

SoV. 89

Government of Telangana Registration And Stamps Department

67-21/20

Payment Details - Citizen Copy - Generated on 04/07/2020, 01:13 PM

SRO Name: 1507 Uppal

Receipt No: 7279

Receipt Date: 04/07/2020

Name: K.PRABHAKAR REDDY

CS No/Doct No: 6878 / 2020

Transaction: Rectification Deed

Challan No:

E-Challan No: 873RLA040720

Chargeable Value: 0

DD No:

Challan Dt:

E-Challan Dt: 04-JUL-20

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Cash

Challan

DD

E-Challan

Registration Fee

1000

User Charges

100

Total:

1100

In Words: RUPEES ONE THOUSAND ONE HUNDRED ONLY

Prepared By: GOPIKRISHNA

Signature by SR

SUB-REGISTRAR

UPPAL

OTP
64366

Villa - 89

RETURN
SUB-REGISTRAR

6878

6/21/2020



తెలంగాణ తెలంగాణ TELANGANA

S.No. 3677 Den: 100/-

Sold to: T.S. Hanumanth Babu & Co. Managing Director
For Whom: M/s Silver Oak Villas LLP

AB 026117

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

RECTIFICATION DEED

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

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

M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes), a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partner M/s. Modi Properties Pvt. Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Director, 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 Confirming Party.

For SILVER OAK VILLAS LLP & SILVER OAK REALTY

[Signature]
 Authorized Rep. SOHAM MODI

[Signature]
[Signature]

the 04th day of JUL, 2020 by Sri K Prabhakar
 Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PRIYANKA SIKARWAR S/O. SURYAPRATAP SINGH CHAUHAN A-204, VISTA HOMES, VASAVI SIVA NAGAR,, KUSHAIGUDA, HYD.	PRIYANKA SIKARWAR S/O. SURYAPRATAP SINGH CHAUHAN A-204, VISTA HOMES, VASAVI SIVA NAGAR,, KUSHAIGUDA, HYD.	<i>Priyanka Sikarwar</i>
2	CL		 SURYAPRATAP SINGH CHAUHAN S/O. RAVINDRA SINGH CHAUHAN A-204, VISTA HOMES, VASAVI SIVA NAGAR,, KUSHAIGUDA, HYD.	SURYAPRATAP SINGH CHAUHAN S/O. RAVINDRA SINGH CHAUHAN A-204, VISTA HOMES, VASAVI SIVA NAGAR,, KUSHAIGUDA, HYD.	<i>Suryapratap</i>
3	EX		 SUCHARITHA W/O. ISRAEL ASHER VILLA NO.229, VILLA ORCHIDS,, KOWKOOR BOLLARAM, SEC'BAD.	SUCHARITHA W/O. ISRAEL ASHER VILLA NO.229, VILLA ORCHIDS,, KOWKOOR BOLLARAM, SEC'BAD.	<i>Sucharitha</i>
4	EX		 ISRAEL ASHER S/O. JOI'N ASIRVATHAM VILLA NO.229, VILLA ORCHIDS,, KOWKOOR BOLLARAM, SEC'BAD.	ISRAEL ASHER S/O. JOI'N ASIRVATHAM VILLA NO.229, VILLA ORCHIDS,, KOWKOOR BOLLARAM, SEC'BAD.	<i>Israel</i>
5	EX		 K.PRABHAKAR REDDY (SPA) [R]SOHAM MODI (MD) . LATE SATISH MODI JAISWAL COLONY, AMBERPET,, HYD	K.PRABHAKAR REDDY (SPA) [R]SOHAM MODI (MD) . LATE SATISH MODI JAISWAL COLONY, AMBERPET,, HYD	<i>K. Prabhakar Reddy</i>



Bk - 1, CS No 6878/2020 & Doct No 6721/2020 Sheet 1 of 6
 Sub Registrar Uppal

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 RECHEL CRYSTAL ROSHINI [1507-1-2020-6878]	RECHEL CRYSTAL ROSHINI HYD.	<i>Roshini</i>
2		 HEMANTH L [1507-1-2020-6878]	HEMANTH L HYD.	<i>Hemant L</i>

04th day of July, 2020

Signature of Sub Registrar

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Authorised Rep. SOHAM MODI

AND

1. Mr. Israel Asher, Son of Mr. John Asirvatham, aged about 52 years, Occupation: Service and
2. Mrs. Sucharitha, Wife of Mr. Israel Asher aged about 50 years both are residing at Villa No. 229, Villa Orchdis, Kowkooor, Bollaram, Secunderabad, hereinafter referred to as the Consenting Party.

IN FAVOUR OF

1. Mr. Suryapratap Singh Chauhan, Son of Mr. Ravindra Singh Chauhan, aged about 30 years
2. Mrs. Priyanka Sikarwar, Wife of Mr. Suryapratap Singh Chauhan, aged about 30 years both are resident at Flat No. A-204, Vista Homes, Vasavi Siva Nagar Road, Kushaiguda, Hyderabad - 500 062, hereinafter referred to as the 'Purchaser',

The term Vendor, Confirming Party, Consenting Party, and Purchaser shall mean and include wherever the context may require their successors in interest, assignees, legal representative, executors, nominees, etc.

- A. WHEREAS by a Deed of Sale dated 12th March 2019 executed between the same parties, who are the parties to this Deed of Rectification, which was registered as Document No. 3948 of 2020, registered in the office of the Sub-Registrar, Uppal, Medchal-Malkajgiri District (hereinafter referred to as the said Principal Deed), the Vendor sold and the Purchaser purchased all that land forming plot no.89, admeasuring about 168 sq. yds, 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, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District)
- B. Whereas in the said Principal Deed, Page No. 1, the execution date was wrongly mentioned as i.e., This sale deed is made and executed on this the 12th day of March 2019 at SRO, Uppal, Medchal-Malkajgiri District by and between:
- C. Whereas the Purchaser detected the said clerical errors and requested the Vendor to rectify the same.
- D. That the Vendor herein is rectifying the said errors by way of this deed, and hereafter the said,
 - a. "This sale deed is made and executed on this the 12th day of March 2019 at SRO, Uppal, Medchal-Malkajgiri District by and between: shall stand rectified in the Principal Deed and read as:-
 - b. "This sale deed is made and executed on this the 12th day of March 2020 at SRO, Uppal, Medchal-Malkajgiri District by and between: to ensure perfect legal title to the Purchaser.

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

Sucharitha
Sucharitha

UPPAL

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4129 Name: Rachel Crystal Roshni	C/O Israel Asher, Alwal, Hyderabad, Telangana, 500010	
2	Aadhaar No: XXXXXXXX1330 Name: Hemant Likhitkar	S/O Shri Narayan Likhitkar, Hoshangabad, Hoshangabad, Madhya Pradesh, 461001	
3	Aadhaar No: XXXXXXXX0057 Name: Israel Asher	S/O John Ashirvadam, Alwal, Hyderabad, Telangana, 500010	
4	Aadhaar No: XXXXXXXX0540 Name: Sucharitha Israel	C/O Israel. Asher, Alwal, Hyderabad, Telangana, 500010	
5	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
6	Aadhaar No: XXXXXXXX6654 Name: Priyanka Sikarwar	GWALIOR, Gwalior, Madhya Pradesh, 474005	
7	Aadhaar No: XXXXXXXX0783 Name: Suryapratap Singh Chauhan	C/O Ravindra Singh Chauhan, Secunderabad, Hyderabad, Telangana, 500062	

Bk -1, CS No 6878/2020 & Doct No
6721/2020 Sheet 2 of 6
Sub Registrar
Uppal

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- E. Now therefore this Deed of Rectification is executed to effect the above mentioned correction wherever necessary.
- F. Except the above said correction there is no change in the Principal Deed, especially with regard to flat number, floor, area, undivided share of land, boundaries, total extent, survey no., village, etc. Therefore, this document is hereby executed without consideration.
- G. This Deed of Rectification shall be read along with the Principal Deed and shall be deemed to have come into force from this date.

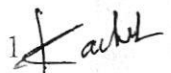
SCHEDULED PROPERTY

All that land forming plot no.89, admeasuring about 168 sq. yds, 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, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

North	40' wide road
South	Plot No. 90
East	Neighbours Land
West	30' wide road

IN WITNESSES WHEREOF this Deed of Rectification is made and executed on date mentioned above by parties hereto in presence of the witnesses mentioned below:

WITNESSE:

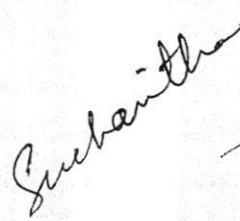
1. 

2. 

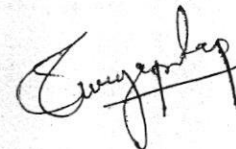

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY


Authorised Rep. SOHAM MODI

SIGN. OF THE VENDOR &
CONFIRMING PARTY



CONSENTING PARTY

 
PURCHASER

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	0	0	1000
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	1100	0	0	0	0	1200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,873RLA040720 dated ,04-JUL-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-, DATE: 04-JUL-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3458478733015, PAYMENT MODE: NB-1000200, ATRN: 3458478733015, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: MR. SURYAPRATAP SINGH (SHAUHAN).

Date:

04th day of July, 2020

13th Ashadh 1942 SE

Signature of Registering Officer

Uppal

Bk - 1, CS No 6878/2020 & Doct No

6721/2020 Sheet 3 of 6 Sub Registrar Uppal

1వ పుస్తకము 2020 సం॥ 1942 శా. శ. పు. 6721 వ
 నెంబరుగా రిజిస్టరు చేయబడి స్టానింగ్ నిమిత్తం
 గుర్తింపు నెంబరు 1507-1-6721./2020 వద్ద మైన
 2020 సం॥ జూలై నెల 4 వ తేది

(Signature)
 సబ్ రిజిస్ట్రార్
 ఉప్పల్



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

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



VENDOR:

M/S. SILVER OAK VILLAS LLP,
&
M/S. SILVER OAK REALTY REP. BY ITS
PARTNER M/S. MODI PROPERTIES PVT. LTD.,
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR, M. G. ROAD
SECUNDERABAD - 500 003,
BOTH BEING REPRESENTED BY:
MR. SOHAM MODI, S/O. LATE SATISH MODI

**GPA /SPA FOR PRESENTING DOCUMENTS
VIDE SPA NO. 6/BK-IV/2019, DATED 18.01.2019
REGD. AT SRO, SECUNDERABAD.**

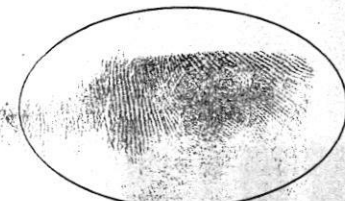
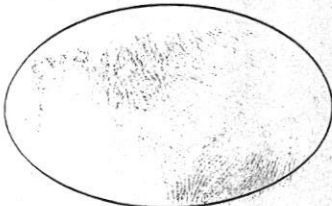
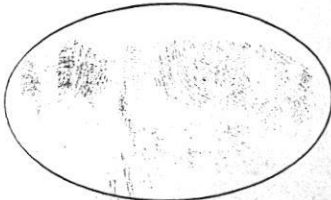
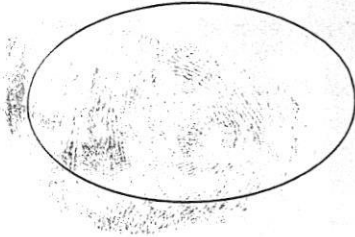
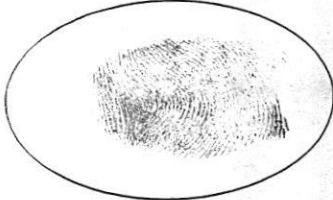
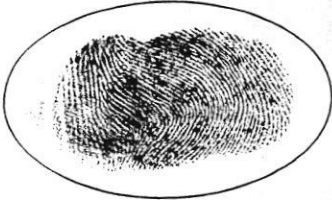
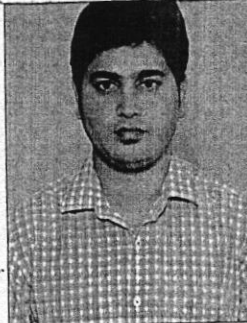
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.

CONSENTING PARTY:

1. MR. ISRAEL ASHER
S/O. MR. JOHN ASIRVATHAM
R/O. VILLA NO. 229, VILLA ORCHDIS,
KOWKOOR
BOLLARAM, SECUNDERABAD
2. MRS. SUCHARITHA
W/O. MR. ISRAEL ASHER
R/O. VILLA NO. 229, VILLA ORCHDIS,
KOWKOOR
BOLLARAM, SECUNDERABAD

PURCHASER:

1. MR. SURYAPRATAP SINGH CHAUHAN
S/O. MR. RAVINDRA SINGH CHAUHAN
R/O. FLAT NO. A-204, VISTA HOMES
VASAVI SIVA NAGAR ROAD
KUSHAIGUDA
HYDERABAD - 500 062
2. MRS. PRIYANKA SIKARWAR,
W/O. MR. SURYAPRATAP SINGH CHAUHAN
R/O., FLAT NO. A-204, VISTA HOMES
VASAVI SIVA NAGAR ROAD
KUSHAIGUDA
HYDERABAD - 500 062



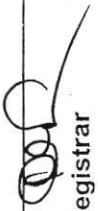
SIGNATURE OF WITNESSES:

SILVER OAK REALTY

Bk-1, CS No 6878/2020 & Doct No

6721/2020 Sheet 4 of 6

Sub Registrar
Uppal



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भारत सरकार
GOVERNMENT OF INDIA



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



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-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



9204

ఆధార్ - సామాన్యని హక్కు

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

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

10/07/2013

For SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

(Handwritten signature)

Bk - 1, CS No 6878/2020 & Doct No

6721/2020 Sheet 5 of 6

Sub Registrar
Uppal



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భారత ప్రభుత్వం
Government of India

సుచరిత ఇస్రేల్
Sucharitha Israel
పుట్టిన తేదీ / DOB : 21/12/1969
స్త్రీ / Female

0540

Sucharitha

ఆధార్
Unique Identification Authority of India

చిరునామా: C/O ఇస్రేల్. ఆశర్, వీల నెం 229, సర్వే నెం 3 టు 9, 33 అండ్ 1, బిహింద్ జనప్రియ, జనప్రియ ఆర్కాడ్ వసుక, కోకూర్, అల్వల్, బోలారు, హైదరాబాద్, తెలంగాణ, 500010

Address: C/O Israel. Asher, Villa no 229, survey no 3 to 9, 33 and 1, Villa orchids, Behind Janapriya Arcade, kowkoor, Alwal, Bolarum, Hyderabad, Telangana, 500010

0540

భారత ప్రభుత్వం
Government of India

ఇస్రేల్ ఆశర్
Israel Asher

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

0057

Israel

ఆధార్
Unique Identification Authority of India

చిరునామా: S/O: జాన్ ఆశిర్వాదం
ప్లాట్ నెంబర్ 77 మహేంద్ర హిల్స్ రోడ్ నెం 8, టి మి సి - ఈస్ట్ మార్డెడ్ పాలీ, ఈస్ట్ మార్డెడ్ పాలీ, సెకండరాబద్ నెహ్రూ నగర్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500026

Address: S/O: John Ashirvadani, Plot No 77 mahendra hills road no 8, T M C - east marredpally, east marred pally, Secunderabad, Hyderabad, Nehrunagar, Andhra Pradesh, 500026

0057

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ప్రియాంకా సికర్వార్
Priyanka Sikarwar
జన్మ తారీఖ్ / DOB: 01/04/1989
మహిళా / FEMALE

6654

Priyanka Sikarwar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ప్రగతి విహార్, గోల్డ్ కా మందిర్, గ్వాలియర్, గ్వాలియర్, గ్వాలియర్, గ్వాలియర్, మధ్య ప్రదేశ్ - 474005

Address: H.No. B-63, SIKARWAR HOUSE, PRAGATI VIHAR, GOLD KA MANDIR, GWALIOR, GWALIOR, GWALIOR, Gwalior, Madhya Pradesh - 474005

6654

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సూర్యప్రతాప్ సింగ్ చౌహాన్
Suryapratap Singh Chauhan
జన్మ వర్ష / Year of Birth : 1989
పురుష / Male

0783

Suryapratap

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పతా: S/O: రవీంద్ర సింగ్ చౌహాన్, బి-2, బి-బ్లాక్, గవర్నమెంట్ క్వార్టర్స్, ఠాటిపూర్, గిర్, గ్వాలియర్, ర.క. పూర్వ గ్వాలియర్, మధ్య ప్రదేశ్, 474011

Address: S/O: Ravindra Singh Chauhan, B-2, B-Block, Government quarters, Thatipur, Gird, Gwalior, R.K Puri Gwalior, Madhya Pradesh, 474011

భారత ప్రభుత్వం
Government of India

రాచల్ క్రిస్టల్ రోషనీ
Rachel Crystal Roshni
పుట్టిన తేదీ / DOB : 04/11/1994
స్త్రీ / Female

Rachel

ఆధార్
Unique Identification Authority of India

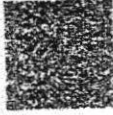
చిరునామా: ఇస్రేల్ ఆశర్, వీల నెం 229, వీల ఆర్కిడ్స్, సర్వే నెం 3 టు 9, 33 అండ్ 1, జనప్రియ ఆర్కాడ్ వసుక, కోకూర్, అల్వల్, అల్వల్, హైదరాబాద్, తెలంగాణ, 500010

Address: C/O Israel Asher, Villa No 229, Villa Orchids, Survey No 3 To 9, 33 And 1, Near Janapriya Arcadia, Kowkoor, Alwal, Alwal, Hyderabad, Telangana, 500010



हेमंत लिखितकर
Hemant Ukhitkar
పుట్టిన తేదీ/DOB: 24/09/1986
పురుషుడు/ MALE

[Handwritten signature]



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నా ఆధార్, నా గుర్తింపు

Address: S/O: श्री नारायण लिखितकर, वॉर्ड नं 18, 18, UG 40 vivekanad nagar sudhar nyas colony hoshangabad, post hoshangabad, teh hoshangabad, Hoshangabad, Hoshangabad, Madhya Pradesh - 461001

పింఛాను: S/O: శ్రీ నారాయణ లిఖితకర్, వార్డ్ నం 18, 18, UG 40 వీవేకానాద్ నగర్ సుధార్ న్యాయ కాలనీ హోషాంగాబాద్, పోస్ట్ హోషాంగాబాద్, తేహ్ హోషాంగాబాద్, హోషాంగాబాద్, హోషాంగాబాద్, మధ్య ప్రదేశ్ - 461001

1330

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6721/2020 Sheet 6 of 6 Sub Registrar
Uppal

