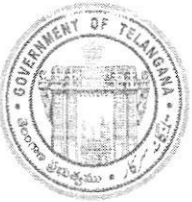
Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				9750
Deficit Stamp Duty				9650
User Charges				100
Total:				19500

In Words: RUPEES NINETEEN THOUSAND FIVE HUNDRED ONLY

Prepared By: GOPIKRISHNA

SUB-REGISTRAR
UPPAL
Signature by SR



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 08/06/2020, 11:35 AM

SRO Name: 1507 Uppal

Receipt No: 6033

Receipt Date: 08/06/2020

Name: K.PRABHAKAR REDDY

CS No/Doct No: 5725 / 2020

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 793MWW070620

Chargeable Value:

Challan Dt:

E-Challan Dt: 07-JUN-20

Bank Name:

55925

5592/2020



తెలంగాణ తెలంగాణ TELANGANA

AB 026109

No. 3669 Dt. 6/6/20 Den: 100/-

Sold to T.G. Kamlesh & Late Narsing Rao

L. RAJENDER
LICENSED STAMP VENDOR
L.No: 16-02-03 of 2013
Ren.No.: 16-02-019/2019
2-2-1055/70/1/D, Amburpet,
Hyderabad-13. Cell: 9291341692

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 8th day of June 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.

AND

- 1 Mrs. Telikcharla Sreevalli, Wife of Mr. Gurubhagavantula Venkata Krishna, aged about 34 years and
- 2 Mr. Gurubhagavantula Venkata Krishna, Son of Mr. G. Raghuram, aged about 42 years, Occupation: Service, residing at Flat No, 404, Nomula Sapthagiri Towers, Srinivas Nagar, Padmarao Nagar, Secunderabad - 500 061, 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

[Signature]

Designated Partner

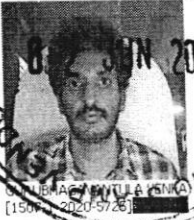
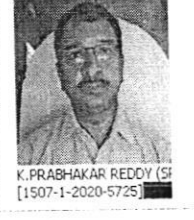
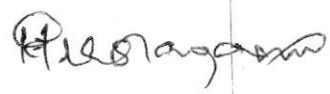
Sreevalli

G. Raghuram

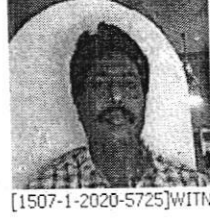
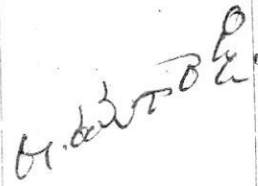
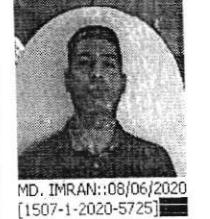
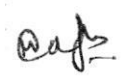
Presentation Endorsement:

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. 19750/- paid between the hours of 11 and 12 on the 08th day of JUN, 2020 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			GURUBHAGAVANTULA VENKATA KRISHNA S/O. G RAGHURAM F.NO404, NOMULA SAPTHAGIRI TOWERS,, PADMARAO NAGAR, SEC'BAD.	
2	CL			TELIKCHARLA SREEVALLI W/O. G VENKATA KRISHNA F.NO404, NOMULA SAPTHAGIRI TOWERS,, PADMARAO NAGAR, SEC'BAD.	
3	EX			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:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			G. RAMANA REDDY HYD.	
2			MD. IMRAN HYD.	

08th day of June, 2020

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8264 Name: Gopireddy Ramana Reddy	S/O Gopireddy Obul Reddy, Secunderabad, Hyderabad, Telangana, 500062	
2	Aadhaar No: XXXXXXXX6825 Name: Md Imran	S/O Mohammed Iqbal, stantanpura, Kurnool, Andhra Pradesh, 518006	

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5521/2020 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.

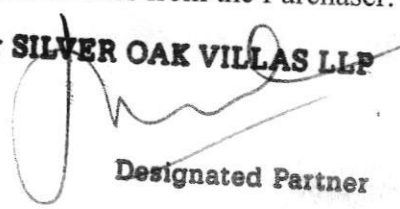
2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 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**


Designated Partner

K. Sreevani

G. V. Krishna

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX6784 Name: Sreevalli Telikcharla	W/O Gurubhagavantula Venkata Krishna, Secunderabad, Hyderabad, Telangana, 500061	
5	Aadhaar No: XXXXXXXX6485 Name: Gurubhagavantula Venkata Krishna	C/O G Raghuram, Secunderabad, Hyderabad, Telangana, 500062	

Endorsement: Stamp Duty, Tranfer 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	9650	0	0	0	9750
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	9750	0	0	0	9750
User Charges	NA	0	100	0	0	0	100
Total	100	0	19500	0	0	0	19600

Rs. 9650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9750/- towards Registration Fees on the chargeable value of Rs. 1950000/- was paid by the party through E-Challan/BC/Pay Order No ,793MWW070620 dated ,07-JUN-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 19500/-, DATE: 07-JUN-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4379478262329, PAYMENT MODE: NB-1000200, ATRN: 4379478262329, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: MRS. TELIKCHARLA SREEVALLI.

Date:

08th day of June, 2020

Signature of Registering Officer
Uppal

18th June 2020

1వ పుస్తకము 2020 సం. 1942 వ. శ. పు. 5592 వ
నెంబర్గా రిజిస్టరు చేయబడి స్టాంపుంగ్ నిమిత్తం
గుర్తింపు నెంబర్ 1507-1-5592/2020 వద్దనుండి
2020 సం. 18 జూన్ నెం. 8 వ తేది


సబ్ రిజిస్ట్రార్
ఉప్పల్

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5592/1 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**


Designated Partner

Sreevaai

G.V.Krishna

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5592 / 2020 Sheet 3 of 10 Sub Registrar
Uppal

FOR SILVER OAK VILLAS 11B

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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 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.

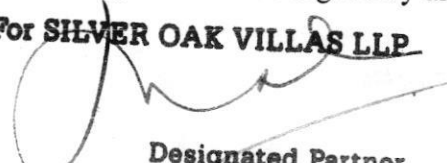
5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the 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.

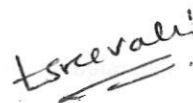
6. FORCE MAJEURE:

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**


Designated Partner


L. Sravali


G.V. Krishna

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5592 / 2020 Sheet 4 of 10 Sub Registrar
Uppal



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FOR SILVER OAK VILLAS LLP



ANNEXURE- A

1.	Names of Purchaser:	1. Mrs. Telikcharla Sreevalli 2. Mr. Gurubhagavantula Venkata Krishna
2.	Purchaser's permanent residential address:	R/o. Flat No, 404, Nomula Sapthagiri Towers, Srinivas Nagar, Padmarao Nagar, Secunderabad - 500 061.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 5591 of 2020, dated 08.06.2020, regd. at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	A1 - Single - Type
5.	No. of floors	Ground Floor Only
6.	No. of bedrooms	2 - Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	52
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	1100 Sft.
	d. Carpet area	696 Sft.
8.	Total sale consideration:	Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only)
9.	Details of advance paid:	
	Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only) already paid which is admitted and acknowledged by the Developer.	
10.	Scheduled date of completion:	30.09.2020
11.	<u>Description of the Schedule Villa:</u> All that land forming plot no.52, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 1100 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. 53 South by: Plot No. 51 East by: 30' wide road West by: Plot Nos. 47 & 48	

For SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

PURCHASER

Bk - 1, CS No 5725/2020 & Doct No
55921/2020 Sheet 5 of 10 Sub Registrar
Uppal

FOR SILVER OAK VILLAS LLP

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ఆధార్ సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

శ్రీవల్లి తెలికర్లా
Sreevalli Telikcharla



పుట్టిన సంవత్సరం/Year of Birth: 1986
స్త్రీ / Female

6118 8859 6784



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



గురుభాగవంతుల వెంకట కృష్ణ
Gurubhagavantula Venkata Krishna
పుట్టిన తేదీ/DOB: 29/05/1979
పురుషుడు/ MALE

5925 5178 6485

VID : 9161 5643 6724 1854

నా ఆధార్, నా గుర్తింపు

Download Date: 16/03/2020

Issue Date: 06/03/2020

G.V. Krishna



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O: గురుభాగవంతుల వెంకట
కృష్ణ, 11-3-359/1 ప్లాట్ 404
శ్రీనివాస్ నగర పద్మా రావు నగర్, కాలోన్
పల్లిమ్మ టింపుర్ దగ్గర
సెనుస్ట్రా బాడ్, సెకండరాబాద్
సెకండరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500061

Address: W/O:
Gurubhagavantula Venkata
Krishna, 11-3-359/1 Plot 404,
srinivas nagar padma rao
nagar colony, near yellamma
temple, secundera bad,
Secunderabad, Hyderabad,
Sitaphalmandi, Andhra
Pradesh, 500061

6118 8859 6784

1947
1800 300 1947

help@uidai.gov.in

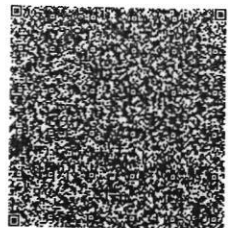
www.uidai.gov.in



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Unique Identification Authority of India

చిరునామా:
C/O జి రఘురాం, ప్లాట్ నో 23 ఎన్/పి, శ్రీ సాయి సుమ
ఎంక్లవ్, యెల్లారెడ్డిగూడా, వియర్ టు శ్రీ ఎంక్లవ్ ఎన్ఆర్ఐ
కాలోన్, కాప్రా, సెకండరాబాద్, హైదరాబాద్,
తెలంగాణ - 500062

Address:
C/O G Raghuram, Plot No 23 N/P, Sri Sai
Suma Enclave, Yellareddyguda, Near To Sri
Enclave NRI Colony, Kapra, Secunderabad,
Hyderabad,
Telangana - 500062



5925 5178 6485

VID : 9161 5643 6724 1854

1947

help@uidai.gov.in

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: గోపిరెడ్డి ఓబుల్ రెడ్డి 1-
1-30/60/5, శ్రీ సాయి నగర్,
సాకెట్ టవర్స్ దగ్గర కాప్రా,
సెకండరాబాద్, ఆంధ్రప్రదేశ్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500062

Address:
S/O: Gopireddy Obul Reddy, 1-
1-30/60/5, Sri Sai Nagar, Near
Saket Towers Kapra,
Secunderabad, Ecil, Hyderabad
Andhra Pradesh, 500062

Aadhaar - Aam Aadmi ka Adhikar

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మొహమ్మద్ ఇమ్రాన్
Mohammed Imran

పుట్టిన సంవత్సరం/Year of Birth : 1993
పురుషుడు / Male

9511 2676 6825



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మొహమ్మద్ ఇక్బాల్,
ఇంటి నం 4-9-4-1, బాలాజీ నగర్, నసీర్
మస్జిద్ దగ్గర, కర్నూలు మండలం,
స్టాన్తన్ పురం, బాలాజీ నగర్,
కర్నూలు, ఆంధ్రప్రదేశ్, 518006

Address: S/O Mohammed Iqbal, H
No 4-9-4-1, Balaji Nagar, Near
Naseer Masjid, Kurnool Mandal,
Stantanpuram, Balaji Nagar,
Kurnool, Andhra Pradesh, 518006

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బాక్స్ నెం. 1947,
కెం.న.అ.అ. - 560001

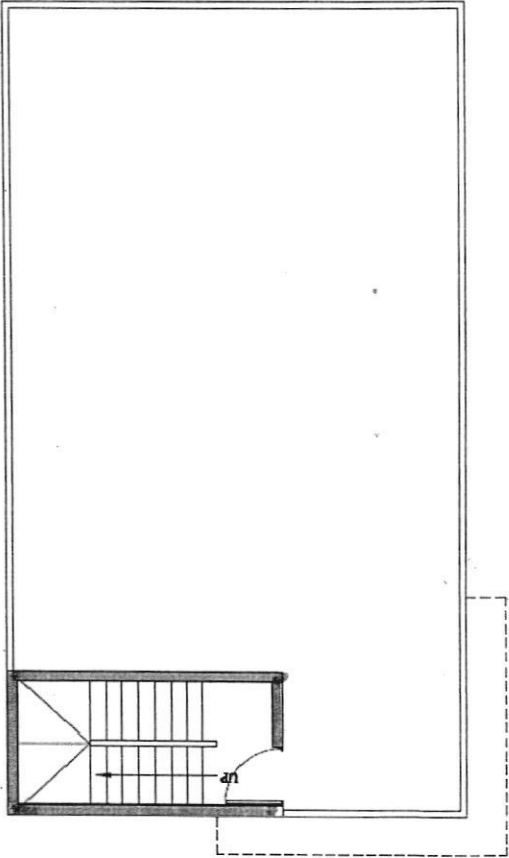
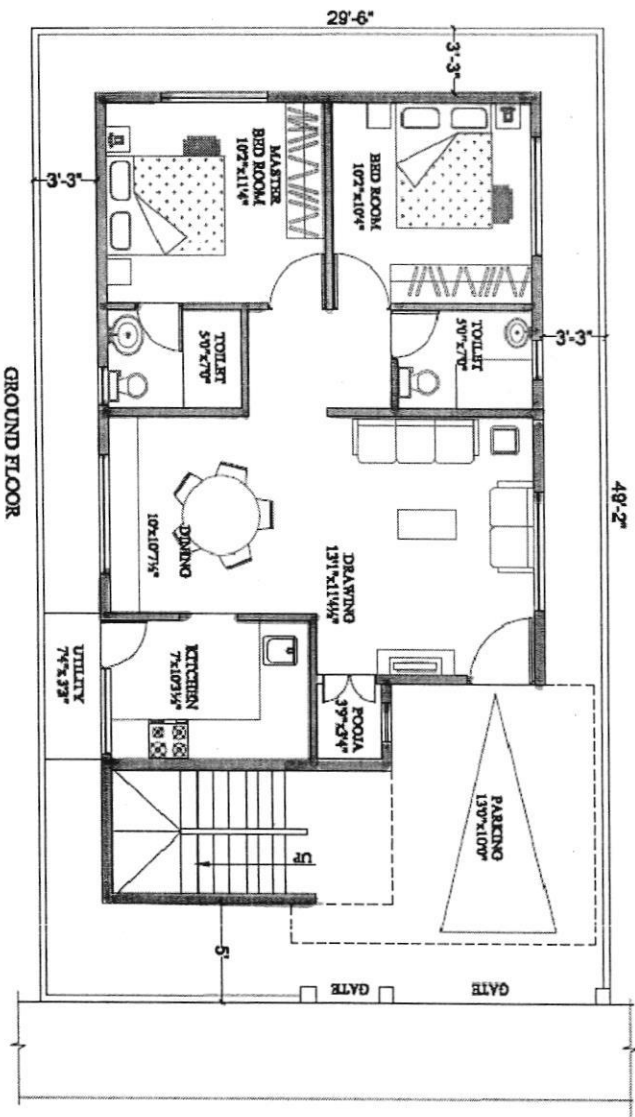
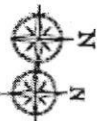
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ANNEXURE- B

Plan of the Said Villa:



Built-Up Area	
G.Floor Area:	998 Sft
Terrace Area:	102 Sft
Total Area:	1100 Sft

For SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

for sale

G. K. Krishna

PURCHASER

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FOR SILVER OAK VILLAS LLP

Designated Partner



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 SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

Isnevali

PURCHASER

G. R. Kizhima

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DEVELOPER:

M/S. SILVER OAK VILLAS LLP
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSI ON, II FLOOR, M. G. ROAD
SECUNDERABAD - 500 003, DULY REP.
BY ITS AUTHORIZED SIGNATORY:-
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. AT SRO, SECUNDERABAD.

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4
SOHAM MANSI ON
2ND FLOOR, M. G. ROAD
SECUNDERABAD.

PURCHASER:

1. MRS. TELIKCHARLA SREEVALLI
W/O. MR. GURUBHAGAVANTULA VENKATA
KRISHNA
R/O. FLAT NO, 404
NOMULA SAPTHAGIRI TOWERS
SRINIVAS NAGAR, PADMARAO NAGAR
SECUNDERABAD - 500 061

2. MR. GURUBHAGAVANTULA VENKATA
KRISHNA
S/O. MR. G. RAGHURAM
R/O. FLAT NO, 404
NOMULA SAPTHAGIRI TOWERS
SRINIVAS NAGAR, PADMARAO NAGAR
SECUNDERABAD - 500 061.

GNATURE OF WITNESSES:

G. Gurubhagavanti

Rafy

For SILVER OAK VILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER

Signature of the Developer
Sreevalli, G.V. Krishna
SIGNATURE(S) OF PURCHASER

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5592/2020 Sheet 8 of 10 Sub Registrar
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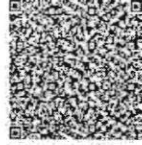




भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 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 జబిల్ 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

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 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

Designated Partner

(Signature)

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ROY SILVER OAK VILLAS LLP

Designated Partner

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