



Government of Telangana
Registration And Stamps Department

18861/2023

Payment Details - Citizen Copy - Generated on 02/11/2023, 02:03 PM

SRO Name: 1507 Uppal

Receipt No: 20617

Receipt Date: 02/11/2023

Name: P RAJYALAKSHMI

CS No/Doct No: 20050 / 2023

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 688WDU021123

Chargeable Value: 7220000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 02-NOV-23

Bank Name:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: HDFC

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Deficit Stamp Duty

User Charges

SOR. 99-2A SD

Total:

7220

36000

500

43720

In Words: RUPEES FORTY THREE THOUSAND SEVEN HUNDRED TWENTY ONLY

RETURN
SUB-REGISTRAR
UPPAL

Prepared By: SRISAILAM

Signature by SR

[Handwritten Signature]

20049/2023

Doc No 18860/2023

SCANNED

Ack
21595

తెలంగాణ తేలంగానా TELANGANA

AY 761094

Tran Id: 230823120455244898
 Date: 23 AUG 2023, 12:06 PM
 Purchased By:
 TEJAL MODI
 W/o SOHAM MODI
 R/o SECUNDERABAD
 For Whom
 OTHERS

G.C.HANUMANTH RAO
 LICENSED STAMP VENDOR
 Lic. No. 16/07/081/2012
 Ren.No. 16/07/13/2021
 Shop No 105, First Floor Amrutha
 Estates Himayatnagar Hyderabad
 Ph 9908331872

SALE DEED

This Sale deed is made and executed on this the ^{2nd} day of Nov'ber' 2023 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

Mrs. Tejal Modi, W/o. Shri. Soham Modi, aged about 53 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hiils, Hyderabad-500 034 (Pan No.ADDPM3623R) hereinafter referred to as the Vendor.

IN FAVOUR OF

Mrs. Pantula Rajyalakshmi, Wife of Mr. M. V. Ramana Murthy aged about 57 years, residing at H. No. 1-7-151/1/3, Flat No. 1, Vivekananda Apartments, Kamala Nagar, ECIL Post, Hyderabad-500 062, Mobile No.98661 72686, Pan No.AQUUPP5588Q) hereinafter referred to as the 'Purchaser'

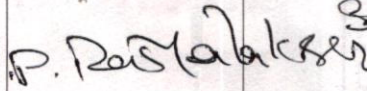
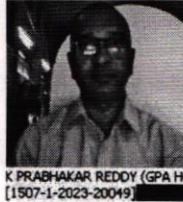
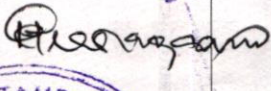
The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

[Signature] P. Rajyalakshmi

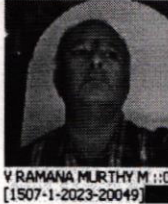
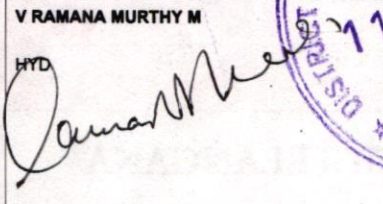
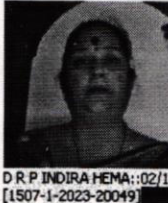
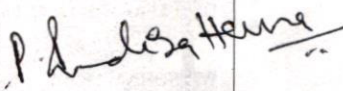
Presentation Endorsement:

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. 38880/- paid between the hours of 2 and 3 on the 02nd day of NOV, 2023 by Sri Tejal 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		 PANTULA RAJYALAKSHMI::C [1507-1-2023-20049]	PANTULA RAJYALAKSHMI W/O. M V RAMANA MURTHY 1-7-151/1/3 F NO 1 VIVEKANANDA APTS, KAMALA NAGAR ECIL POST HYD	
2	EX		 K PRABHAKAR REDDY (GPA HOI [1507-1-2023-20049]	K PRABHAKAR REDDY (GPA HOLDER FOR VENDOR) S/O. K PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION, MG ROAD SECUNDERABAD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 V RAMANA MURTHY M::D [1507-1-2023-20049]	V RAMANA MURTHY M HYD	
2		 D R P INDIRA HEMA::02/11/2 [1507-1-2023-20049]	D R P INDIRA HEMA HYD	

02nd day of November, 2023

Signature of Sub Registrar
Uppal

Biometrically Authenticated by
SRO Supendar. Jetty
on 02-NOV-2023 14:09:24

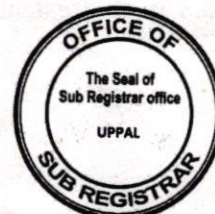
E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5328 Name: Venkata Ramana Murthy Madhurapantula	S/O Late M Sita Rama Swamy, Secunderabad, Hyderabad, Telangana, 500062	
2	Aadhaar No: XXXXXXXX3491 Name: Dr. Pantula Indira Hema	W/O R. Ravinder Rao, Uppal, Rangareddi, Andhra Pradesh, 500039	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 1 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed 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 Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1. Late Shri P. Sai Reddy, S/o. Late Shri Yella Reddy, Late Shri P. Malla Reddy, S/o. Late Shri Yella Reddy, Late Shri Ram Reddy, S/o. Late Shri Linga Reddy and Late Shri Narsa Reddy (alias Narsi Reddy), S/o. Late Shri Sai Reddy were the original pattedars of agricultural land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).
- 1.2. Whereas Shri. P. Sanjeev Reddy is the only son and legal heir of Late Shri. P. Sai Reddy.
- 1.3. Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Narayana Reddy, Shri P. Narsimha Reddy and Shri P. Venkat Reddy.
- 1.4. Whereas Late Shri Narsa Reddy alias Narsi Reddy was survived by his four sons and legal heirs namely Shri P. Prabhakar Reddy, Shri P. Bal Reddy, the husband of Smt. P. Renuka, Shri P. Ravinder Reddy and Shri P. Sanjeev Reddy. Shri P. Bal Reddy had gifted the agriculture land belonging to him admeasuring about Ac. 1-39 Gts., in Sy. Nos. 11 (Ac. 0-10 Gts.), Sy. No.12 (Ac.0-08 Gts.), Sy.No. 15 (Ac. 0.07 Gts.), Sy.No. 16 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. 0-04 Gts.) Sy. No. 116 (Ac. 0-05 Gts.), Sy. No. 117 (Ac. 0-04 Gts.), Sy. No. 148 (Ac. 0-04 Gts.), Sy. No. 149 (Ac. 0-08 Gts.) and Sy. No. 294 (Ac. 0-17 Gts.) of Cherlapally Village, Ghatkesar Mandal, R.R. District to his wife Smt. P. Renuka by way of gift settlement deed bearing document no. 3050/04 dated 12.03.2004 registered at SRO, Uppal.
- 1.5. Where Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Sarabha Reddy, Late Shri Narsimha Reddy and Shri Pratap Reddy. Late Shri. Sarabha Reddy was survived by his two sons namely Shri P. Purushotham Reddy and Shri P. Venkat Ram Reddy. Late Shri. P. Narsimha Reddy is presumed dead as he is missing for over 2 decades. Late Shri. P. Narsimha Reddy was survived by his wife Smt. P. Susheela, and son Shri P. Narender Reddy.
- 1.6. After the death of the original pattedars referred above, Sri. Palle Sanjeev Reddy, Sri. Palle Prabhakar Reddy, Smt. Palle Renuka, Sri. Palle Ravinder Reddy, Sri. Palle Pratap Reddy, Sri. Palle Purushotham Reddy, Sri. Palle Venkat Ram Reddy, Smt. Palle Susheela, Palle Narayana Reddy, Palle Narsimha Reddy, Palle Venkat Reddy and Shri. P. Sanjeev Reddy (collectively referred to as Original Owners) being the only legal heirs of the original pattedars became the lawful owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part) of Cherlapally Village, Ghatkesar Mandal, Medchal-Malkajgiri District.
- 1.7. After due proceedings of the MRO/RDO, the names of the Original Owners were mutated in the revenue records. Pahanis for the year 2002-03 reflect their names as owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Medchal - Malkajgiri District. Patta Passbook and title book have been issued to them by the Mandal Revenue Office, Ghatkesar Mandal, R.R. District as per the details given below.



E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:					Photo
4	Aadhaar No: XXXXXXXX9904 Name: Pantula Rajyalakshmi	W/O M V Ramana Murthy. 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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	427580	0	0	0	427680
Transfer Duty	NA	0	116640	0	0	0	116640
Reg. Fee	NA	0	38880	0	0	0	38880
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	7776	0	0	0	7776
Total	100	0	591876	0	0	0	591976
Rs. 544220/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 38880/- towards Registration Fees on the chargeable value of Rs. 7776000/- was paid by the party through E-Challan/BC/Pay Order No ,773TAA171023 dated ,17-OCT-23 of ,HDFS/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 591926/-, DATE: 17-OCT-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6788028393138, PAYMENT MODE: NB-1001138, ATRN: 6788028393138, REMITTER NAME: RAJYALAKSHMI PANTULA, EXECUTANT NAME: TEJAL MODI, CLAIMANT NAME: PANTULA RAJYALAKSHMI). Date: 02nd day of November, 2023 Signature of Registering Officer  Uppal							
Certificate of Registration Registered as document no. 18860 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 18860 - 2023 for Scanning on 02-NOV-23 . Registering Officer  Uppal (J Surender)							

Generated on: 02/11/2023 02:31:34 PM



Sl.No	Name of Pattedar	Patta & Passbook no.	Title book no.		Extent
1.	P. Sanjeev Reddy Vendor No. 1	20 & 177970	10420	Sy. No. 14	Ac. 1-06 Gts.
				Sy. No. 18	Ac. 1-00 Gts.
				Sy. No. 294	Ac. 1-28 Gts.
2.	P. Prabhakar Reddy Vendor No. 2	9 & 177959	10409	Sy. No. 11	Ac. 0-09 Gts.
				Sy. No. 12	Ac. 0-09 Gts.
				Sy. No. 15	Ac. 0-07 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.
3.	P. Bal Reddy Vendor No. 3	7 & 177957	10407	Sy. No. 11	Ac. 0-10 Gts.
				Sy. No. 12	Ac. 0-08 Gts.
				Sy. No. 15	Ac. 0-07 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.
4.	P. Ravinder Reddy Vendor No. 4	10 & 177960	10410	Sy. No. 11	Ac. 0-09 Gts.
				Sy. No. 12	Ac. 0-09 Gts.
				Sy. No. 15	Ac. 0-06 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.
5.	P. Pratap Reddy Vendor No. 5	14 & 177964	10414	Sy. No. 14	Ac. 0-15 Gts.
				Sy. No. 18	Ac. 0-13 Gts.
				Sy. No. 294	Ac. 0-23 Gts.
6.	P. Purushotham Reddy Vendor No. 6	24 & 114695	12506	Sy. No. 14	Ac. 0-08 Gts.
				Sy. No. 18	Ac. 0-06 Gts.
				Sy. No. 294	Ac. 0-12 Gts.
7.	P. Venkat Ram Reddy Vendor No. 7	12 & 114694	12505	Sy. No. 14	Ac. 0-08 Gts.
				Sy. No. 18	Ac. 0-07 Gts.
				Sy. No. 294	Ac. 0-12 Gts.
8.	P. Susheela Reddy Vendor No. 8	13 & 114696	12507	Sy. No. 14	Ac. 0-15 Gts.
				Sy. No. 18	Ac. 0-13 Gts.
				Sy. No. 294	Ac. 0-23 Gts.
9.	P. Narayana Reddy Vendor No. 9	4 & 177954	10404	Sy. No. 11	Ac. 0-13 Gts.
				Sy. No. 12	Ac. 0-12 Gts.
				Sy. No. 15	Ac. 0-09 Gts.
				Sy. No. 16	Ac. 0-09 Gts.
				Sy. No. 17	Ac. 0-05 Gts.
				Sy. No. 294	Ac. 0-23 Gts.
10.	P. Narsimha Reddy Vendor No. 10	6 & 177956	10406	Sy. No. 11	Ac. 0-12 Gts.
				Sy. No. 12	Ac. 0-11 Gts.
				Sy. No. 15	Ac. 0-09 Gts.
				Sy. No. 16	Ac. 0-09 Gts.
				Sy. No. 17	Ac. 0-05 Gts.
				Sy. No. 294	Ac. 0-22 Gts.
11.	P. Venkat Reddy Vendor No. 11	5 & 177955	10405	Sy. No. 11	Ac. 0-13 Gts.
				Sy. No. 12	Ac. 0-12 Gts.
				Sy. No. 15	Ac. 0-09 Gts.
				Sy. No. 16	Ac. 0-09 Gts.
				Sy. No. 17	Ac. 0-05 Gts.
				Sy. No. 294	Ac. 0-22 Gts.
12.	P. Sanjeev Reddy S/o. Narsi Reddy	8 & 177958	10408	Sy. No. 11	Ac. 0-10 Gts.
				Sy. No. 12	Ac. 0-09 Gts.
				Sy. No. 15	Ac. 0-07 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.

dundh

P. Ramesh S.

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 3 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



- 1.8. By virtue of the above referred documents, recitals and records, the Original Owners became the absolute owners and possessors of about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy.
- 1.9. Whereas a portion of the land, admeasuring about Ac. 0-39 Gts., referred above was encroached and effected in the existing road. The Original Owners were in possession of the balance land admeasuring about Ac. 17-11 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Whereas vide a registered Partition Deed bearing no. 12389/2007, dated 31.10.2007 executed between the Original Owners the share of land of Shri P. Sanjeev Reddy was separated by metes and bounds. Whereas the Remaining Owners (i.e., the Original Owners minus P. Sanjeev Reddy) became the absolute owners and possessors of undivided share in the balance land admeasuring about Ac. 15-37 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- 1.10. The Remaining Owners have retained about Ac. 0-05 gts., out of the above land and sold the remaining land admeasuring Ac. 15-32 gts., to M/s. Silver Oak Realty herein by way of sale deeds / Agreement of sale cum GPA, details of which are given below and registered at SRO Uppal. The Confirming Party has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

Sl. No.	Type of document	Document no	Document date	Area
1	Sale deed	12465/07	05.10.2007	Ac. 4-00 gts
2	Sale deed	1359/08	07.02.2008	Ac. 3-00 gts
3	Sale deed	4783/08	17.05.2008	Ac. 0-35 gts
4	Agr. of sale cum GPA	4784/08	17.05.2008	Ac. 7-37 gts

- 1.11. M/s. Silver Oak Realty has sold land admeasuring Ac. 0-22 gts., out of the above said land to Shri Ramkrishna Reddy and others vide sale deed bearing no. 7459/2008 dated 31.07.2008, registered at SRO Uppal.
- 1.12. Accordingly, M/s. Silver Oak Realty became absolute owner of land admeasuring Ac. 15-10 gts., forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medchal-Malkajgiri District. The said land is hereinafter referred to as the Total Land.
- 1.13. M/s. Silver Oak Realty has obtained building permit from GHMC to divide the said land into several plots, details of which are given under. In total the land was divided into 68 + 27 + 113 plots through permits obtained from GHMC. Other parcels of land were sold to 3rd parties, who in turn have obtained permits for construction thereon.
- 1.14. M/s. Silver Oak Realty sold 89 plots (nos. 1 to 95, excluding plot nos. 29 to 32, 82 & 95) to M/s. Silver Oak Villas LLP herein by way of agreement of sale dated 31.03.2017 and 17.01.2018 registered as document Nos. 7526/2017 and 920/2018 at SRO, Uppal. M/s. Silver Oak Realty has further agreed to sell plot nos. 29 to 32, 82 & 95 to the M/s. Silver Oak Villas LLP on release of mortgage from GHMC. M/s. Silver Oak Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 95 villas with common amenities like roads, open spaces, parks, clubhouse, utilities, etc., for the common enjoyment of the prospective purchasers of the villas being developed on the Total Land. M/s. Silver Oak Villas LLP has further developed a clubhouse on the Total Land for the common enjoyment of all owners/occupants in the Housing Project.

[Signature]

P. Ramesh Babu

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 4 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



- 1.15. M/s. Silver Oak Realty has further sold additional parcels of land forming a part of the Total Land as per details given below:
- 1.15.1. Land admeasuring about 648 sq yds was sold to M/s. Summit Builders by way of sale deed bearing no. 7524/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a housing complex of 8 flats by Mrs. Tejal Modi (the Vendor herein) who has in turn purchased the land from M/s. Summit Builders, by way of sale deed bearing no. 8393/2018 dated 28.04.2018 registered at SRO, Uppal. The building is numbered as 99 and the flats therein are numbered as 99-1A, 99- 1B, 99-2A, 99-2B, 99-3A, 99-3B, 99-4A & 99- 4B. The said 648 sq yds is hereinafter referred to as the Scheduled Land.
- 1.15.2. Land admeasuring about 146 sq yds was sold to M/s. Summit Builders by way of sale deed bearing no. 13834/2017 dated 24.10.2017 registered at SRO, Uppal. This land was developed into a villa by Mrs. Tejal Modi who had in turn purchased the land by way of sale deed bearing no. 8392/2018 dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 96.
- 1.15.3. Land admeasuring about 208 sq yds was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 7525/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a villa by Mrs. Tejal Modi who had in turn purchased the land by way of sale deed bearing no. 8394/2018 dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 97.
- 1.16. M/s. Silver Oak Realty has sold 88 plots to M/s. Modi Housing Pvt. Ltd., herein by way of agreement of sale dated 07-11-2019 registered as document Nos. 16252/19 at SRO, Uppal. M/s. Silver Oak Realty has further agreed to sell plot nos. 102, 104, 106, 108, 110 & 112 to the Vendor on release of mortgage from GHMC.
- 1.17. M/s. Silver Oak Realty has sold 20 plots to 10 individuals all belonging to the Mehta family herein by way of agreement of sale dated 07-11-2019 registered as document Nos. 16253/19 at SRO, Uppal. The details of the ownership of individual plots of land is given in the said agreement of sale.
- 1.18. M/s. Silver Oak Villas LLP has developed a portion of the Total Land into a Housing Complex consisting of 95 villas with common amenities like roads, open spaces, parks, clubhouse, utilities, etc., for the common enjoyment of the prospective purchasers of the villas/flats being developed on the Total Land. M/s. Silver Oak Villas LLP has further developed a clubhouse on the Total Land for the common enjoyment of all owners/occupants in the Housing Project.
- 1.19. M/s. Silver Oak Villas LLP, M/s. Modi Housing Pvt. Ltd., members of the Mehta family and Mrs. Tejal Modi have agreed to jointly develop the Total Land into a single Housing Project consisting of about 211 plots/villas and 8 flats along with a clubhouse and other common amenities and facilities to be enjoyed by all prospective purchasers of the said plots/villas/flats.
- 1.20. A separate commercial complex is also proposed to be developed on the Total Land. However, the said commercial complex shall not form a part of the Housing Project and shall not be eligible to use the common amenities and facilities of the Housing Project. However, the commercial complex shall enjoy easement rights i.e., the approach road without any let or hindrance from prospective purchasers in the Housing Project.

P. Ramalakshmi

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 5 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



2. DETAILS OF PERMITS:

- 2.1 Building permit and other statutory permits/NOCs have been obtained from appropriate authorities for all units in the Housing Project as per details given below.
- 2.2 M/s. Silver Oak Realty has made 3 applications for building permit for developing the Housing Project to GHMC on the Scheduled Land and obtained building permits as per the following details.
 - 2.2.1 Permit for 68 villas (numbered as Villa nos. 1 to 68) was obtained from GHMC in file No. 56688/19/12/2015/HO, permit no. 53202/HO/EZ/Cir-1/2016 dated 03.05.2017.
 - 2.2.2 Permit for 27 villas (numbered as Villa nos. 69 to 95) was obtained from GHMC in file no. 134535/07/07/2017/HO, permit no. 53421/HO/EZ/Cir-1/2016 dated 06.01.2018.
 - 2.2.3 Permit for 114 villas (numbered as Villa nos. 101 to 214) was obtained from GHMC in file no. 1/C1/06389/2018, Permit No. 1/C1/15777/2019 dated 31.10.2019.
- 2.3 M/s. Summit Builders obtained permit for construction of an apartment complex consisting of stilt + 4 upper floors in file no. 2/C1/09124/2017, permit no. 2/C1/08908/2017, dated 15.09.2017. The flats are numbered as 99-1A, 99- 1B, 99-2A, 99-2B, 99-3A, 99-3B, 99-4A & 99- 4B.
- 2.4 The permit for villa no. 96 was obtained from GHMC in file no. 3/C1/00038/2018, permit no. 3/C1/03573/2018 dated 27-02-2018.
- 2.5 The permit for villa no. 97 was obtained from GHMC in file no. 3/C1/08328/2017 permit no. 3/C1/09546/2017 dated 08-10-2017.
- 2.6 The Vendor has obtained occupancy certificate the 8 apartments (Silver Oak Residency) on the Scheduled Land by order dated 18-07-2020 bearing no. 2/C1/07759/2020.
- 2.7 As per the building permit stilt floor for parking and 4 upper floors are proposed to be constructed. Each flat has not been assigned a number in the building permit. Hereafter, the 4 upper floors are referred to as first floor, second floor and so on till fourth floor. The flats on first floor are labelled as 991A and 991B and the second floor as 992A and 992B and the third floor as 993A and 993 B and the fourth floor as 994A and 994B.

3. PROPOSED DEVELOPMENT:

- 3.1. M/s. Silver Oak Villas LLP, M/s. Modi Housing Pvt. Ltd., along with members of Mehta Family and Mrs. Tejal Modi propose to develop the Total Land in accordance with the permit for construction/development into a Housing Project as per details given below:
 - 3.1.1. M/s. Silver Oak Villas LLP shall develop plot nos. 1 to 95 along with villas constructed thereon at its own risk and cost.
 - 3.1.2. M/s. Silver Oak Villas LLP shall develop the clubhouse and common amenities/utilities appurtenant to plot nos/villa nos. 1 to 95 at its risk and cost.
 - 3.1.3. Mrs. Tejal Modi shall develop villa nos. 96 & 97 along with an apartment complex on plot no. 99 at its risk and cost.
 - 3.1.4. M/s. Modi Housing Pvt. Ltd., shall subdivide a portion of the Total Land relating to villa nos. 101 to 214 by providing roads, utility services like water supply, electric power connection, sewage and develop open spaces/parks as provided in the building permit at its risk and cost i.e., the Modi Housing Pvt. Ltd shall be responsible for developing the Layout.

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 6 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



- 3.1.5. M/s. Silver Oak Villas LLP shall construct villas on the plots purchased by the Modi Housing Pvt. Ltd. M/s. Silver Oak Villas LLP agrees to construct villas for each prospective purchaser of a plots of land as given herein.
- 3.1.6. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon or an apartment along with undivided share of land with car parking.
- 3.1.7. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.8. Each villa/flat/apartment shall have a separately metered electric power connection.
- 3.1.9. Water for general purpose use shall be provided through borewells. Common underground sump shall be provided for purchase of water by tankers.
- 3.1.10. Connection for drinking water shall be provided in each villa/flat. Drinking water shall be provided by an onsite RO plant.
- 3.1.11. The proposed villas/flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas/flats, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.12. That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years from date of handing over possession of the completed flat or till the end of year 2024, whichever is later and all the flats in the project of Silver Oak Residency shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
- 3.1.13. No Party shall be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2034.
- 3.1.14. The Vendor, M/s. Silver Oak Villas LLP, M/s. Modi Housing Pvt. Ltd., shall provide amenities and facilities on the Total Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of the villas/flats.
- 3.2. The proposed project of development on the entire Total Land is styled as 'Silver Oak Villas' and is hereinafter referred to as the Housing Project. The apartment complex within the Housing Project, consisting of 8 apartments, developed on the Scheduled Land by the Vendor herein, is styled as 'Silver Oak Residency'. That the name of the project which is styled by the Vendor as Silver Oak Residency shall always be called as such and shall not be changed.
- 3.3. M/s. Silver Oak Villas LLP, M/s. Modi Housing Pvt. Ltd, members of the Mehta Family and Mrs. Tejal Modi shall be free to sell their share of plots/villas/flats to prospective purchasers without any let or hindrance or further reference to each other. The proposed Housing Complex of flats (Silver Oak Residency) and villas (Silver Oak Villas) shall be integrated into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Prospective purchasers of these plots/villas/flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas/Silver Oak Residency.

Bk - 1, CS No 20049/2023 & Doct No 18860/2023. Sheet 7 of 21 Sub Registrar Uppal



Generated on: 02/11/2023 02:31:34 PM



4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space on the stilt floor and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the Housing Complex shall share all the common amenities provided by the Vendor within the Scheduled Land and by all the co-developers on the Total Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual villas/flats owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the Housing Complex, land left for future development, etc., etc., shall continue to belong to the Vendors or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure - A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.



Bk - 1, CS No 20049/2023 & Doct No 18860/2023. Sheet 8 of 21 Sub Registrar Uppal



Generated on: 02/11/2023 02:31:34 PM



- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be 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 Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter 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 Scheduled Flat including property/ 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 Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.



P. Ramakrishna

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 9 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM

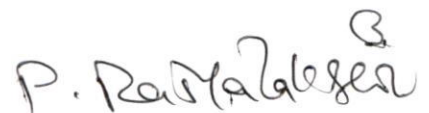


8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that shall be formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2026 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.



Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 10 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

10.1 M/s. Silver Oak Villas LLP, M/s. Modi Housing Pvt. Ltd., members of the Mehta family and Mrs. Tejal Modi proposes to develop other lands in the vicinity of the Scheduled Land/Total Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.





Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 11 of 21 Sub Registrar
Uppal

Generated on: 02/11/2023 02:31:34 PM



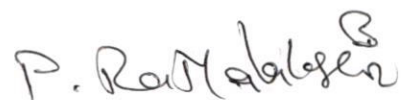
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining villas.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of villas/flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.
 - 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.
 - 11.1.7 Irrigation department.
 - 11.1.8 Environment department and pollution control board.
- 11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act.

12 GUARANTEE OF TITLE:

- 12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.



Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 12 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



13 OTHER TERMS:

- 13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.
- 13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of 648 sq. yds., forming a party of survey 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 By	Cherlapally Village Settlement
South By	40 ft wide road
East By	Land belonging to Silver Oak Realty
West By	Sy. No. 293

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



VENDOR
(Mrs. Tejal Modi)



PURCHASER
(Mrs. Pantula Rajyalakshmi)

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 13 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



ANNEXURE- A

1.	Names of Purchaser:	Mrs. Pantula Rajyalakshmi W/o. Mr. M. V. Ramana Murthy
2.	Purchaser's residential address:	R/o. H. No. 1-7-151/1/3, Flat No. 1, Vivekananda Apartments, Kamala Nagar, ECIL Post, Hyderabad - 500 062.
3.	Pan no. of Purchaser:	AQUPP5588Q
4.	Aadhaar card no. of Purchaser:	6830 7358 9904
5.	Name address & registration no. of Owners Association	'Silver Oak Welfare Association' having its office at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District vide regd. no. 370 of 2021, dated 15-06-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	99-2A
	b. Undivided share of land:	81 Sq. yds.
	c. Super built-up area:	1,620 Sft.
	d. Built-up area + common area:	1,296+324 Sft.
	e. Carpet area	1,085 Sft.
	f. Car parking type and area	Single Parking - 105 Sft.
7.	Total sale consideration:	Rs.77,76,000/-(Rupees Seventy Seven Lakhs Seventy Six Thousand Only)
8.	Details of Payment:	
	1. Rs.9,50,000/-(Rupees Nine Lakhs Fifty Thousand Only) paid by way of D. D. No.206134, dated 16-10-2023 infavour of Bajaj Housing Finance Limited issued by Bank of Baroda, M. G. Road, Secunderabad towards closer of loan account on behalf of Vendor. 2. Rs.9,50,000/-(Rupees Nine Lakhs Fifty Thousand Only) paid by way of D. D. No.206135, dated 16-10-2023 infavour of Bajaj Housing Finance Limited issued by Bank of Baroda, M. G. Road, Secunderabad towards closer of loan account on behalf of Vendor. 3. Rs.9,50,000/-(Rupees Nine Lakhs Fifty Thousand Only) paid by way of D. D. No. 206136, dated 16-10-2023 infavour of Bajaj Housing Finance Limited issued by Bank of Baroda, M. G. Road, Secunderabad towards closer of loan account on behalf of Vendor. 4. Rs.8,45,105/-(Rupees Eight Lakhs Forty Five Thousand One Hundred and Five Only) paid by way of D. D. No. 206137, dated 16-10-2023 infavour of Bajaj Housing Finance Limited issued by Bank of Baroda, M. G. Road, Secunderabad towards closer of loan account on behalf of Vendor.	



VENDOR
(Mrs. Tejal Modi)



PURCHASER
(Mrs. Pantula Rajyalakshmi)

Bk - 1, CS No 20049/2023 & Doct No 18860/2023. Sheet 14 of 21 Sub Registrar Uppal



Generated on: 02/11/2023 02:31:34 PM



	6. Rs.9,50,000/-(Rupees Nine Lakhs Fifty Thousand Only) paid by way of D. D. No. 206138, dated 16-10-2023 issued by Bank of Baroda, M. G. Road, Secunderabad in favour of Vendor. 7. Rs.9,50,000/-(Rupees Nine Lakhs Fifty Thousand Only) paid by way of D. D. No. 206139, dated 16-10-2023 issued by Bank of Baroda, M. G. Road, Secunderabad in favour of Vendor. 8. Rs.6,24,895/-(Rupees Six Lakhs Twenty Four Thousand Eight Hundred and Ninety Five Only) paid by way of D. D. No. 206140, dated 16-10-2023 issued by Bank of Baroda, M. G. Road, Secunderabad in favour of Vendor. 9. Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.021421, dated 29-09-2023 drawn on Union Bank of India, Sainikpuri Branch, Kapra, Medchal-Malkajgiri District. 10. Rs.3,31,000/-(Rupees Three Lakhs Thirty One Thousand Only) paid by way of cheque no.000070, dated 12-05-2023 drawn on HDFC Bank, Moula-ali Branch, Hyderabad. 11. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000070, dated 12-05-2023 drawn on HDFC Bank, Moula-ali Branch, Hyderabad. 12. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 000069, dated 24-04-2023 drawn on HDFC Bank, Moula-ali Branch, Hyderabad.								
8.	<u>Description of the Schedule Flat:</u> All that portion forming a deluxe flat bearing no.99-2A on the second floor, bearing municipal no.2-3-4/99-II/A, admeasuring 1,620 sft. of super built-up area (i.e., 1,296 sft. of built-up area & 324 sft. of common area, carpet area 1,085 sft) together with proportionate undivided share of land to the extent of 81 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 105 sft in the residential complex named as "Silver Oak Residency" 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 and marked in red in the plan enclosed and bounded as under: {PTIN No. 1010219640}. <table> <tr> <td>North By</td><td>Open to Sky</td></tr> <tr> <td>South By</td><td>Open to Sky</td></tr> <tr> <td>East By</td><td>Lift, 8' wide corridor & Staircase</td></tr> <tr> <td>West By</td><td>Open to Sky</td></tr> </table>	North By	Open to Sky	South By	Open to Sky	East By	Lift, 8' wide corridor & Staircase	West By	Open to Sky
North By	Open to Sky								
South By	Open to Sky								
East By	Lift, 8' wide corridor & Staircase								
West By	Open to Sky								



VENDOR
(Mrs. Tejal Modi)



PURCHASER
(Mrs. Pantula Rajyalakshmi)

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 15 of 21 Sub Registrar
Uppal



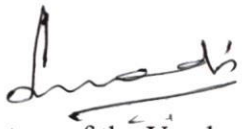
Generated on: 02/11/2023 02:31:34 PM



ANNEXURE – 1 – A

1. Description of the Building : DELUXE flat bearing no.99-2A on the second floor, bearing municipal no. 2-3-4/99-II/A in the residential complex named as "Silver Oak Residency" 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).
- (a) Nature of the roof : R.C.C. (Stilt Floor + 4 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 81 sq. yds, U/s Out of 648 Sq. yds.
4. **Built up area Particulars:**
- a) In the Basement Floor : 105 sft. parking space for one car
- b) In the Second Floor : 1,620 Sft
5. Executant's Estimate of the MV of the Building : Rs. 77,76,000/-

Date: 2-11-2023


Signature of the Vendor

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 2-11-2023


Signature of the Vendor


Signature of the Purchaser

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 16 of 21 Sub Registrar
Uppal



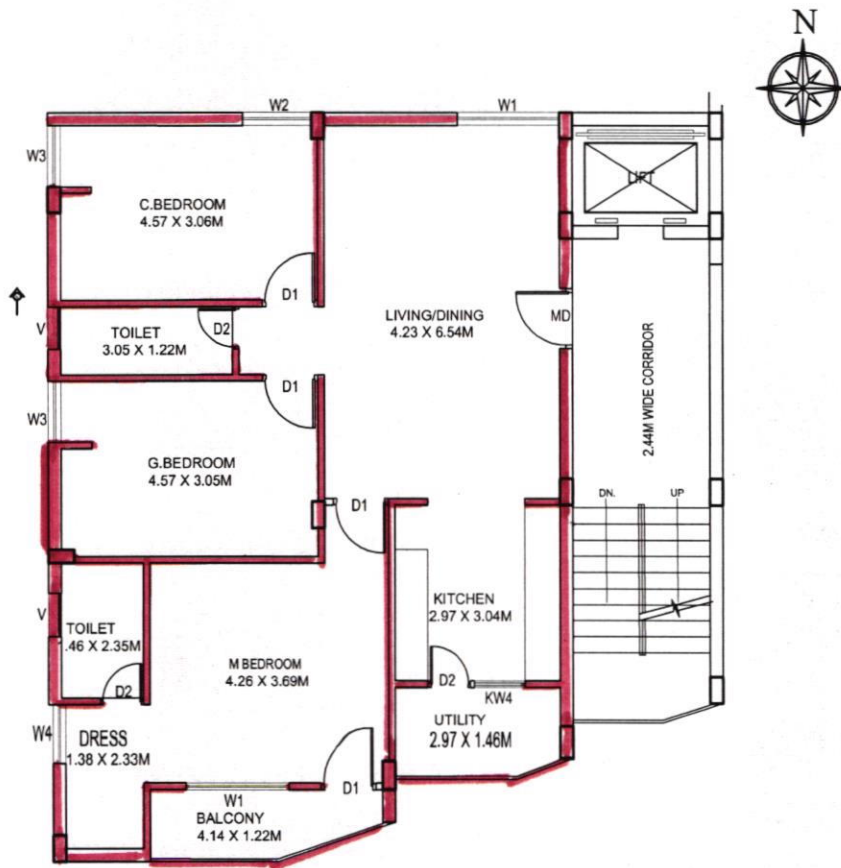
Generated on: 02/11/2023 02:31:34 PM



ANNEXURE- B

Plan of the Scheduled Flat:

North By	Open to Sky
South By	Open to Sky
East By	Lift, 8' wide corridor & Staircase
West By	Open to Sky



VENDOR
(Mrs. Tejal Modi)

PURCHASER
(Mrs. Pantula Rajyalakshmi)

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 17 of 21 Sub Registrar
Uppal

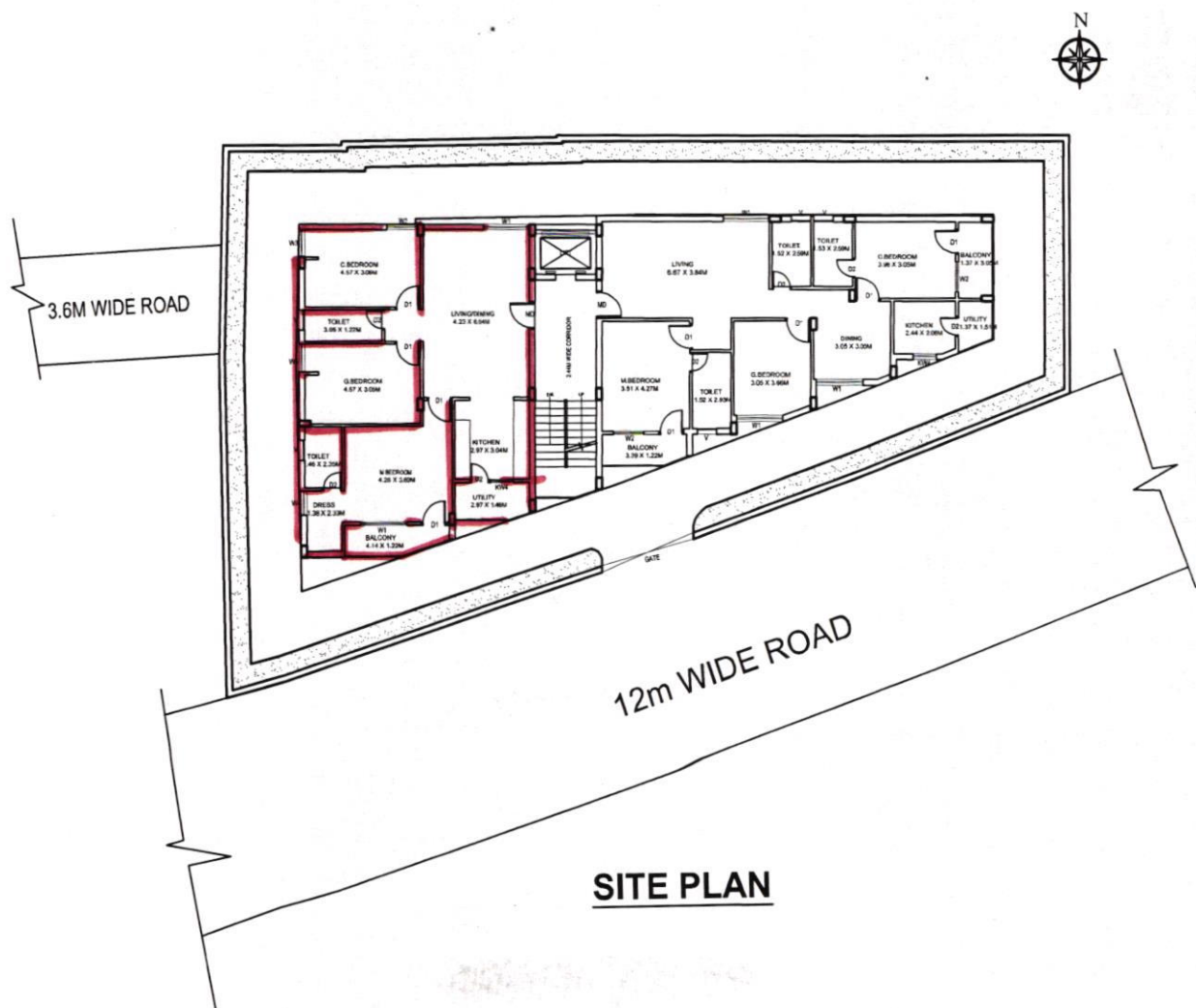


Generated on: 02/11/2023 02:31:34 PM



ANNEXURE – C

Layout plan of the Housing Project:




VENDOR
(Mrs. Tejal Modi)

P. Rajyalakshmi

PURCHASER
(Mrs. Pantula Rajyalakshmi)

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 18 of 21 Sub Registrar
Uppal

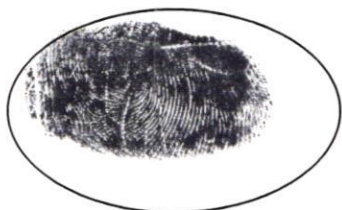


Generated on: 02/11/2023 02:31:34 PM



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
--------	--	--	--



VENDOR:

MRS. TEJAL MODI
W/O. SHRI. SOHAM MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD – 500 034

GPA FOR PRESENTING DOCUMENTS VIDE GPA
NO.201/BK-IV/2021, DT: 22.02.2021, REGD AT
BANJARAHILLS (R.O), HYDERABAD.

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.

PURCHASER:

MRS. PANTULA RAJYALAKSHMI
W/O. MR. M. V. RAMANA MURTHY
R/O. H. NO. 1-7-151/1/3
FLAT NO. 1, VIVEKANANDA APARTMENTS
KAMALA NAGAR
ECIL POST
HYDERABAD-500 062



SIGNATURE OF WITNESSES:

- 1.
2. P. Indira Hema

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 19 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM





भारत सरकार
GOVERNMENT OF INDIA



तेजल मोदी
Tejal Modi
पुष्टि नं./YoB:1970
स्त्री Female



4530

अधार - आधार - सामान्यमानवुडे हाकु



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विरुनामा:
W/O: सोहम सतिश मोदी,
प्लॉट नं-280, रोड नं-25,
पेदममा देवालय दग़र
जबिरी हिल्स, खैराबाद,
बंगलुरा हिल्स, हैदराबाद
आंध्र प्रदेश, 500034

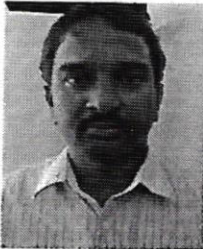
Address:
W/O: Soham Satish Modi, plot
no-280, road no-25, near
peddamma temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

[Signature]



भारत प्रभुत्व
Government of India



कंदी प्रभाकर रेड्डी
Kandi Prabhakar Reddy

पुष्टि नं./Year of Birth: 1974
पुरुष / Male



9204

अधार - सामान्यनि हाकु

नमादु संख्या / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
कंदी प्रभाकर रेड्डी
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

[Signature]

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 20 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM



भारत विश्व गुरुं प्रोकार संस

भारत प्रभुत्वं

Unique Identification Authority of India
Government of India

नमः संस / Enrollment No.: 2189/6427751305

To
संयुक्त राज्य
Pantula Rajyalakshmi
W/O M V Ramana Murthy
1-7-15/1/3, F1, Vivekananda Apartments South Kamala
Nagar
Opp New Kapra Municipal Office Kapra
Secunderabad
Ecll
07/06/2011
Secunderabad Hyderabad
Telangana 500062
9866013098

91929596



MD919295964FH

P. Rajyalakshmi



मि आधार संस्य / Your Aadhaar No.:

9904

ना आधार, ना गुरुं



भारत प्रभुत्वं
Government of India



संयुक्त राज्य
Pantula Rajyalakshmi
पुत्री / Female
DOB: 01/08/1965

9904



ना आधार, ना गुरुं

भारत विश्व गुरुं प्रोकार संस

भारत प्रभुत्वं

Unique Identification Authority of India
Government of India

संस / Enrollment No.: 2081/11266/08806

To
संयुक्त राज्य
Venkata Ramana Murthy Madhurapantula
S/O Late M Sita Ramna Swamy
1-7-15/1/3, F1, Vivekananda Apartments
South Kamala Nagar
Kapra
Opp New Kapra Municipal Office
Secunderabad
Ecll
Hyderabad Telangana - 500062
9866172686

Download Date: 27/08/2019

Signature valid
Download Date: 27/08/2019

Download Date: 27/08/2019



QR Code with Photograph

मि आधार संस्य / Your Aadhaar No.:

5328

VID: 9158 1472 2608 7275

ना आधार, ना गुरुं



भारत प्रभुत्वं
Government of India



संयुक्त राज्य
Venkata Ramana Murthy Madhurapantula
पुत्री / Male
DOB: 31/05/1960

5328

VID: 9158 1472 2608 7275

ना आधार, ना गुरुं

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामंकन क्रमांक Enrollment No.: 1190/00230/00067

To
Dr. Pantula Indira Hema
W/O R. Ravinder Rao
2-3-28/108, Venkata Sai Enclave Vijayapuri colony
Uppal
Rangareddi
Andhra Pradesh 500039
13/10/2011



UC 00357597 5 IN

Ref No.:412B3E9X-357597

R. Indira Hema



आपका आधार क्रमांक / Your Aadhaar No.:

3491

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Dr. Pantula Indira Hema
पुत्री / Female
Year of Birth: 1971

3491



आधार — आम आदमी का अधिकार

Bk - 1, CS No 20049/2023 & Doct No
18860/2023. Sheet 21 of 21 Sub Registrar
Uppal



Generated on: 02/11/2023 02:31:34 PM





Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1507-1-18860/2023

Date: 02/11/2023

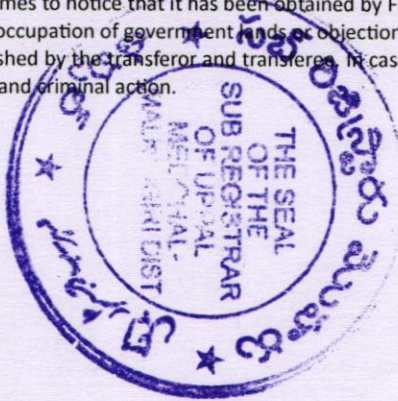
CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 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).

House No.	2-3-4/99-II/A
PTIN/Assessment No.	1010219640
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	CHINNA CHERLAPALLI
Transferor (Name of previous PT Assessee in the Tax Records)	1. TEJAL MODI (W/o. SOHAM MODI) 2. K PRABHAKAR REDDY (GPA HOLDER FOR VENDOR) (S/o. K PADMA REDDY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. PANTULA RAJYALAKSHMI (W/o. M V RAMANA MURTHY)
Document Registration No.	1507-18860/2023 [1]
Document Registration Date	02/11/2023

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)
UPPAL