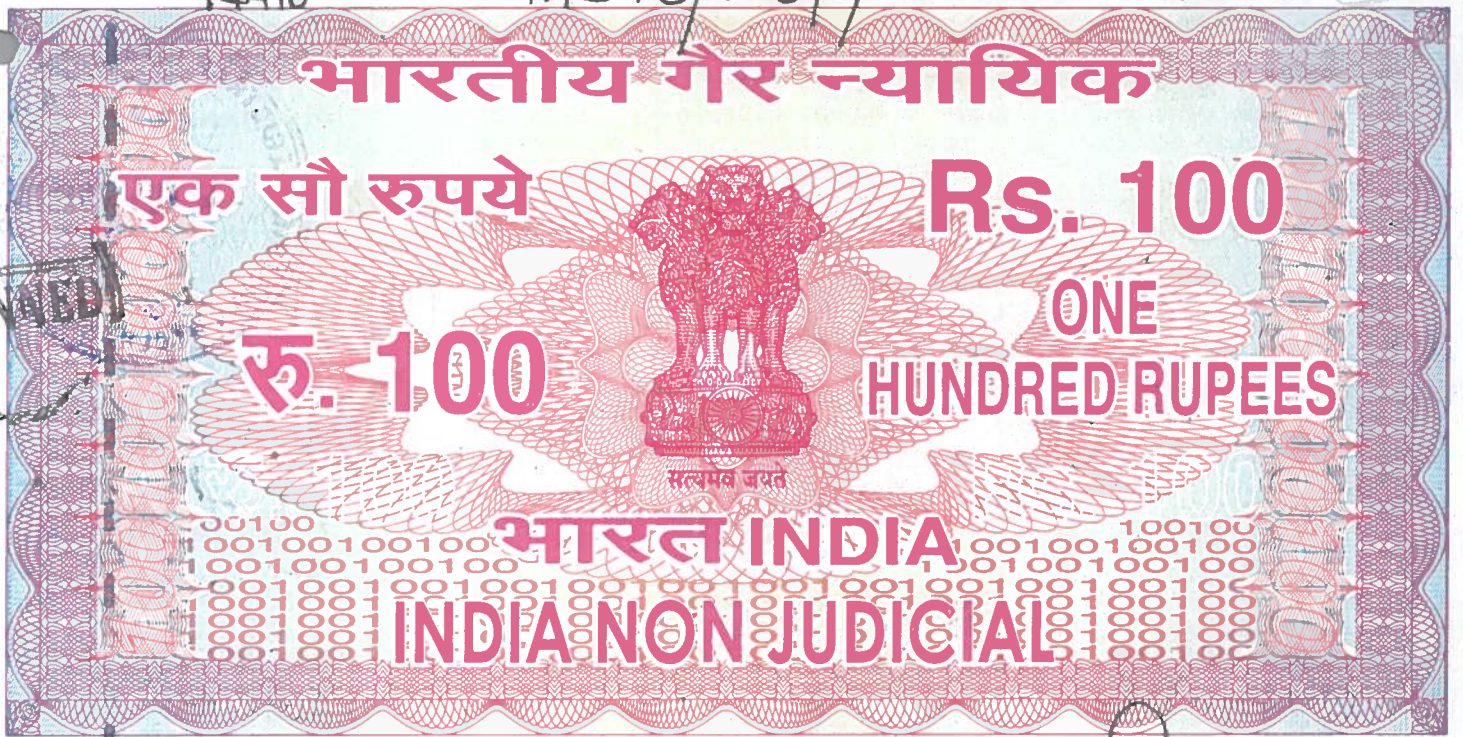


14376/2019

14376/2019



తెలంగాణ తెలంగాణ TELANGANA

W 021345

S.No. 17764 Date: 25-09-2019

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: SILVER OAK REALTY

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

**ANNEXURE - II
AFFIDAVIT****Owners:**

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership firm vide registration No. 873 of 2003 w. e. f. 01.09.2015 having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 49 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034 hereinafter called "THE MORTGAGOR" which expression shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like) in favour of The Commissioner, GREATER HYDERABAD MUNICIPAL CORPORATION hereinafter called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns.

We are the owners/developers of the land bearing Sy. Nos.11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Medchal - Malkajgiri District, Telangana and residential gated community lay-out cum group housing permission for proposed construction of residential bungalows and whereas the GHMC has provisionally approved the sanctioned plan in respect of premises bearing Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana required under revised building rules issued as per the said G. O. Ms. No. 86, M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we execute and submit an undertaking affidavit in favour of the Commissioner, Greater Hyderabad Municipal Corporation authorized him to initiate appropriate action as per the said G. O. and we are agreeing to abide by the terms and conditions of the said G. O. we do hereby execute the present undertaking affidavit in compliance of the said G. O. Ms. No. 86 Date: 03.03.2006 and G.O.Ms. No. 168 dt.07.04.2012.

For SILVER OAK REALTY

Partner



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Sub Registrar
Uppal

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as received under Section 32-A of Registration Act, 1908 and fee of Rs. 7600/- paid between the hours of 2 and 2.30 PM on 26/09/2019

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	MR			K. PRABHAKAR REDDY (M/S. SILVER OAK REALTY REP BY SOHAM MODI (M. PARTNER) S/O. SATISH MODI 99999999)	
2	MR			M/S. SILVER OAK REALTY REP BY SOHAM MODI (M. PARTNER) S/O. SATISH MODI P.NO.280, RD.NO.25, JUBILEE HILLS, HYD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K. PRABHAKAR REDDY (M/S. SILVER OAK REALTY REP BY SOHAM MODI (M. PARTNER) S/O. SATISH MODI 99999999)	
2			M/S. SILVER OAK REALTY REP BY SOHAM MODI (M. PARTNER) S/O. SATISH MODI P.NO.280, RD.NO.25, JUBILEE HILLS, HYD.	

26th day of September, 2019

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXX2325 Name: Cheeruka Venkata Ramana Reddy	S/O Cheeruka Anji Reddy, Panthangi, Nalgonda, Andhra Pradesh, 508252	
2	Aadhaar No: XXXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

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And whereas, we hereby authorized the Commissioner, Greater Hyderabad Municipal Corporation to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 & G.O.Ms. No. 168 dt. 07.04.2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit Nofile No Dt: to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 5% of the plotted area of 842.88 Sq. mtrs (1,008.09 Sq. yds) having built up area of 1,005 Sq. mtrs equivalent to 10,818 Sq. ft bearing plot Nos. 208, 209, 210, 211,212 & 213 of Type A2 (as per the schedule given below) to the Commissioner, Greater Hyderabad Municipal Corporation by way this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorized the Commissioner, GHMC to dispose of the 5% of the plotted area of 842.88 Sq. mtrs (1,008.09 Sq. yds) having built up area of 10,818 Sq. ft bearing plot Nos. 208, 209, 210,211,212 & 213 of Type A2 as the case may be by way of sale after duly removing the violated/deviated portions and of any such action is initiated by the Commissioner, GHMC for the violations committed by me, we have no objection of whatsoever nature.

SCHEDULE OF THE PROPERTY FOR PLOT NO. 208 of Type A2

All that one plot bearing No. 208 of A2 Type admeasuring about 144.29 Sq. Mtrs OR 172.57 Sq.yds having built up area of 167.50 Sq. mtrs equivalent to 1,803 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 207
SOUTH BY:	Plot No. 209
EAST BY:	Sy. No. 137
WEST BY:	9 mtrs (30') wide road

SCHEDULE OF THE PROPERTY FOR PLOT NO. 209 of Type A2

All that one plot bearing No. 209 of A2 Type admeasuring about 138.71 Sq. Mtrs OR 165.90 Sq.yds having built up area 167.50 Sq. mtrs equivalent to 1,803 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 208
SOUTH BY:	Plot No. 210
EAST BY:	Sy. No. 137
WEST BY:	9 mtrs (30') wide road

For **SILVER OAK REALTY**

Partner



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15 వ తేదీ 2019 నాటి 194/2019 నంబర్ 14376 న
సంబంధించిన పత్రాలను పంపించిన
నంబర్ 14376/19 నంబర్ 1507-1-14376/19
2019 నంబర్ 14376/19 నంబర్ 14376/19

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14376/2019 Sheet 2 of 6 Sub Registrar
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Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description	Fee/Duty	Stamp	Papers	Challan	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	0	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0	0	0
Reg. Fee	NA	0	0	0	0	0	0	0	7600
User Charges	NA	0	0	0	0	0	0	0	100
Total	100	0	0	0	0	0	0	0	12700

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7600/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 56112H260919 dated, 26-SEP-19 of, YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 12600/-, DATE: 26-SEP-19, BANK NAME: YESB, BRANCH NAME: SOHAM MODI, EXECUTANT: 0795635934006, PAYMENT MODE: NB-1000200, ATRN: 0795635934006, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date: 26th day of September, 2019

Signature of Registering Officer

47-184194158

SCHEDULE OF THE PROPERTY FOR PLOT NO. 210 of Type A2

All that one plot bearing No. 210 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area 167.50 Sq. mtrs equivalent to 1,803 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 209
SOUTH BY:	Plot No. 211
EAST BY:	Sy. No. 137
WEST BY:	9 mtrs (30') wide road

SCHEDULE OF THE PROPERTY FOR PLOT NO. 211 of Type A2

All that one plot bearing No. 211 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area 167.50 Sq. mtrs equivalent to 1,803 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 210
SOUTH BY:	Plot No. 212
EAST BY:	Sy. No. 137
WEST BY:	9 mtrs (30') wide road

SCHEDULE OF THE PROPERTY FOR PLOT NO. 212 of Type A2

All that one plot bearing No. 212 of A2 Type admeasuring about 136.52 Sq. Mtrs OR 163.28 Sq.yds having built up area 167.50 Sq. mtrs equivalent to 1,803 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 211
SOUTH BY:	Plot No. 213
EAST BY:	Sy. No. 137
WEST BY :	9 mtrs (30') wide road

SCHEDULE OF THE PROPERTY FOR PLOT NO. 213 of Type A2

All that one plot bearing No. 213 of A2 Type admeasuring about 153.36 Sq. Mtrs OR 183.42 Sq.yds having built up area 167.50 Sq. mtrs equivalent to 1,803 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 212
SOUTH BY:	STP & 2 mtrs wide buffer strip
EAST BY:	Sy. No. 137
WEST BY:	9 mtrs (30') wide road

For **SILVER OAK REALTY**



Partner



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And whereas we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the area left for the road widening and if we failing to comply those conditions we do hereby authorize the Commissioner, GHMC to demolish the same at my cost.

And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No.168 dt.07.04.2012.

And whereas, we do hereby undertaken that we will not deliver the possession of any part of build up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, GHMC to initiate proceedings of violation of said condition in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No. 07.04.2012.

We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner GHMC pursuant to building application for the proposed sanctioned plan granted to me.

We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned.

Sworn and signed
Before me,
on this 26th September 2019.

NOTARY: HYDERABAD.


FOR SILVER OAK REALTY
Partner
DEPONENT



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Sub Registrar
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PLAN OF MORTGAGE AFFIDAVIT SHOWING MORTGAGED PLOTS BEARING NOS. 208, 209, 210, 211, 212 & 213 OF TYPE A2 IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD.

MORTGAGER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI

MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE:

SCALE:

INCL:

EXCL:



PLOTS AREA OF 6 PLOTS:

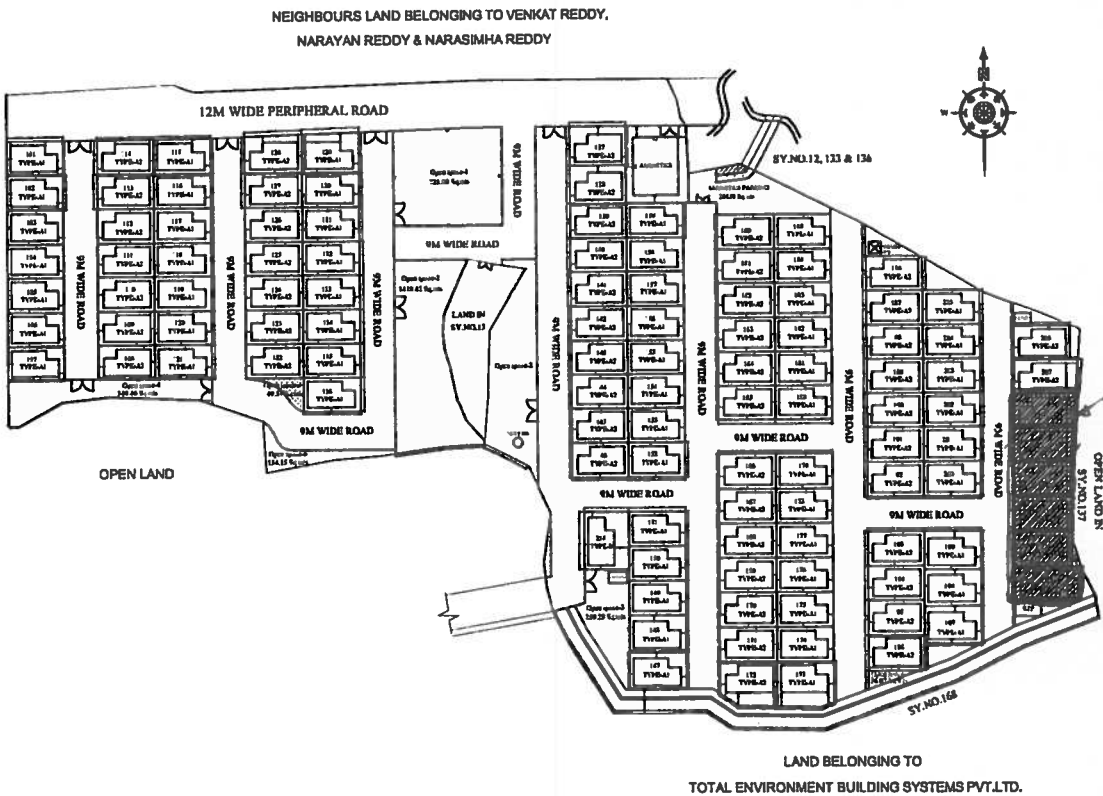
842.88 SQ. MTRS

OR 1008.09 SQ.YDS

BUILT UP AREA OF 6 PLOTS:

1005 SQ.MTRS

OR 10,818 SQ.FT



WITNESSES:

- 1.
- 2.

For SILVER OAK REALTY

Partner

SIG. OF THE MORTGAGER



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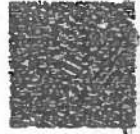
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 भारत सरकार GOVERNMENT OF INDIA  కోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male  4389	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నెం- 280, రోడ్ నెం-25, పెద్దమ్మ దేవాలయం దగ్గర జబీల్ హిల్స్, ఖైరతాబాద్, బంజరా హిల్స్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034 Address: S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	Aadhaar - Aam Aadmi ka Adhikar

[Handwritten Signature]

 భారత ప్రభుత్వం Government of India  కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male  9204	నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049 To Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-84/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013 10/07/2013 <i>[Handwritten Signature]</i>
ఆధార్ - సామాన్యని హక్కు	Aadhaar - Aam Aadmi ka Adhikar

 GOVERNMENT OF INDIA  చీరుక వెంకట రమణ రెడ్డి Cheeruka Venkata Ramana Reddy పుట్టిన సం./YoB: 1972 పురుషుడు Male  2325	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O చీరుక అంజి రెడ్డి ఇంటి నెం 010 చౌతుప్పల్ మండలం, పంథంగి, నాల్గొండ ఆంధ్ర ప్రదేశ్, 508252 Address: S/O Cheeruka Anji Reddy, H NO 010 Choutuppal Mandal, Panthangi, Nalgonda Andhra Pradesh, 508252 <i>[Handwritten Signature]</i>
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	Aadhaar - Aam Aadmi ka Adhikar



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14336/2019 Sub Registrar
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