



Government of Telangana
Registration And Stamps Department

14210
24

Payment Details - Citizen Copy - Generated on 16/10/2024, 02:43 PM

SRO Name: 1507 Uppal

Receipt No: 15768

Receipt Date: 16/10/2024

Name: GAURANG MODY

CS No/Doct No: 14983 / 2024

Transaction: Supplemental Deed, Ratification Dee

Challan No:

E-Challan No: 329PWZ161024

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 16-OCT-24

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFC

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				2000
User Charges				500
Total:				2500

In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY

Prepared By: SHAILAJA

Signature by SR

SUB-REGISTRAR
UPPAL

OTP
385949

Phone No:
Sold To/Issued To:
Kanuri Ramu
For Whom/ID Proof:
Self



OCT-16-2024 13:56:02
₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO
Other
38158871729086962351-00023162
3815887 76/2022

ACK
16038
SCANNED

SUPPLEMENTARY DEED

This supplementary deed is made and execute on this 16th day of October 2024 by and between:

M/s. Silver Oak Realty (Pan No. AAJFM0647C) (formerly known as M/s. Mehta & Modi Homes), a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Gaurang J. Mody, S/o. Late Jayantilal Mody, aged about 54 years, Occupation: Business hereinafter referred to as the First Party.

AND

Mr. Kanuri Ramu, Son of Mr. Kanuri Jaganmohan Rao, aged about 56 years, residing at 12-13-853/30, SVS Cute Apartments, Gokul Nagar, Tarnaka, Secunderabad-500 017 hereinafter referred to as the Second Party. {Pan No.ADOPK7117R, Mobile No. 98482 70901}

For SILVER OAK REALTY

Authorised Signator

K. Ramu

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. 2000/- paid between the hours of 3 and 4 on the 16th day of OCT, 2024 by Sri J Mody

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KANURI RAMU::16/10/2024 [1507-1-2024-14983]	KANURI RAMU S/O. K. JAGANMOHAN RAO 12-13-415, ST NO 1, TARNAKA, SECUNDERABAD	
2	EX		 GAURANG J MODY (AUTHORISED SIGNATORY) [1507-1-2024-14983]	GAURANG J MODY (AUTHORISED SIGNATORY) S/O. LATE JAYANTILAL MODY 5-4-187/3&4, III FR, SOHAM MANSION, MG ROAD, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::16/10/2024 [1507-1-2024-14983]	K PRABHAKAR REDDY HYD	
2		 P VAMSHI::16/10/2024.14:36 [1507-1-2024-14983]	P VAMSHI HYD	

Biometrically Authenticated by
SRO KONK SURESH
on 16-OCT-2024 14:49:00

16th day of October, 2024

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX3410 Name: Potharaveni Vamshi	C/O Potharaveni Komuraiah, Kachapur, Shankarapatnam, Karimnagar, Telangana, 505470	
3	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Secunderabad, Hyderabad, Telangana, 500016	

Generated on: 16/10/2024 03:15:55 PM



Bk - 1, CS No 14983/2024 & Doct No 14210/2024.

Sheet 1 of 7

Sub-Registrar
Uppal

The terms First Party and Second Party herein shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators, assignees, etc.,

- A. Whereas the First Party has sold to the Second Party bearing plot no. 219 admeasuring about 230 sq. yds forming a part of Sy. No. 291, Chelapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, R.R. District) by way of sale deed bearing document no. 19687/06 dated 13-12-2006 and registered at the SRO, Uppal (hereinafter referred to as the principle deed).
- B. Whereas the First Party has developed the project known as Silver Oak Bungalows in phases over a period of one decade.
- C. Whereas the First Party has obtained layout permit for development of 76 plots on Ac. 6-05 Gts forming part of Sy. Nos. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) by way of layout permit bearing no.50/MPZ/HUDA/04 dated 30/09/2004. Permits for each individual villa were subsequently obtained on 76 plots of land. This phase has been named as Silver Oak Bungalows Phase-I.
- D. Whereas the First Party has obtained layout permit for development of 68 plots on Ac. 6-09 Gts forming part of Sy. No. 291, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) by way of layout permit bearing no.03/MP2/HUDA/2006 dated 15.02.2006. Permits for each individual villa were subsequently obtained on 68 plots of land. This phase has been named as Silver Oak Bungalows Phase-II.
- E. Whereas the First Party has obtained building permit for development of 35 + 68 villas on Ac.8-37.5 Gts. forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55 situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) by way of building permits bearing no.2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. This phase has been named as Silver Oak Bungalows Phase-III.
- F. The 3 phases of development are contiguous and the eventual owners of these villas share the common infrastructure of the 3 phases of development like roads, park, clubhouse, etc.
- G. In the permits for layout/building for each of the 3 phases are in the vicinity of each other and the plots/villa nos. mentioned therein are starting from no. 1 and ending with 76/68/103 as above referred clause C, D & E. In order to avoid confusion and for ease of identification of each villa the villa nos. have been renamed as under:

Sl. No.	Phase of development	Villa nos. as per Layout/Permit plan	Reassigned Villa nos. being mentioned in conveyance deeds
1.	Silver Oak Bungalows Phase-I	Villa nos. 1 to 76	Villa nos. 1 to 76
2.	Silver Oak Bungalows Phase-II	Villa nos. 1 to 68	Villa nos. 201 to 268
3.	Silver Oak Bungalows Phase-III	Villa nos. 1 to 103	Villa nos. 301 to 399, 399-A, 399-B & 399-C

For **SILVER OAK REALTY**

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX4137 Name: Kanuri Ramu	S/O Kanuri Jagan Mohan Rao, Secunderabad, Secunderabad, Hyderabad, Telangana, 500017	

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	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2500	0	0	0	2600

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,329PWZ161024 dated ,16-OCT-24 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 16-OCT-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 4090243082319, PAYMENT MODE: NB-1001138, ATRN: 4090243082319, REMITTER NAME: KANURI RAMU, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: KANURI RAMU).

Date:

16th day of October, 2024

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 14210 of 2024 of Book-1 and assigned the identification number 1 - 1507 - 14210 - 2024 for Scanning on 16-OCT-24 .

Registering Officer

Uppal

(K Suresh)

Bk - 1, CS No 14983/2024 & Doct No
14210/2024.

Sub Registrar
Uppal
Sheet 2 of 7



Generated on: 16/10/2024 03:15:55 PM



- H. The First Party hereby confirm that the plot no. 219 referred to in the principle deed that has been purchased by the Second Party corresponds to plot no. 19 in the HUDA approved plan.
- I. This supplementary deed shall be read along with the principle deed and shall deem to have come into force from the date of execution of the principle deed.
- J. The first party has not received any fresh consideration for the execution and registration of this supplementary deed.

SCHEDULED PLOT

All that piece and parcel of land bearing plot no.219 (as per HUDA Layout Plot No. 19) admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded on:

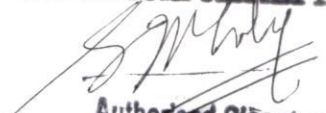
North by : Plot No. 218
South by : Plot No. 220
East by : Plot No. 212
West by : 40' wide road

In Witness Whereof the First Party hereunto have set their hands to this Supplementary Deed on the day, month and year first above mentioned in the presence of the following witnesses:

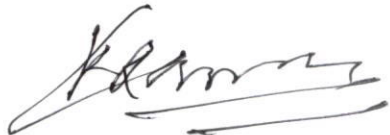
Witness:

1. 
2. 

For **SILVER OAK REALTY**


Authorized Signator

Mr. Gaurang J Mody
First Party



Mr. Kanuri Ramu
Second Party

Bk - 1, CS No 14983/2024 & Doct No
14210/2024. Sheet 3 of 7 Sub Registrar
Uppal



Generated on: 16/10/2024 03:15:55 PM



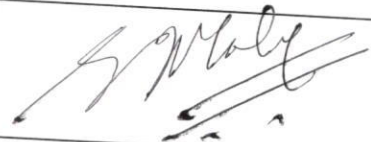
SILVER OAK REALTY

5-4-187/3&4, Soham Mansion
2nd Floor, MG Road, Secunderabad,
Hyderabad – 500 003.
Phone: +91-40-66335551
Email: cr@modiproperties.com

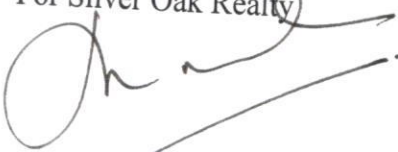
TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS OF M/S MODI PROPERTIES PVT LTD., HELD ON THURSDAY THE 24th DAY OF September, 2024 AT 11:30 A.M. AT ITS REGISTERED OFFICE SITUATED AT 5-4-187/3 & 4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, HYDERABAD, TELANGANA-500003.

IT IS RESOLVED THAT Shri Gaurang Mody, S/o. Late Jayantilal Mody, aged 55 years and is authorised to sign and execute a supplementary deed for all that piece and parcel of land bearing Plot No.219 (as per HUDA Layout Plot No. 19) admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) in favour of Mr. Kanuri Ramu, Son of Mr. Jaganmohan Rao, aged about 56 years, residing at 12-13-415, Street No.1, Tarnaka, Secunderabad. R/O. 12-13-853/30, SVS CUTE APTS, SOKUL NAGAR, Tarnaka, SEC-Bad-017.

RESOLVED FURTHER THAT Mr. Gaurang Mody having PAN: AIZPM3748A, be and is hereby appointed as Authorized Signatory of the company to acquire, negotiate, finalise, sign and execute registration papers, documents etc. and do all such acts, deeds, things and matters etc. as may be necessary to give effect to acquisition of land and matters connected therewith.”

Sl. No.	Name of the Authorised Signatory	Signature
1.	Mr. Gaurang J Mody	

For Silver Oak Realty



Soham Satish Modi
Partner

Date: 24.09.2024

Place: Secunderabad

Bk - 1, CS No 14983/2024 & Doct No
14210/2024.

Sheet 4 of 7

Sub Registrar
Uppal



Generated on: 16/10/2024 03:15:55 PM



CCNO: 274/15

RCNO: 374/15



తెలంగాణ తెలంగాణ TELANGANA

295942

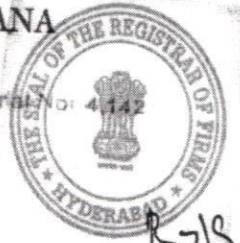
Date: 07/09/2015, 01:11 PM

Purchased By:
K PRABHAKAR REDDY
S/O K P REDDY
R/O HYD

For Whom
M/S MEHTA & MODI HOMES
SEC-BAD

Serial No: 4142

Denomination: 50



Sub Registrar
Ex. Office Stamp Vendor
SRO Vallabh Nagar

FORM - A

(SEE RULE 5)

REGISTRAR OF FIMRS

(MAINTAINED UNDER SECTION 59 OF THE INDIAN PARTNERSHIP ACT, 1932)

- | | | |
|------------------------------|---------------------------|--------------------|
| 1. Serial Number of the Firm | : 873 of 2003 | |
| 2. Name of the Firm | : M/s. MEHTA & MODI HOMES | |
| New Name | : M/s. SILVER OAK REALTY | |
| 3. Date of Registration | : 29.04.2003 | w. e. f 01.09.2015 |
| 4. Duration of the Firm | : AT WILL | |

Address	Change of Address	Date of Change	Remarks
5-4-187/3 & 4, II Floor Soham Mansion M. G. Road Secunderabad - 500 003			

1st Page Corrections Nil

Registrar of Firms
Hyderabad Dist.

Bk - 1, CS No 14983/2024 & Doct No
14210/2024.

Sheet 5 of 7

Sub Registrar
Uppal



Generated on: 16/10/2024 03:15:55 PM



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJFM0647C

नाम / Name
SILVER OAK REALTY

निगमन/गठन की तारीख
Date of Incorporation / Formation
20/08/2002

30032017

भारत प्रभुत्व
Government of India

गौरांग मोदी
Gaurang Mody

पुष्टि संवत्सर/Year of Birth: 1967
पुरुष/ Male

3669

आधार - सामान्य निवासी

समाप्ति संख्या / Enrollment No. : 1118/60013/00401

To
Gaurang Mody
गौरांग मोदी
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042067

20/05/2013

KL130447863FT

भारत प्रभुत्व
Government of India

कंदी प्रभाकर रेड्डी
Kandi Prabhakar Reddy
पुष्टि तिथि/DOB: 15/01/1974
पुरुष/ MALE

आधार नं. जारी: 10/07/2013

आधार अनिवार्य रूप से पहचान का प्रमाण है, नागरिकता का नहीं। इसे ऑनलाइन प्रमाणीकरण (ऑनलाइन प्रमाणीकरण, ऑनलाइन XML कोड / ऑनलाइन XML) के साथ उपयोग किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3204 9204

ना आधार, ना सुनिश्चि

भारत प्रभुत्व
Government of India

आधार प्रमाणिकरण प्राधिकार संस्था
Unique Identification Authority of India

पुष्टि तिथि/DOB: 2-3-64/10/24
पुरुष/ MALE

Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013

आधार नं. जारी: 16/01/2024

3204 9204

VID : 9197 0409 3118 9935

1947 | help@uidai.gov.in | www.uidai.gov.in

Bk - 1, CS No 14983/2024 & Doct No
14210/2024.

Sheet 6 of 7

Sub Registrar
Uppal



Generated on: 16/10/2024 03:15:55 PM



భారత ప్రభుత్వం
Government of India
కానూరి రాము
Kanuri Ramu
పుట్టిన తేదీ / DOB : 10/03/1968
పురుషుడు / Male

2775-8458 4137

నా ఆదార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

భర్తీ సంఖ్య / Enrolment No.: 2081/11049/20891

To
పొత్తరావు వంశి
Potharavuni Vamsi
C/O: Potharavuni Komurath
1-96
Kachapur
Shankaranapattanam Mandal
Kachapur
Kachapur
Kachinagar Telangana - 505470
8712311346

Download Date: 02/03/2021

Issue Date: 19/02/2021

Synthetic Not Validated

Digitized by eGangotri
Digitized by eGangotri
Digitized by eGangotri
Digitized by eGangotri

19

Bk - 1, CS No 14983/2024 & Doct No
14210/2024.

Sheet 7 of 7

Sub Registrar
Uppal

Generated on: 16/10/2024 03:15:55 PM

