



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 19/01/2023, 12:26 PM

SRO Name: 1507 Uppal

Receipt No: 1053

Receipt Date: 19/01/2023

AGREEMENT

2840000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: SBIN

Account Description

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES TWENTY EIGHT THOUSAND EIGHT HUNDRED ONLY

Cash

Challan

DD

E-Challan

14200

14100

500

28800

RETURN
23/1/23
SUB-REGISTRAR
UPPAL

Prepared By: ISMAIL

[Signature]

Signature by SR

SUB-REGISTRAR
UPPAL

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 19/01/2023, 12:26 PM

SRO Name: 1507 Uppal

Receipt No: 1053

Receipt Date: 19/01/2023

Name: SOHAM MODI

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

able Value:

CS No/Doct No: 1026 / 2023

Challan No:

Challan Dt:

E-Challan No: 734ZQ9100123

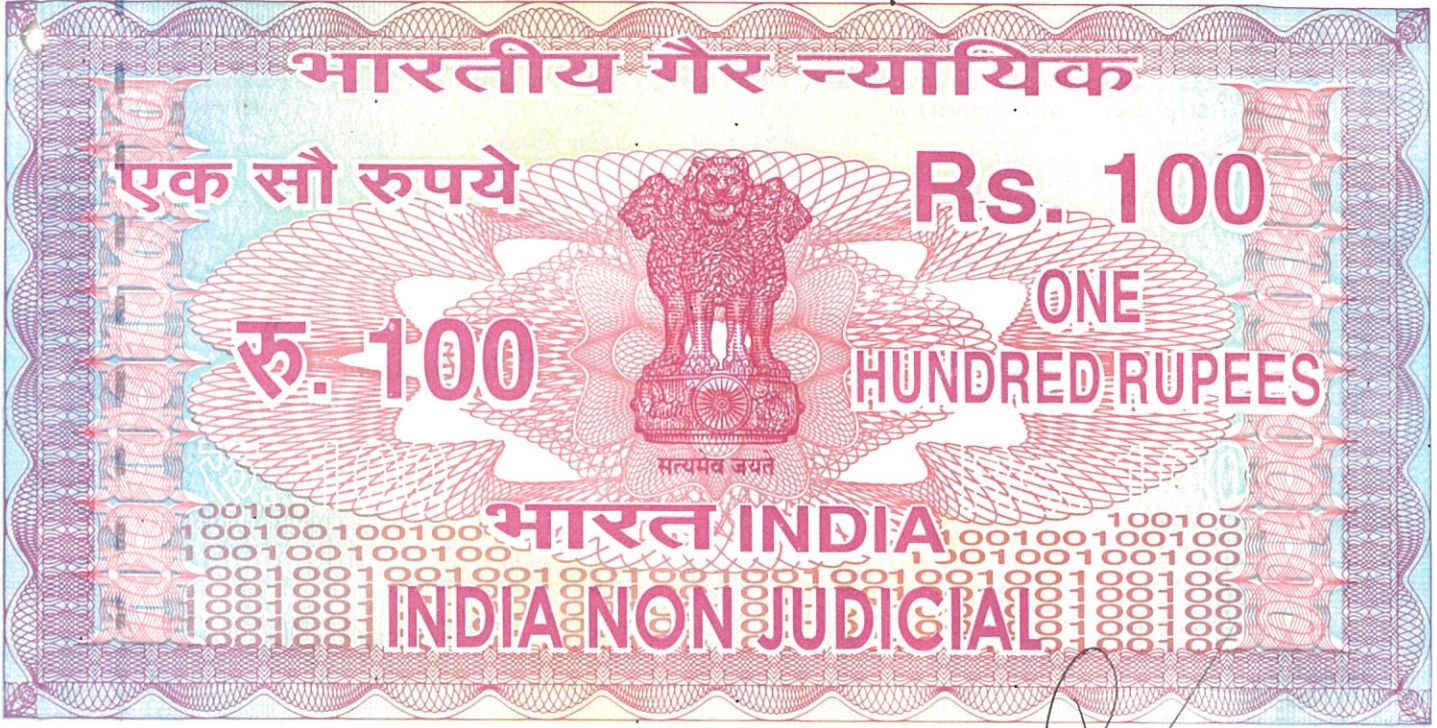


OTP
363068

CS 1026/2023.

981/2023

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AT 957323

SL. No. 1009, Date: 10-01-2023, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Silver Oak Villas LLP

KODALI RADHIKA
Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22-2
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 18th day of January, 2023 at SRO, Uppal, Medchal-Malkajigiri District by and between:

1. Smt. Harsha D. Mehta, W/o. Late Deepak U. Mehta, aged about 66 years, resident of 21, Bapubagh Colony, Ground Floor, P. G. Road, Secunderabad.
2. Shri Tejas D. Mehta, S/o. Late Deepak U. Mehta, aged about 47 years, Occupation: Business, resident of 10-3-163/1, Flat No. 601, A-Block, Amsri Central Court, Old Lancer Lane, Secunderabad.
3. Shri Hardik D. Mehta, S/o. Late Deepak U. Mehta, aged about 40 years, Occupation: Business, resident of Flat No. 401, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad. hereinafter jointly referred to as the Developer and severally as Developer no.1, Developer no.2 & Developer no. 3 respectively.
4. 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 authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.



(G. Harsha D. Mehta)
S/o. Late Deepak U. Mehta

Hardik D. Mehta

For SILVER OAK VILLAS LLP

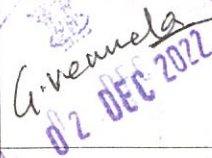
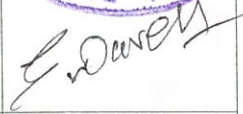
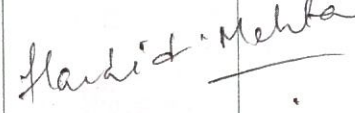
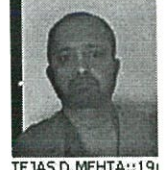
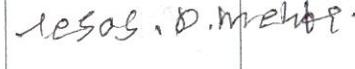
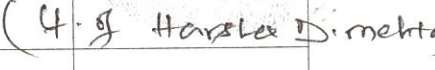
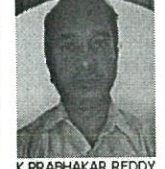
Designated Partner

G. Vennela

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. 14200/- paid between the hours of _____ and _____ on the 19th day of JAN, 2023 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		 GUDURU VENNELA::19/0 [1507-1-2023-1026]	GUDURU VENNELA W/O. G NARESH PLOT NO.54, T.R.R COLONY, NEAR OLD GRAMAPANCHAYAT, BADANGPET, R.R DIST	 02 DEC 2022
2	CL		 GUDURU NARESH::19/0 [1507-1-2023-1026]	GUDURU NARESH S/O. GUDURU LAKSHMI NARASAIAM PLOT NO.54, T.R.R COLONY, NEAR OLD GRAMAPANCHAYAT, BADANGPET, R.R DIST	
3	EX		 [1507-1-2023-1026]EX-	HARDIK D.MEHTA S/O. LATE DEEPAK U MEHTA FLAT NO.401, MAHESHWARI RESIDENCY, D.V COLONY, MINISTER ROAD, SEC-BAD	
4	EX		 TEJAS D.MEHTA::19/0 [1507-1-2023-1026]	TEJAS D.MEHTA S/O. LATE DEEPAK U MEHTA FLAT NO.601, A-BLOCK, AMSRI CENTRAL COURT, OLD LANCER LANE, SEC-BAD	
5	EX		 HARSHA D MEHTA::19/0 [1507-1-2023-1026]	HARSHA D MEHTA W/O. LATE DEEPAK U MEHTA 21, BAPUBAGH COLONY, GROUND FLOOR, P.G ROAD, SEC-BAD	
6	EX		 K PRABHAKAR REDDY [1507-1-2023-1026]	K PRABHAKAR REDDY (GPA HOLDER) S/O. K PADMA REDDY 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500003, M G ROAD SECUNDERABAD,	

BK - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 1 of 11 Sub Registrar
Uppal

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AND

1. Mr. Guduru Naresh, Son of Mr. Guduru Lakshmi Narasaiah, aged about 37 years, Occupation: Service (Pan No. ASDPG8910E, Mobile No. 93479 78303) and
2. Mrs. Guduru Vennela, Wife of Mr. Guduru Naresh, aged about 37 years both are residing at Plot No. 54, T. R. R. Colony, Near Old Gramapanchayat, Badangpet, Ranga Reddy District, Hyderabad-500 058, hereinafter jointly referred to as the 'Purchaser'. (Pan No. AICVP1304N, Mobile No. 95338 44431).

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

Wherever the Developer, Contractor, 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:

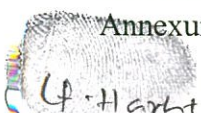
- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District vide registered sale deed from the Developer and the details of which are 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:

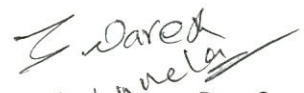
- 3.1. The Purchaser agrees to pay the Contractor the consideration detailed in Annexure-A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure-A.


Guduru Naresh
H. Harith D. Vennela
H. S. S. D. Vennela

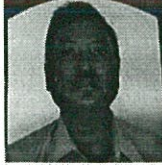
Hardit Mehta

FOR SILVER OAK VILLAS LLP

Designated Partner


G. Vennela
Page 2

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 B BUTCHI BABU::19/01/2023 [1507-1-2023-1026]	B BUTCHI BABU FHYD.	
1		 B THEJOVATHI::19/01/2023 [1507-1-2023-1026]	B THEJOVATHI HYD.	

19th day of January, 2023

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8979 Name: Tejas Deepak Mehta	S/O Deepak Utham Lal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
2	Aadhaar No: XXXXXXXX6707 Name: Hardik Deepak Mehta	C/O Deepak Uttamlal Mehta, Secunderabad, Hyderabad, Telangana, 500003	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX1531 Name: Guduru Vennela	W/O Guduru Naresh, Badangpet, K.v. Rangareddy, Telangana, 500058	
5	Aadhaar No: XXXXXXXX4136 Name: Guduru Naresh	S/O G Laxmi Narasaiah,, Badangpet, K.v. Rangareddy, Telangana, 500058	

Bk - 1, CS No 1026/2023 & Doct No
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- 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.
- 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 Villas 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 SILVER OAK VILLAS LLP

G. Harish D. Mehta

G. Harish D. Mehta

Harish D. Mehta

Designated Partner

G. Venuela

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	14100	0	0	0	14200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	14200	0	0	0	14200
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	28800	0	0	0	28900

Rs. 14100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14200/- towards Registration Fees on the chargeable value of Rs. 2840000/- was paid by the party through E-Challan/BC/Pay Order No ,734ZQ9100123 dated ,10-JAN-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 28850/-, DATE: 10-JAN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4225270807840, PAYMENT MODE: CASH-1001138, ATRN: 4225270807840, REMITTER NAME: GUDURU NARESH, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: GUDURU NARESH)

Date:
19th day of January, 2023

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 981 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 981 - 2023 for Scanning on 19-JAN-23 .

Registering Officer
Uppal
(Syed Ismail)

Bk - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 3 of 11 Sub Registrar
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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.

 (H. Harshad D. Mehta) For SILVER OAK VILLAS LLP
H. Harshad D. Mehta
Harshad D. Mehta
Designated Partner


A. Venkatesh

Bk - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 4 of 11 Sub Registrar
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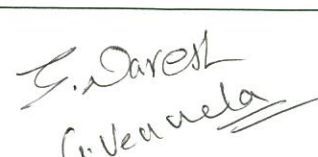


ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Guduru Naresh, S/o. Mr. Guduru Lakshmi Narasaiah 2. Mrs. Guduru Vennela, W/o. Mr. Guduru Naresh	
2.	Purchaser's permanent residential address:	R/o. Plot No. 54, T. R. R. Colony, Near Old Gramapanchayat, Badangpet, Ranga Reddy District, Hyderabad-500 058.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 980 of 2023, dated 18-01-2023 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.:	105	
	b. Plot area:	161 Sq. yds.	
	c. Built-up area :	2040 Sft.	
	d. Carpet area	1721 Sft.	
8.	Total consideration:	Rs.28,40,000/-(Rupees Twenty Eight Lakhs Forty Thousand Only)	
9.	Details of advance paid:		
	Rs.24,44,261/-(Rupees Twenty Four Lakhs Forty Four Thousand Two Hundred and Sixty One 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	On completion of finishing works like flooring, bathroom tiles, doors, windows, first coat of paint, etc.	1,95,739/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	30.03.2023	
12.	<u>Description of the Schedule Villa:</u> All that land forming plot no.105, 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, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by : Plot No. 104 South by : Plot No. 106 East by : 30' wide road West by : Plot No. 93		


Hardid Mehta
Developer


SILVER OAK VILLAS LLP
Designated Partner
Contractor
(M/s. Silver Oak Villas LLP rep
by Mr. Soham Modi)


Naresh Guduru
PURCHASER

Bk - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 5 of 11 Sub Registrar
Uppal

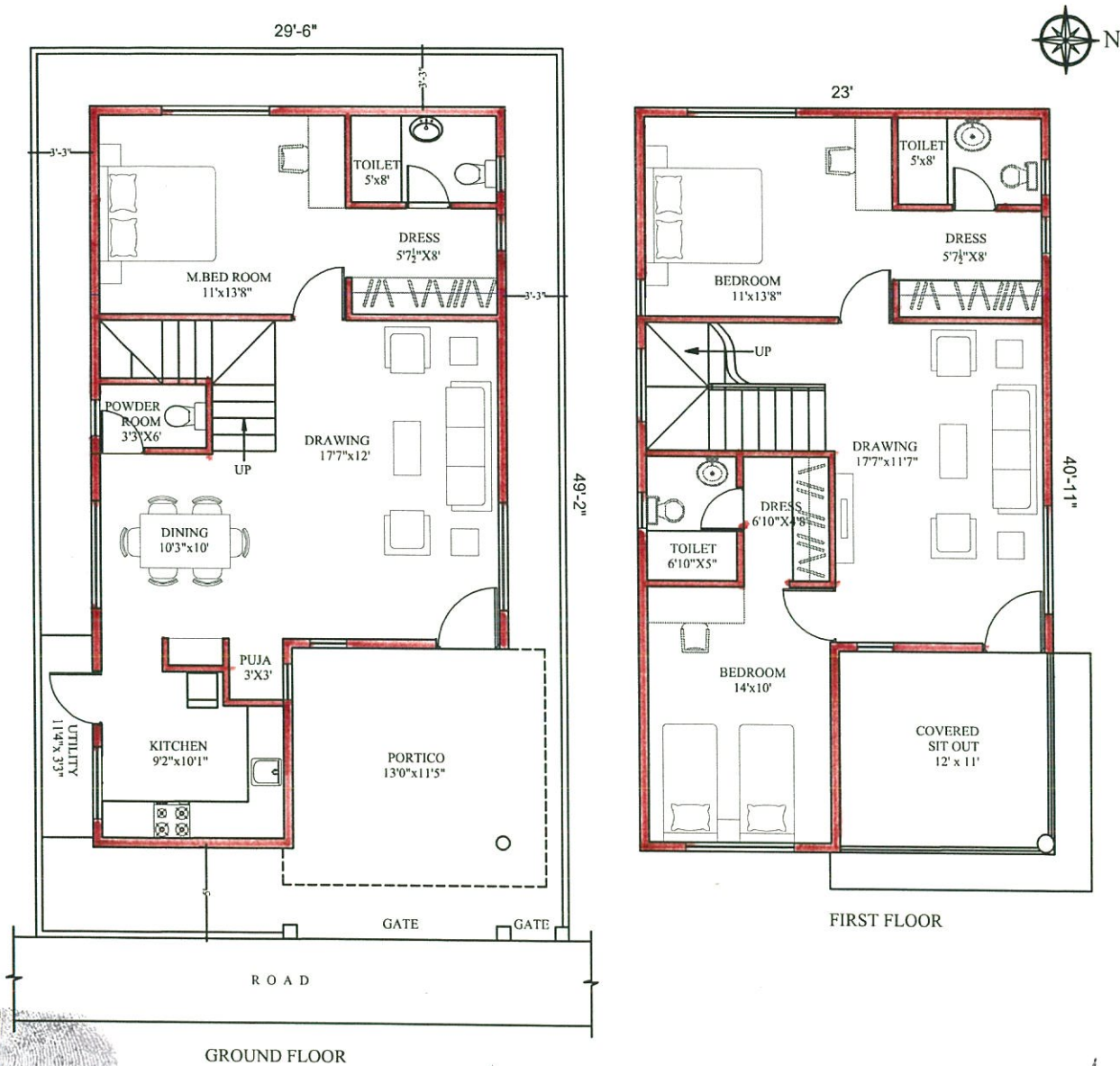


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ANNEXURE- B

Plan of the Said Villa:



(*Handwritten signature*)
 (L. Harsha D. Mehra)
 Tesar, D. Mehra
Harshid, Mehra
 Developer

FOR SILVER OAK VILLAS LLP

Designated Partner
 Contractor

M/s. Silver Oak Villas LLP rep
 by Mr. Soham Modi)

Handwritten signature
 S. Davel
 G. Venkatesh

PURCHASER

Bk - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 6 of 11 Sub Registrar
Uppal



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ANNEXURE - C

Specifications of Said Villa:

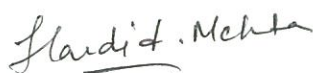
Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	Exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door	Wood with polished panel door
Internal door frames	Wood with paint
Door shutters	Painted panel doors with dorset hardware
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. if any 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.


S. Mehta
Developer

Developer


S. Mehta


SILVER OAK VILLAS LLP

Designated Partner
Contractor

(M/s. Silver Oak Villas LLP rep
by Mr. Soham Modi)


G. Venkatesh
PURCHASER

PURCHASER

Bk - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 7 of 11 Sub Registrar
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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:

1. SMT. HARSHA D. MEHTA
W/O. LATE DEEPAK U. MEHTA
R/O. 21, BAPUBAGH COLONY
GROUND FLOOR
P. G. ROAD
SECUNDERABAD.



2. SHRI TEJAS D. MEHTA
S/O. LATE DEEPAK U. MEHTA
R/O. 10-3-163/1, FLAT NO. 601
A-BLOCK, AMSRI CENTRAL COURT
OLD LANCER LANE
SECUNDERABAD.



3. SHRI HARDIK D. MEHTA
S/O. LATE DEEPAK U. MEHTA
R/O. FLAT NO. 401
MAHESHWARI RESIDENCY
D. V. COLONY
MINISTER ROAD
SECUNDERABAD.



CONTRACTOR:

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

SIGNATURE OF WITNESSES:

1.

2.

For SILVER OAK VILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER/CONTRACTOR

SIGNATURE(S) OF PURCHASER

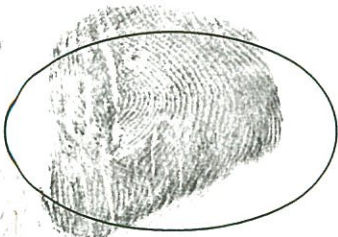
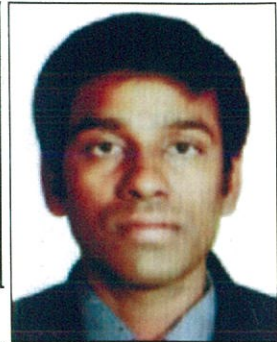
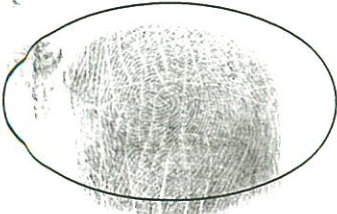
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981/2023. Sheet 8 of 11 Sub Registrar
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			GPA HOLDER ON BEHALF OF VENDOR NO. 2 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 2ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: 1. MR. GUDURU NARESH S/O. MR. GUDURU LAKSHMI NARASIAH R/O. PLOT NO. 54 T. R. R. COLONY NEAR OLD GRAMAPANCHAYAT BADANGPET, RANGA REDDY DISTRICT HYDERABAD-500 058.
			2. MRS. GUDURU VENNELA W/O. MR. GUDURU NARESH R/O. PLOT NO. 54 T. R. R. COLONY NEAR OLD GRAMAPANCHAYAT BADANGPET, RANGA REDDY DISTRICT HYDERABAD-500 058.

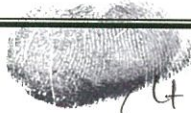
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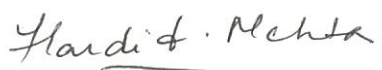
- 
- 

For SILVER OAK VILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER/CONTRACTOR

 Hardik D. Mehta
H. D. Mehta

 Hardik D. Mehta

 Suresh Gudumela
SIGNATURE(S) OF PURCHASER

BK - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 9 of 11 Sub Registrar
Uppal



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BK - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 10 of 11 Sub Registrar
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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

హర్షా మేహతా
Harsha Mehta

పుట్టిన సంవత్సరం / Year of Birth : 1954
స్త్రీ / Female

2676

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

తేజస్ దీపక్ మేహతా
Tejas Deepak Mehta

పుట్టిన సంవత్సరం / Year of Birth : 1976
పురుషుడు / Male

4664 2679 8979

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

హర్దిక్ దీపక్ మేహతా
Hardik Deepak Mehta

పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

4008 0217 6707

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

గుడూరు నరేష్
Guduru Naresh

పుట్టిన తేదీ/ DOB: 14/03/1985
పురుషుడు / MALE

4706 0150 4136

నా అధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

గుడూరు వెన్నెల
Guduru Vennela

పుట్టిన తేదీ/ DOB: 16/07/1985
స్త్రీ / FEMALE

5530 0423 1531

నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O దీపక్ ఉత్తమల మేహతా
గం-3-గె.ఎ/గం.అ-601, అమిరి సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లాన్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address:
W/O Deepak Uttamial Mehta
10-3-163/1 A-601, Amsri Central Court A
Old Lancer Lane, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O దీపక్ ఉత్తమల మేహతా
హ.నె. 10-3-163/1, ఫ్లాట్ నెం. 601-A, అమిరి సెంట్రల్ కోర్ట్ ఆఫ్ లైన్స్
హిమ్మత్ నగర్ పి.ఓ., సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address:
S/O Deepak Uttamial Mehta
H.No 10-3-163/1, Flat No. 601-A, Amsri C
Old Lancer Lines
Himmat Nagar P.O, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O దీపక్ ఉత్తమల మేహతా
గం-3-గె.ఎ/గం.అ-601, అమిరి సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లాన్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address:
S/O Deepak Uttamial Mehta
10-3-163/1 A-601, Amsri Central Court A
Old Lancer Lane, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
లక్ష్మి నరసాయన్ గుడూరు, 10-8, స్టేషన్
మార్గము, స్టేషన్ రోడ్, బాలానగర్,
బాలానగర్, మహబూబ్ నగర్,
తెలంగాణ - 509202

Address:
S/O, Laxmi Narasaiah Guduru,
10-8, Station Road, Station
Road, Balanagar, Balanagar,
Mahabubnagar,
Telangana - 509202

4706 0150 4136

1947

help@uidai.gov.in

www.uidai.gov.in

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
గుడూరు నరేష్, ప్లాట్ 54, టి ఆర్ ఆర్
కాలనీ, ఓల్డ్ గ్రామ పంచాయత్ దగ్గర,
బదాంగపేట్, బదంగపేట్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 500058

Address:
W/O, Guduru Naresh, Plot 54, T
R R Colony, Near Old Gram
Panchayth, Badangpet,
Badangpet, K.V. Rangareddy,
Telangana - 500058

5530 0423 1531

1947

help@uidai.gov.in

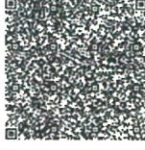
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భారత ప్రభుత్వం
Government of India

బెల్లంకొండ తేజోవతి
Bellamkonda Thejovathi
పుట్టిన తేదీ / DOB : 16/12/1963
స్త్రీ / Female

Signature



4193 9368 0859

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O బెల్లంకొండ బుచ్చి బాబు, 34-96,
వివేకానందపురం, వెంకటేశ్వర్ అప్ప, దగ్గర, సైనికపూరి
పోస్ట్, మల్కాజిగిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500094



Address: W/O Bellamkonda Butchi Babu, 34-96,
VIVEKANANDAPURAM, OPP VENKATESWAR
APTS, SAINIKPURI POST, MALKAJIGIRI,
Hyderabad, Andhra Pradesh, 500094

4193 9368 0859



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బెల్లంకొండ బుచ్చి బాబు
Bellamkonda Butchi Babu
పుట్టిన సంవత్సరం / Year of Birth : 1957
పురుషుడు / Male

Signature

4193 9802 0952



ఆధార్ - సామాన్యని హక్కు

Bk - 1, CS No 1026/2023 & Doct No
981/2023. Sheet 11 of 11 Sub Registrar
Uppal

సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O లేట్ బెల్లంకొండ వెంకట రామానుజం, 34-96, వివేకానందపురం, వెంకటేశ్వర్ అప్ప
దగ్గర, సైనికపూరి పోస్ట్, మల్కాజిగిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500094

Address : S/O Late Bellamkonda Venkata Ramanujam, 34-96,
VIVEKANANDAPURAM, OPP VENKATESWAR APTS, SAINIKPURI POST,
MALKAJIGIRI, Hyderabad, Andhra Pradesh, 500094

Aadhaar - Saamanyuni Hakku

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**Transferee (Name of PT Assessee
now entered in the Tax Records)**

1. CHUNDURI THEJOVATHI (W/o. BELLAMKONDA
BUTCHI BABU)

Document Registration No.

1507-982/2023 [1]

Document Registration Date

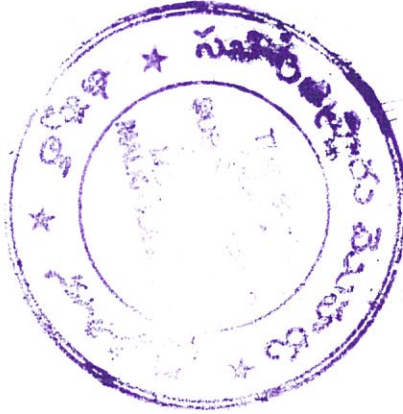
19/01/2023

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



**OFFICE OF THE
SUB-REGISTRAR**
Uppal, Medchal-Malkajgiri Dist
Telangana State



Signature of Sub-Registrar
(UPPAL)
SUB-REGISTRAR
UPPAL.



Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1507-1-982/2023

Date: 19/01/2023

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section (3) & (4) of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC) Act, 1955**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

VLTN/Assessment No.	6011012794
Survey No.	11,12,14,15,16,17,18,294
Plot No.	103
District	MEDCHAL-MALKAJIRI
Circle Name	KAPRA, GHMC
Locality	CHERLAPALLI
Transferor (Name of previous PT Assessee in the Tax Records)	1. HARSHA D MEHTA (W/o. LATE DEEPAK U MEHTA) 2. TEJAS D MEHTA (S/o. LATE DEEPAK U MEHTA) 3. HARDIK D MEHTA (S/o. LATE DEEPAK U MEHTA) 4. M/S SILVER OAK REALTY REP BY:SOHAM MODI (AUTHORISED SIGNATORY) (S/o. LATE SATISH MODI) 5. PALLE SANJEEV REDDY (S/o. LATE P SAI REDDY) 6. PALLE PRABHAKAR REDDY (S/o. LATE NARSA REDDY ALIAS NARSI REDDY) 7. PALLE RENUKA (W/o. PALLE BAL REDDY) 8. PALLE RAVINDER REDDY (S/o. LATE NARSA REDDY ALIAS NARSI REDDY) 9. PALLE PRATAP REDDY (S/o. LATE RAM REDDY) 10. PALLE PURUSHOTHAM REDDY (S/o. LATE P SARABHA REDDY) 11. PALLE VENKAT RAM REDDY (S/o. LATE P SARABHA REDDY) 12. PALLE SUSHEELA (W/o. P NARSIMHA REDDY) 13. PALLE NARAYANA REDDY (S/o. LATE P MALLA REDDY) 14. PALLE NARSIMHA REDDY (S/o. LATE P MALLA REDDY) 15. PALLE VENKAT REDDY (S/o. LATE P MALLA REDDY) 16. M/S SILVER OAK REALTY (AGPA HOLDER) REP BY: SOHAM MODI (AUTHORISED SIGNATORY) (S/o. LATE SATISH MODI) 17. M/S SILVER OAK VILLAS LLP REP BY:SOHAM MODI (AUTHORISED SIGNATORY) (S/o. LATE SATISH MODI) 18. KANDI PRABHAKAR REDDY (GPA HOLDER) (S/o.