

17953/2024

Doc. No. 17048/2024

SOR-99-2/B

SCANNED

Act
19/12

తెలంగాణ తెలంగాణ TELANGANA

BF 882879

Tran Id: 241008160608180110
 Date: 08 OCT 2024, 04:08 PM
 Purchased By:
 TEJAL MODI
 W/o SOHAM MODI
 R/o HYD
 For Whom
 ** SELF **

K GIRIBABU
 LICENSED STAMP VENDOR
 Lic. No. 30/1998
 Ren.No. 18/2022
 Amberpet, Hyderabad
 Ph: 8978716779

SALE DEED

This Sale deed is made and executed on this the 16th day of December, 2024 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

Mrs. Tejal Modi, Wife of Mr. Soham Modi aged about 54 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 034, hereinafter referred to as the Vendor (Pan No.ADDPM3623R, Aadhaar No.XXXX XXXX 4530).

IN FAVOUR OF

Mr. Anand Kumar Khemka, Son of Mr. Ranjeet Khemka aged about 31 years, Occupation: Business residing at Mali Tola Road, Jamalpur, Gogri, Khagaria, Bihar-851 203, hereinafter referred to as the 'Purchaser' (Pan No. DAJPK3685K, Mobile No. 99587 19282, Aadhaar No.XXXX XXXX 6141)

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.

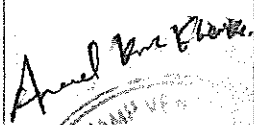
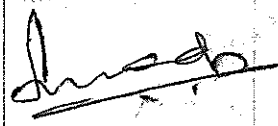
Anand Kumar Khemka.

[Signature]

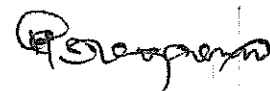
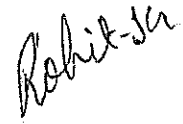
Presentation Endorsement:

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. 37750/- paid between the hours of 12 and 1 on the 16th day of DEC, 2024 by Sri Tejal Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ANAND KUMAR KHEMKA::16 [1507-1-2024-17953]	ANAND KUMAR KHEMKA S/O. RANJEET KHEMKA MALI TOLA ROAD, JAMALPUR GOGRI KHAGARIA BIHAR.	
2	EX		 TEJAL MODI::16/12/ [1507-1-2024-17953]	TEJAL MODI W/O. SOHAM MODI PLOT NO 280 ROAD NO 25, JUBILEE HILLS HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR ::16/12/202 [1507-1-2024-17953]	K PRABHAKAR HYD	
2		 ROHIT KUMAR RAJAK::16 [1507-1-2024-17953]	ROHIT KUMAR RAJAK JHARKHAND	

Biometrically Authenticated by
SRO ADLA VIJAYA JYOTHI
on 16-DEC-2024 12:16:49

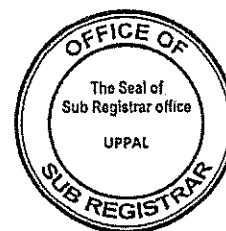
16th day of December, 2024

Signature of Sub Registrar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX0515 Name: Rohit Kumar Rajak	S/O Sanjay Kumar, Bermo, Bermo, Bokaro, Jharkhand, 829104	
3	Aadhaar No: XXXXXXXX4530 Name: Tejal Modi	W/O Soham Satish Modi, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	

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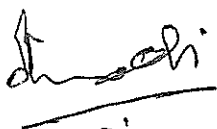


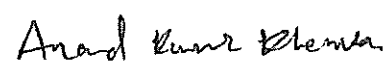
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Uppal

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. Narendra 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.





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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX6141 Name: Anand Kumar Khemka	S/O Ranjeet Khemka, Jamalpur, Gogari, Khagaria, Bihar, 851203	

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						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	415150	0	0	0	415250
Transfer Duty	NA	0	113250	0	0	0	113250
Reg. Fee	NA	0	37750	0	0	0	37750
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	7550	0	0	0	7550
Total	100	0	574700	0	0	0	574800

Rs. 528400/- towards Stamp Duty including T,D under Section 41 of I.S. Act, 1899 and Rs. 37750/- towards Registration Fees on the chargeable value of Rs. 7550000/- was paid by the party through E-Challan/BC/Pay Order No ,17644L131224 dated ,13-DEC-24 of ,ICICIC/

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 574750/-, DATE: 13-DEC-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 3072568411845,PAYMENT MODE:NB-1001138,ATRN:3072568411845,REMITTER NAME: ANAND KUMAR KHEMKA,EXECUTANT NAME: TEJAL MODI,CLAIMANT NAME: ANAND KUMAR KHEMKA) .
Date: 16th day of December,2024
Signature of Registering Officer Uppal

Certificate of Registration
Registered as document no. 17048 of 2024 of Book-1 and assigned the identification number 1 - 1507 - 17048 - 2024 for Scanning on 16-DEC-24 .
Registering Officer Uppal (A Vijaya Jyothi)



Sl.No	Name of Pattedar	Patta & Passbook no.	Title book no.		Extent
1.	P. Sanjeev Reddy	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	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	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	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	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	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	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	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	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	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	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.



Anand Kumar Klenka

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- 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. Silveroak 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. Silveroak Villas LLP on release of mortgage from GHMC. M/s. Silveroak 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. Silveroak Villas LLP has further developed a clubhouse on the Total Land for the common enjoyment of all owners/occupants in the Housing Project.



Anand Kumar

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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.

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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.

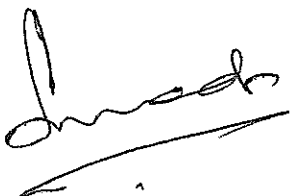
1.17. M/s. Silver Oak Realty has sold 20 plots to 10 individuals all belonging to the Mehta family herein by way of agreement of sale dated 07-11-2019 registered as document Nos. 16253/19 at SRO, Uppal. The details of the ownership of individual plots of land is given in the said agreement of sale.

1.18. M/s. Silveroak 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. Silveroak 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. Silveroak 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.

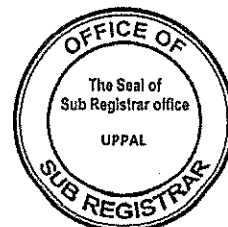
And for Silveroak



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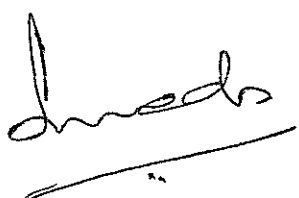


2. DETAILS OF PERMITS:

- 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 of 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 99 1A and 99 1B and the second floor as 99 2A and 99 2B and the third floor as 99 3A and 99 3B and the fourth floor as 99 4A and 99 4B.

3. PROPOSED DEVELOPMENT:

- 3.1. M/s. Silveroak 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. Silveroak 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. Silveroak 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.

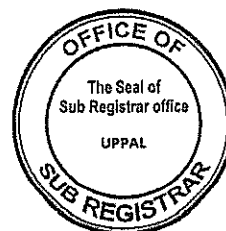


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- 3.1.5. M/s. Silveroak Villas LLP shall construct villas on the plots purchased by the Modi Housing Pvt. Ltd. M/s. Silveroak Villas LLP agrees to construct villas for each prospective purchaser of a plots of land as given herein.
- 3.1.6. The prospective 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 Silveroak 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. Silveroak 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.Silveroak 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.

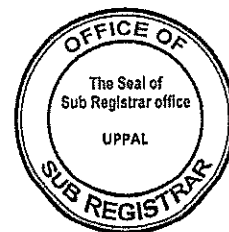


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4. SCHEME OF SALE / PURCHASE :

- 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., 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.

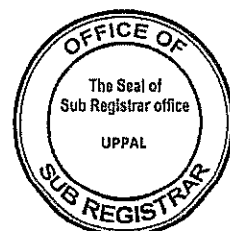


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- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder 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.

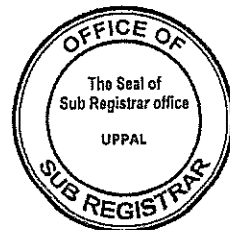


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8. OWNERS ASSOCIATION:

- 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 objections/objections.



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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. Silveroak 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 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.



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- 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.



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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

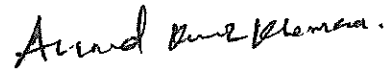
All that portion of the land area to the extent of 648 sq. yds., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

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:



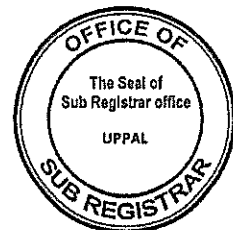
VENDOR
(Mrs. Tejal Modi)



PURCHASER
(Mr. Anand Kumar Khemka)

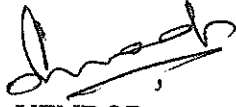
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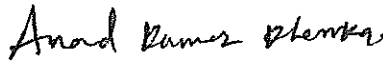
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ANNEXURE- A

1.	Names of Purchaser:	Mr. Anand Kumar Khemka, S/o. Mr. Ranjeet Khemka
2.	Purchaser's residential address:	R/o. Mali Tola Road, Jamalpur, Gogri, Khagaria, Bihar-851 203.
3.	Pan no. of Purchaser:	DAJPK3685K
4.	Aadhaar card no. of Purchaser:	2113 3206 6141
5.	Name address & registration no. of Owners Association	M/s. 'Silver Oak Welfare Association' having its office at Flat No. 99-1A, in Silver Oak Residency, bearing MCH No. 2-3-4/99-1A in 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 2B (99-2B)
	b. Undivided share of land:	81 Sq. yds.
	c. Super built-up area:	1620 Sft.
	d. Built-up area + common area:	1296 + 324 Sft.
	e. Carpet area	1085 Sft.
	f. Car parking area	Single Parking - 105 Sft.
7.	Total sale consideration:	Rs.75,50,000/-(Rupees Seventy Five Lakhs Fifty Thousand Only)
8.	Details of Payment:	
	- Rs.25,25,000/-(Rupees Twenty Five Lakhs Twenty Five Thousand Only) paid by way of D. D. No.760703, dated 11-12-2024 drawn on IDFC First Bank Ltd, East Maredpally Branch, Secunderabad. - Rs.19,75,000/-(Rupees Nineteen Lakhs Seventy Five Thousand Only) paid by way of online transfer Dt.10-12-2024 through IDFC First Bank Ltd, - Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of online transfer Dt.10-12-2024 through IDFC First Bank Ltd, - Rs.18,00,000/-(Rupees Eighteen Lakhs Only) paid by way of cheque no.000008, dated 07-12-2024 drawn on IDFC First Bank Ltd, Gurgaon Golf Course Road Branch. - Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.000006, dated 30-11-2024 drawn on IDFC First Bank Ltd, Gurgaon Golf Course Road Branch. - Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000005, dated 28-10-2024 drawn on IDFC First Bank Ltd, Gurgaon Golf Course Road Branch. - Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.000003, dated 18-09-2024 drawn on IDFC First Bank Ltd, Gurgaon Golf Course Road Branch.	


VENDOR
(Mrs. Tejal Modi)


PURCHASER
(Mr. Anand Kumar Khemka)

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9. **Description of the Schedule Flat:**

All that portion forming a deluxe apartment bearing flat no.99 2B (99-2B) on the second floor, admeasuring 1620 sft. of super built-up area (i.e., 1296 sft. of built-up area & 324 sft. of common area, carpet area 1085 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, bearing municipal no. 2-3-4/99-II/B, 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) and marked in red in the plan enclosed and bounded as under: PTIN No.1010219638

North By : Open to Sky

South By : Open to Sky

East By : Open to Sky

West By : Lift, 8' wide corridor & Staircase

ANNEXURE - 1 - A

1. Description of the Flat :DELUXE apartment bearing flat no.99 2B (99-2B) on the second floor bearing municipal no.2-3-4/99-II/B 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 Stilt Floor : 105 sft. Parking space for one car

b) In the Second Floor : 1620 Sft

5. Executant's Estimate of the MV
of the Scheduled Flat : Rs. 75,50,000/-

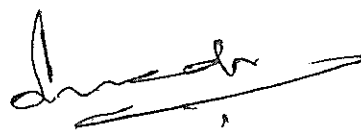
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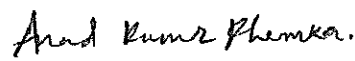

Signature of the Vendor

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: 16-12-2024

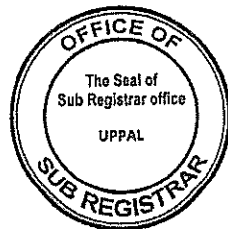

Signature of the Vendor


Signature of the Purchaser

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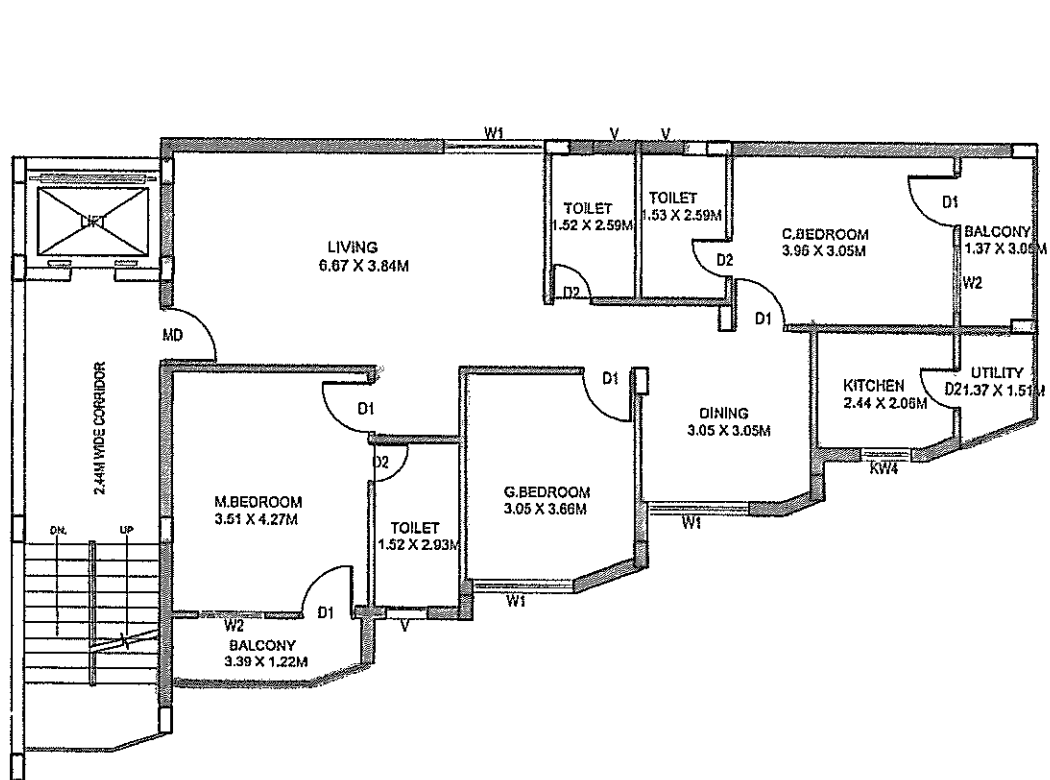
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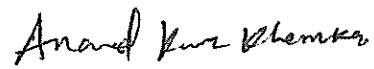
ANNEXURE- B

Plan of the Scheduled Flat:

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



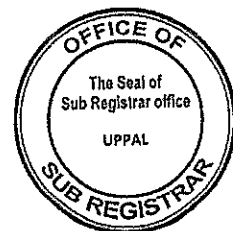

VENDOR
(Mrs. Tejal Modi)


PURCHASER
(Mr. Anand Kumar Khemka)

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17048/2024. Sheet 16 of 20 Sub Registrar
Uppal

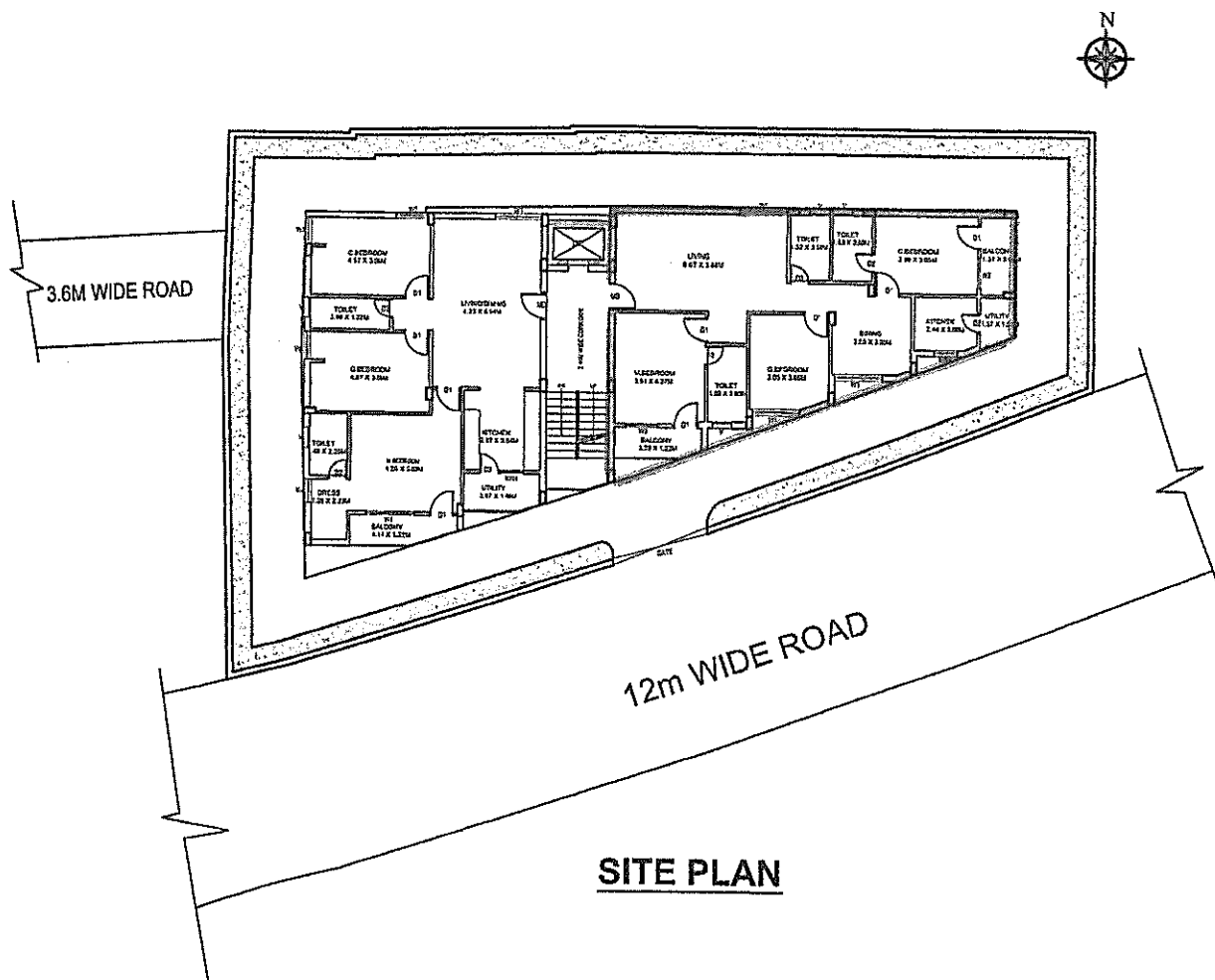


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ANNEXURE - C

Layout plan of the Housing Project:




VENDOR
(Mrs. Tejal Modi)

Anand Kumar Khemka.
PURCHASER
(Mr. Anand Kumar Khemka)

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GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.
 Soham Modi
 Plot No.280, Road No. 25, Jubilee Hills, Hyderabad -34., Jubilee Hills, Hyderabad,
 Telangana

FILE No.	: 2/C1/09124/2017
PERMIT No.	: 2/C1/08908/2017
DATE	: 15 September, 2017

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 15 July, 2017 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

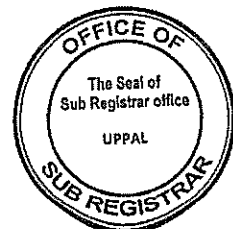
Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A	APPLICANT AND LICENSED PERSONNEL DETAILS:							
1	Applicant	Soham Modi						
2	Developer / Builder	Soham Mpdo				Lic.No.	BL/1171/2008	
3	Licensed Technical Person	KARUNAKAR REDDY (Architect)				Lic.No.	CA/96/20854	
4	Structural Engineer	venkataramana rao				Lic.No.	11/stri/Engineer	
5	Others	NA						
B	SITE DETAILS							
1	T.S. No./Survey no./Gram khantam/Abadi	11,12,14,15,16,17,18 & 294						
2	Premises No.	NA						
3	Plot No./Door No./House No.	NA						
4	Layout / Sub Divn. No.	53202/HO/E-Z/GA-1/2016						
5	Road/Street	Cherlapalli						
6	Locality	Cherlapalli						
7	Town/ City	Hyderabad						
C	DETAILS OF PERMISSION SANCTIONED							
Building - A (MS SUMMIT BUILDERS) (Height (m): 11.96)								
1	Floors	Ground		Upper floors		Parking floors		
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	0	0.00	4	1,044.20	Cellar	0	0.00
b	Commercial	0	0.00	0	0.00	Stilt	1	349.12
c	Others	0	0.00	0	0.00	G/U Floors	0	0.00
d	No. of floors	Stilt + 4						
e	Compound Wall	96.78 RM						
f	Set backs (m)	Front		Rear		Side I		Side II
		3		3		3.04		3.06
3	Site Area (m2)	541.81						
4	Road affected area (m2)	0						
5	Net Area(m2)	541.81						
6	Tot-lot (m2)	0						
7	Height (m)	11.96						
8	No. of RWHPs	NA						
9	No. of Tree	25 Trees						
10	Others	NA						
D	DETAILS OF FEES (RS.) :							
1	Building Permit Fees : Proposed compound wall	1,936.00		2	Building Permit Fees : Proposed Covered builtup area	73,093.00		
3	B.C. & E.B.C. on built up area,	156,628.00		4	Building Permit Fees : Advertisement & Postage Charges	2,000.00		
5	Development Charges : Proposed built up area	130,524.00		6	B.C. & E.B.C. on site area,	67,726.00		
7	Sub Division Charges,	8,127.00		8	Development Charges : Open area excluding coverage	35,095.00		
9	Environmental Impact Fees,	33,719.00		10	Rain Water Harvesting Charges,	8,354.00		
TOTAL: 517,202.00								
E	OTHER DETAILS :							
1	Contractor's all Risk Policy No.	NA		Date	-	Valid Upto	-	
2	Notarised Affidavit No.	11415/2017		Date	08/29/2017	Area (m2)	115.25	
3	Enter Sr. No. in prohibitory Property Watch Register	NA		Date	-			
4	Floor handed over	first floor		S.R.O.	NA			
F	Construction to be Commenced Before				15 March, 2019			
G	Construction to be Completed Before				15 September, 2023			

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17048/2024. Sheet 18 of 20 Sub Registrar
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GREATER HYDERABAD MUNICIPAL CORPORATION
OCCUPANCY CERTIFICATE
[Rule 26 of A.P Building Rules, 2012]

Application No. 2/C1/04241/2020-OC

Application Date: 01 October, 2017

Date : 18/07/2020

Proceedings No./OC	2/C1/07759/2020	Occupancy Issued Date:	18 July, 2020
Building Permit No:	2/C1/08908/2017	Building Permit Date:	15 September, 2017
Building Application File No:	2/C1/09124/2017		
Ref:	Building Commencement Notice submitted by the Applicant	01 October, 2017	
	Building Completion Notice submitted by the Applicant	14 February, 2020	

The Owners/Builder/Developer /Licensed Architect/Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules issued by the Govt.

This is to certify that the building has been inspected and is declared fit for occupation.

A	NAME OF THE OWNER/Developer	Soham Modi Jubilee Hills Telangana\$Plot No.280, Road No. 25, Jubilee Hills, Hyderabad -34.		
B	LOCATION OF THE PROPOSED SITE			
1	Plot No.	-	2. Sanctioned Layout No. / LRS No.	-
3	Survey Number	11,12,14,15,16,17,18 & 294	4. Village	MALKAJGIRI
5	Mandal	MALKAJGIRI	6. District	MEDCHAL
7	Road/Street	Cherlapalli	8. Zone	LB NAGAR
9	Locality	Cherlapalli		
C	DETAILS OF THE COMPLETED BUILDING			
1	Building Permit / Proceedings No.	2/C1/08908/2017	Building Permit / Proceedings Date	15 September, 2017
2	a	Due date for completion of the building		15 September, 2023
	b	Date on which completion notice submitted		14 February, 2020
	c	Whether it is completed within the stipulated time		YES
3	Site Area (m2)	As per sanctioned Plan 541.81	Road Widening Area(If any) 0.00	Net Area 541.81
4	Payment of Compounding fees calculated: 131847/-			
D	BUILDING WISE DATA			
Building Name		Building Name A (MS SUMMIT BUILDERS)		
	No. of Floors	Cellar + Stilt	Ground +Upper Floors	
1	a As per Sanctioned Plan	Stilt	4 Upper Floor	
	b As per Site Building Plan	Stilt	4 Upper Floor	
2	Use of the Building			
	a As per Sanctioned Plan	Residential		
	b As per Site Building Plan	Residential		
	Setbacks(m)	Front	Rear	Side-1
3	a As per Sanctioned Plan	3.00	3.00	3.04
	b As per Site Building Plan	3.00	2.80	3.04
	c Extent of deviation in %	-	6.67	-
4	Height (m)			
	As per Sanctioned Plan	11.96		
	As per Site Building Plan	11.96		

E PLOT WISE DATA			
1	Floor Area (m2)		
	a	As per Sanctioned Plan	1044.2
	b	As per Site Building Plan	1044.2
2	i) Parking Area (m2)		ii) Tot -lot area (m2)
	a	As per Sanctioned Plan	349.12
	b	As per Site Building Plan	349.12
3	RWH(Rain Water Harvesting)		
	As per Sanctioned Plan	2	
	As per Site Building Plan	2	

To,

Soham Modi

Plot No.280, Road No. 25, Jubilee Hills, Hyderabad -34., jubilee Hills, Hyderabad, Telangana

Name : M SHAILAJA
Designation : City Planner
Date : 18-Jul-2020 16: 42:36

For COMMISSIONER,GHMC

BK 1, CS No 17953/2024 & Doct No 17048/2024.
Sub Registrar
UPPAL

Copy to:

The Addl. Commissioner (Fin.), GHMC.

The Zonal Commissioner, LB NAGAR, GHMC.

The Dy. Commissioner, Circle 1 KAPRA, GHMC with a request for assessment of PT / VLT upto date.

The Asst. City Planner, Circle 1 KAPRA, GHMC.

5. The Sub-Registrar, _____ with a request to release the mortgaged area.

6. The Addl. Commissioner (Revenue), GHMC with a request for assessment of property tax at once from the date of issue of O.C.

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भारत सरकार
GOVERNMENT OF INDIA

तेजल मोदी
Tejal Modi
पुष्पिन सं./YoB:1970
♀ Female

4530

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

दीरुनामा:
W/O: सोहम सतिश मोदी,
प्लॉट नं-280, रोड नं-25,
पेदममा देवालयम दग़र
ख़ैरातबाद, बंजारा 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

अधार - अधार - सामान्यमानपुदी हाकु

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA

कंदी प्रभाकर रेड्डी
Kandi Prabhakar Reddy
पुष्पिन सं./DOB: 15/05/1974
पुरुष/ MALE

अधार एक पहचान प्रमाण है, जो कि जन्म तिथि के आधार पर जारी किया जाता है। यह आधार को आधार (आधार) के रूप में जाना जाता है, जो कि आधार (आधार) के आधार पर जारी किया जाता है।

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)

9204

ना अधार, ना सुविधा

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

कंदी प्रभाकर रेड्डी
Kandi Prabhakar Reddy
पुष्पिन सं./DOB: 15/05/1974
पुरुष/ MALE

अधार एक पहचान प्रमाण है, जो कि जन्म तिथि के आधार पर जारी किया जाता है। यह आधार को आधार (आधार) के रूप में जाना जाता है, जो कि आधार (आधार) के आधार पर जारी किया जाता है।

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)

9204

VID : 9197 0400 3116 0935

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अधार

भारत सरकार
GOVERNMENT OF INDIA

रोहित कुमार राजक
Rohit Kumar Rajak
जन्म तिथि/DOB: 03/02/2003
पुरुष/ MALE

5515

VID : 9176 5002 1156 1089

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: संजय कुमार, कर्गली बाजार, पी.ओ.-बेर्मा, बी.एस.
बेर्मा, बेर्मा, बोकरो,
झारखण्ड - 829104

Address:
S/O: Sanjay Kumar, KARGALI BAZAR, P.O.-
BERMO, P.S-BERMO, Bermo, Bokaro,
Jharkhand - 829104

0515

VID : 9176 5002 1156 1089

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भारत सरकार
GOVERNMENT OF INDIA

आनंद कुमार खेमका
Anand Kumar Khemka
जन्म तिथि / DOB : 10/10/1993
पुरुष / Male

6141

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संजय: रंजीत खेमका, माली टोला
रोड, जमालपुर, जमालपुर गोगरी,
खगड़िया, बिहार, 851203

Address:
S/O: Ranjeet Khemka, MALI
TOLA ROAD, Jamalpur, Jamalpur
Gogri, Khagaria, Bihar, 851203

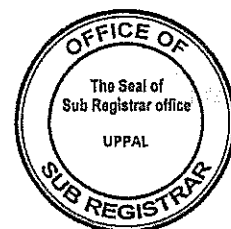
6141

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1507-1-17048/2024

Date: 17/12/2024

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).

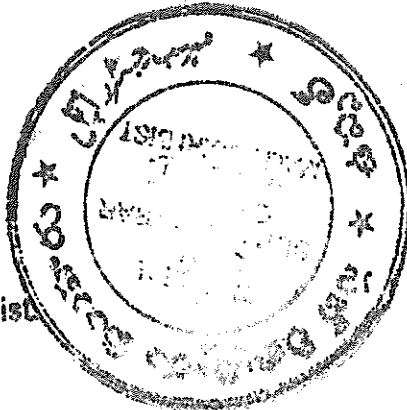
House No.	2-3-4/99-II/B
PTIN/Assessment No.	1010219638
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	CHINNA CHERLAPALLI
Transferor (Name of previous PT Assessee in the Tax Records)	1. TEJAL MODI (W/o. SOHAM MODI)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. ANAND KUMAR KHEMKA (S/o. RANJEET KHEMKA)
Document Registration No.	1507-17048/2024 [1]
Document Registration Date	16/12/2024

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
Medchal-Malkajgiri Dist
Telangana State



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

