

10168

9866/2019



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 10964 Dt: 22-06-2019

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: M/s. SILVER OAK VILLAS LLP

G 315592

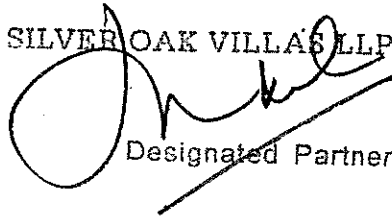
K.SATISH KUMAR  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-025/2018  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

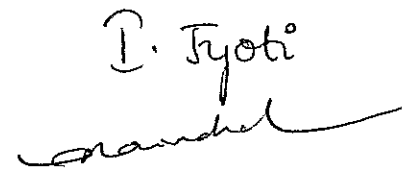
### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28<sup>th</sup> day of June 2019 at SRO, Uppal, Medchal-Malkajgiri District by and between:

M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Managing Partner, Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} hereinafter referred to as the Developer.

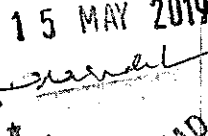
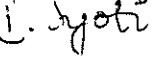
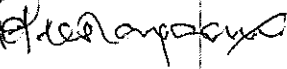
For SILVER OAK VILLAS LLP

  
Designated Partner

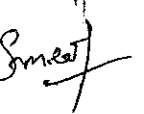
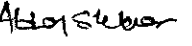
  
T. Tyoti

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. 14250/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 28th day of JUN, 2019 by Sri K Prabhakar Reddy

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                            | Address                                                                                                                                                          | Signature/Thumb Impression                                                          |
|-------|------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>IVATURI RAVINDRANATH<br>[1507-1-2019-10168] | IVATURI RAVINDRANATH<br>S/O. I SATYANARAYANA MURTHY<br>39-5-254, C-COLONY, KTPS<br>PALVANCHA,, BHADRADRI<br>KOTHAGUDEM DIST.                                     |  |
| 2     | CL   |  | <br>IVATURI JYOTHI::28<br>[1507-1-2019-10168]   | IVATURI JYOTHI<br>W/O. I RAVINDRANATH<br>39-5-254, C-COLONY, KTPS<br>PALVANCHA,, BHADRADRI<br>KOTHAGUDEM DIST.                                                   |  |
| 3     | EX   |  | <br>[1507-1-2019-10168]                         | K.PRABHAKAR REDDY<br>(SPA)[R]M/S.SILVER OAK VILLAS LLP<br>REP BY M.PARTNER: SOHAM MODI<br>. LATE SATISH MODI<br>2-3-64/10/24, JAISWAL COLONY,,<br>AMBERPET, HYD. |  |

Identified by Witness:

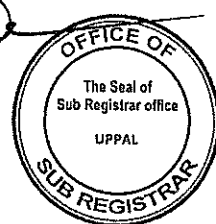
| Sl No | Thumb Impression                                                                    | Photo                                                                                                      | Name & Address                  | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>[1507-1-2019-10168]  | SHAIK SIKINDAR MAEERJA<br>HYD.  |   |
| 2     |  | <br>[1507-1-2019-10168] | ABHAY SHEKHAR VASHISTHA<br>HYD. |  |

28th day of June, 2019

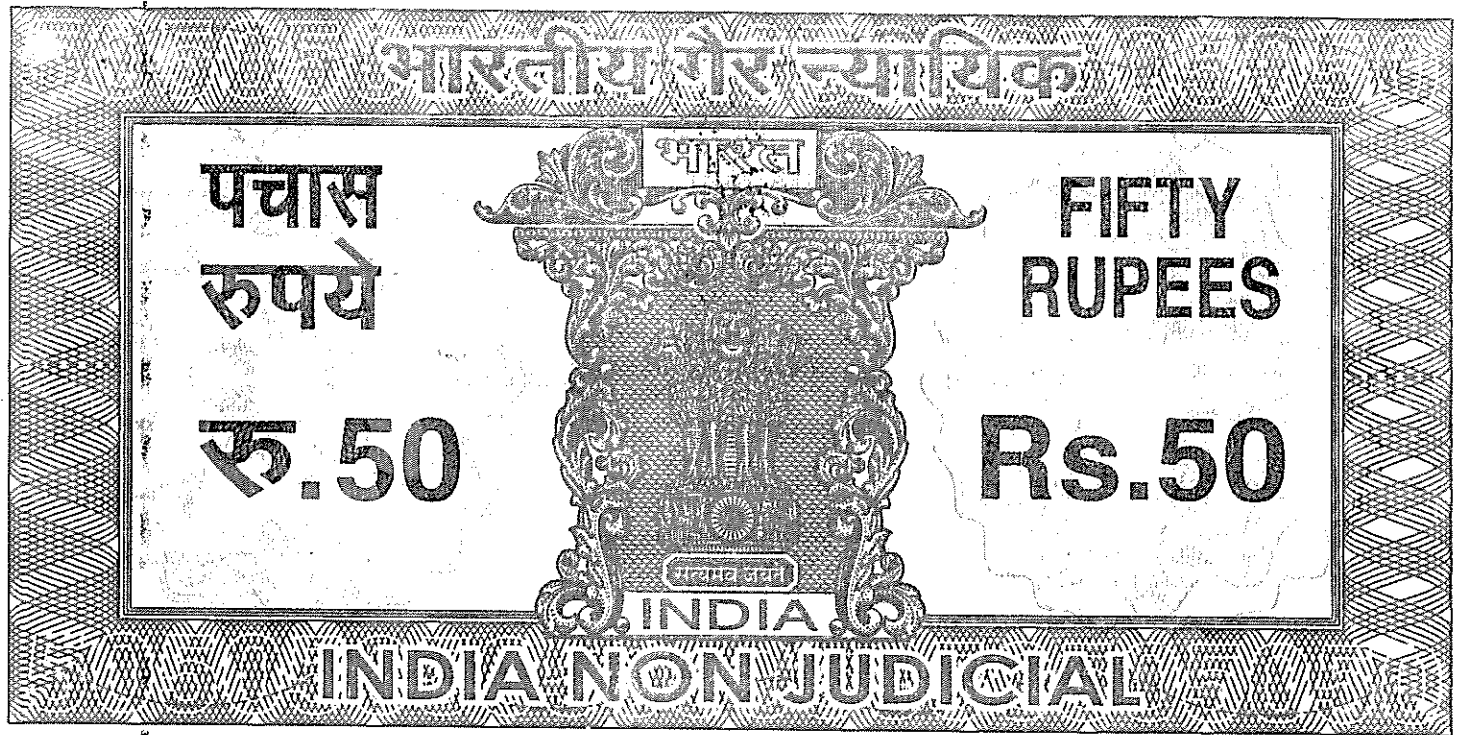
Signature of Sub Registrar  
Uppal

| E-KYC Details as received from UIDAI: |                                                           |                                                                               |                                                                                       |
|---------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Sl No                                 | Aadhaar Details                                           | Address:                                                                      | Photo                                                                                 |
| 1                                     | Aadhaar No: XXXXXXXX6752<br>Name: Abhay Shekhar Vashistha | S/O Chandra Shekhar Sharma,<br>Secunderabad, Hyderabad, Telangana, 500062     |  |
| 2                                     | Aadhaar No: XXXXXXXX4851<br>Name: Shaik Sikindar Meerja   | S/O Shaik Hassan Saheb,<br>Secunderabad, Hyderabad, Andhra Pradesh,<br>500061 |  |

Generated on: 28/06/2019 04:08:18 PM



Bk-1, GS No 10168/2019 & Doct No  
9866/2019, Sheet 1 of 11  
Sub Registrar  
Uppal



తెలంగాణ తెలంగాణ TELANGANA

30 JUL 2018

Date.....

me.....

W/o D. Narsing Rao

M/s. Silver Oak Villas LLP

Vijaya Laxmi C-755807

LICENCED STAMP VENDOR

Lic.No.15-24-005/2007

Ren.No.15-24-046/2016

H.No.1-2/A, Janwada Vill & GP  
Shankerpally Mandal, R.R Dist.

Ph:No.9177272350

AND

1. Mrs. Ivaturi Jyothi, Wife of Mr. Ivaturi Ravindrananth, aged about 46 years,
2. Mr. Ivaturi Ravindrananth, Son of Mr. I. Satyanarayana Murthy, aged about 53 years both are residing at H. No. 39-5-254, C- Colony, KTPS, Palvanha, Bhadradi Kothagudem District - 507 115, hereinafter referred to as the 'Purchaser'

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

Wherever the Developer/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

For SILVER OAK VILLAS LLP,

Designated Partner

I. Jyoti

Page 2

| Sl No | Aadhaar Details                                         | Address:                                                                 | Photo                                                                               |
|-------|---------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                                   |   |
| 4     | Aadhaar No: XXXXXXXX4555<br>Name: Ivaturi Jyothi        | W/O Kandi Prabhakar Reddy,<br>Palwancha, Khammam, Andhra Pradesh, 507115 |  |
| 5     | Aadhaar No: XXXXXXXX5120<br>Name: Ivaturi Ravindranath  | S/O Savyaharaya Murthy,<br>Palwancha, Khammam, Andhra Pradesh, 507115    |  |

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 |                          |           |      |                             |                  |       |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|-------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total |
| Stamp Duty              | 100            | 0                        | 14150     | 0    | 0                           | 0                | 14250 |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 14250     | 0    | 0                           | 0                | 14250 |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100   |
| Total                   | 100            | 0                        | 28500     | 0    | 0                           | 0                | 28600 |

Rs. 14150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14250/- towards Registration Fees on the chargeable value of Rs. 2850000/- was paid by the party through E-Challan/BC/Pay Order No ,522EB0270619 dated ,27-JUN-19 of ,YESB/

#### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 28500/-, DATE: 27-JUN-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0542862315019, PAYMENT MODE: NB-1000200, ATRN: 0542862315019, REMITTER NAME: K.PRABHAKAR REDDY, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: MRS.IVATURI JYOTHI AND I. RAVINDRANATH)

Date:

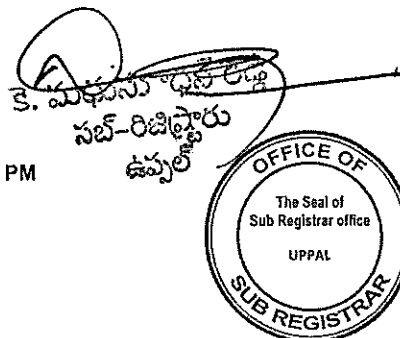
28th day of June, 2019

Signature of Registering Officer

Bk - 1, C9 No 10168/2019 & Doct No 9866/2019  
Sub Registrar  
Uppal

1వ పుస్తకము 2019 సం॥ 194/ శా.శ.పు.....9866.....వ  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం  
గుర్తింపు నెంబరు 1507-1-9866/2019 ఇవ్వడమైనది  
2019 సం॥ 194/ శా.శ.పు.....9866.....వ తేది.

Generated on: 28/06/2019 04:08:18 PM



1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medhchal Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) vide registered sale deed from the Developer and the details of which are given in Annexure – A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

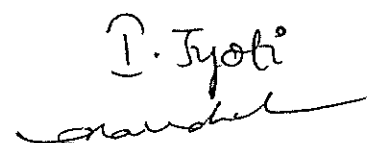
- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure – B attached herein and the specifications shall be as per Annexure – C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time.
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the lumpsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure – A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure – A.
- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For SILVER OAK VILLAS LLP

  
Designated Partner

  
I. Tyoti



Bk - 1, CS No 10168/2019 & Doct No

9846/2019 Sheet 3 of 11

Sub Registrar

Uppal

Generated on: 28/06/2019 04:08:18 PM



- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.
4. COMPLETION OF CONSTRUCTION:
- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure – A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For SILVER OAK VILLAS LLP

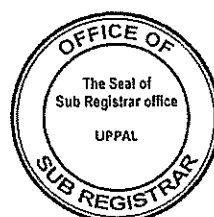
Designated Partner

P. Tyagi

Bk - 1, CS No 10168/2019 & Doct No  
7866/2019 Sheet 4 of 11 Sub Registrar  
Uppal



Generated on: 28/06/2019 04:08:18 PM





- 4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.
- 4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

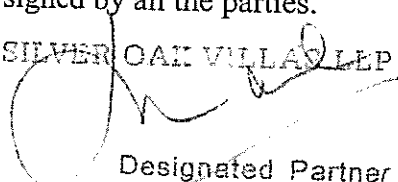
5. POSSESSION OF VILLA:

- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

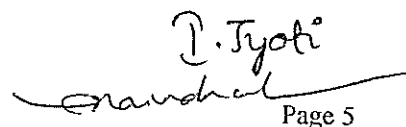
6. FORCE MAJEURE:

- 6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
- 6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For SILVER OAK VILLAS LLP



Designated Partner

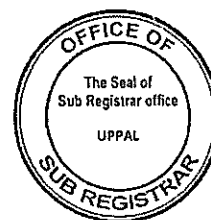


P. Tyoti

Bk - 1, CS No 10168/2019 & Doct No  
9866/2019 Sheet 5 of 11 Sub Registrar  
Uppal



Generated on: 28/06/2019 04:08:18 PM



**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                      |            |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1. Mrs. Ivaturi Jyothi<br>2. Mr. Ivaturi Ravindrananth                                               |            |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | H. No. 39-5-254, C- Colony, KTPS, Palvancha, Bhadradi Kothagudem District - 507 115.                 |            |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Document no. 9865 of 2019, dated 28.06.2019 registered at S.R.O, Uppal, Medchal-Malkajgiri District. |            |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A2 - Duplex - Deluxe                                                                                 |            |
| 5.  | No. of floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ground + 1 <sup>st</sup> Floor                                                                       |            |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3 - Bedrooms                                                                                         |            |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                      |            |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 81                                                                                                   |            |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 161 Sq. yds.                                                                                         |            |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2040 Sft.                                                                                            |            |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1741 Sft.                                                                                            |            |
| 8.  | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rs. 28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand Only)                                      |            |
| 9.  | Details of advance paid:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                      |            |
|     | Rs.8,82,000/-(Rupees Eight Lakhs Eighty Two Thousand Only) already received which is admitted and acknowledged by the developer by way of receipts.                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                      |            |
| 10. | Payment terms:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                      |            |
|     | Installment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Due date for payment                                                                                 | Amount     |
|     | I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Within 7 days of completion of brick work & internal plastering                                      | 8,84,000/- |
|     | II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.   | 8,84,000/- |
|     | III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | On completion                                                                                        | 2,00,000/- |
| 11. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 30.10.2019                                                                                           |            |
| 12. | <b><u>Description of the Schedule Villa:</u></b><br><br>All that land forming plot no. 81, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medhchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by:<br><br>North by: Plot No. 80<br>South by: Plot No. 82<br>East by: Plot No. 84<br>West by: 30' wide Road |                                                                                                      |            |

For SILVER OAK VILLAS LLP .

Designated Partner  
DEVELOPER

I. Jyoti  
PURCHASER

Bk - 1, CS No 10168/2019 & Doct No  
9866/2019 Sheet 6 of 11 Sub Registrar  
Uppal

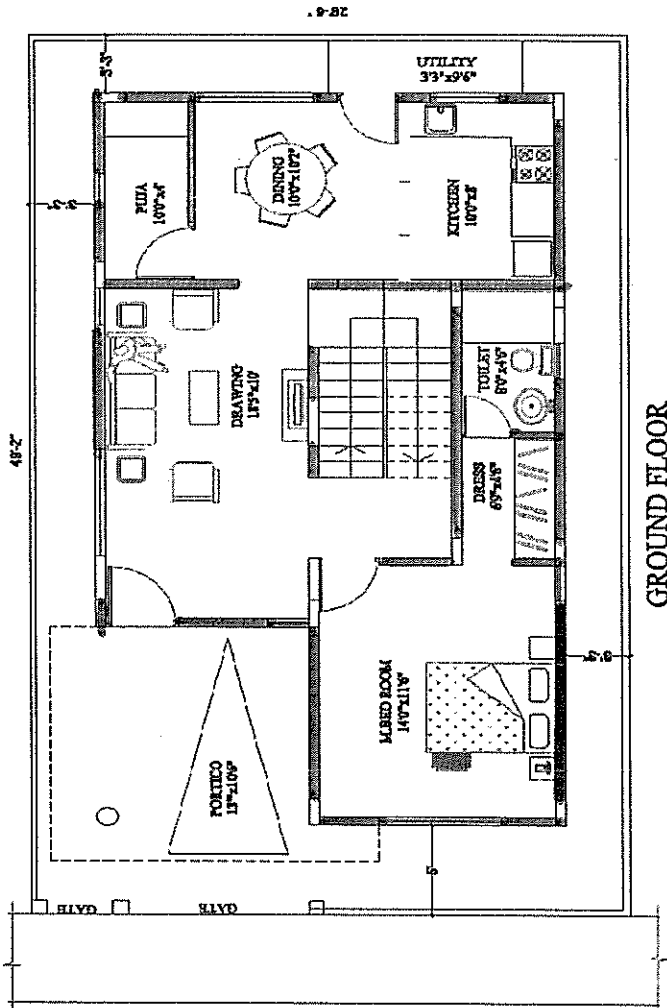


Generated on: 28/06/2019 04:08:18 PM

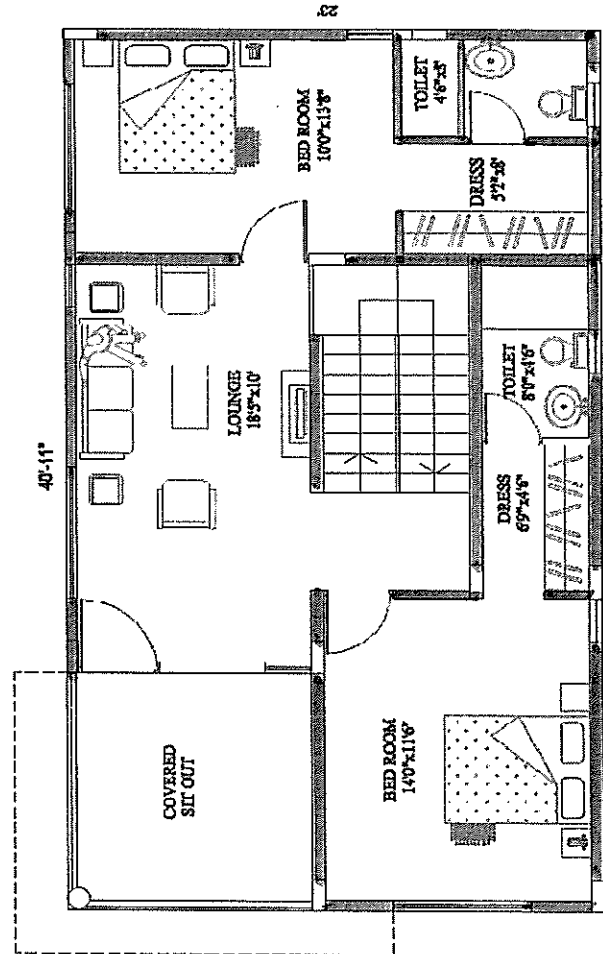


## ANNEXURE- B

Plan of the Said Villa:



GROUND FLOOR



FIRST FLOOR

Built-Up Area

G.Floor Area: 998 Sft

F.Floor Area: 940 Sft

Terrace Area: 102 Sft

Total Area: 2040 Sft

For SILVER OAK VILLAS LLP

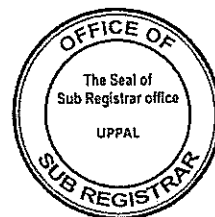
Designated Partner  
DEVELOPER

*P. Tyoti*  
PURCHASER

Bk - 1, CS No 10168/2019 & Doct No  
9886/2019 Sheet 7 of 11 Sub Registrar  
Uppal



Generated on: 28/06/2019 04:08:18 PM



## ANNEXURE - C

### Specifications of Said Villa:

| Item                 | Specifications                                 |
|----------------------|------------------------------------------------|
| Structure            | RCC                                            |
| Walls                | Cement blocks                                  |
| External painting    | Exterior emulsion                              |
| Interior painting    | Smooth finish with OBD                         |
| Flooring             | Branded 2 x 2 ft vitrified Tiles               |
| Main door            | Wood with polished panel door                  |
| Internal door frames | Wood with paint                                |
| Door shutters        | Painted panel doors with dorset hardware       |
| Windows              | Aluminium sliding windows                      |
| Sanitary             | Cera /Parryware / Hindware or equivalent brand |
| CP fittings          | Branded quarter turn                           |
| Bathrooms            | Branded designer tiles upto 7ft.               |
| Kitchen              | Granite slab with 2 ft dado and SS sink        |
| Electrical           | Copper wiring with modular switches            |
| Plumbing             | UPVC /CPVC/ PVC pipes.                         |

#### Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Developer and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Said Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For SILVER OAK VILLAS LLP

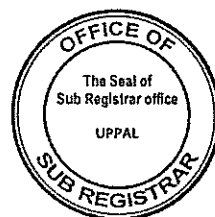
DEVELOPER  
Designated Partner

P. Tyoti Chaudhary  
PURCHASER

BK-1, CS No 10168/2019 & Doct No  
9566/2019 Sheet 8 of 11 Sub Registrar  
Uppal



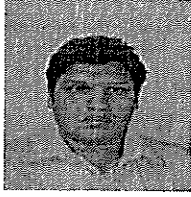
Generated on: 28/06/2019 04:08:18 PM



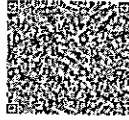




भारत सरकार  
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన సం./YoB:1969  
పురుషుడు Male



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

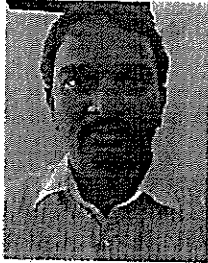
పిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నె-  
280, రోడ్ నె-25, పెద్దమ్మ  
దేవాలయం దగ్గర జుబిలీ హిల్స్,  
ఖైరతాబాద్, బంజారా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

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

Aadhaar - Aam Aadmi ka Adhikar



भारत प्रभुत्व  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male



9204

ఆధార్ - సామాన్యని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To  
Kandi Prabhakar Reddy  
కండి ప్రభాకర్ రెడ్డి  
2-3-64/10/24 1FLOOR KAMALA NILAYAM  
JAISWAL COLONY  
Amberpet  
Amberpet, Hyderabad  
Andhra Pradesh - 500013

10/07/2013

For SILVER OAK VILLAS LLP .

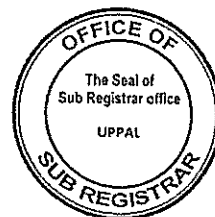
Designated Partner

*[Handwritten signature]*

Bk - 1, CS No 10168/2019 & Doct No  
9866/2019 Sheet 9 of 11 Sub Registrar  
Uppal

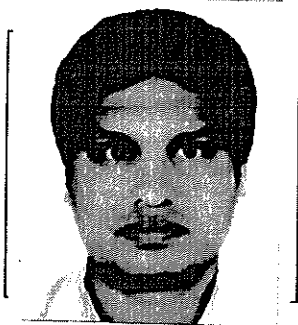


Generated on: 28/06/2019 04:08:18 PM



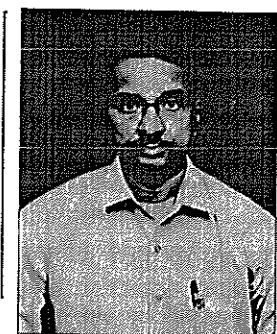
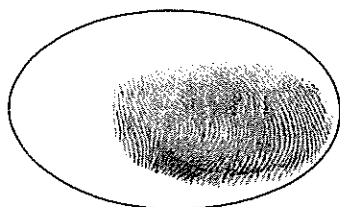
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



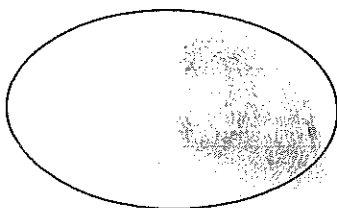
## VENDOR:

M/S. SILVER OAK VILLAS LLP,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
SOHAM MANSION, II FLOOR, M. G. ROAD  
SECUNDERABAD – 500 003,  
BOTH BEING REPRESENTED BY:  
MR. SOHAM MODI, S/O. LATE SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS, HYDERABAD.



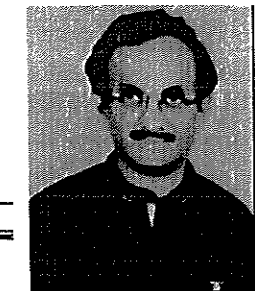
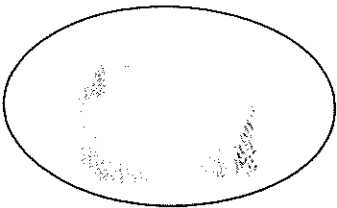
## SPECIAL POWER OF ATTORNEY FOR PRESENTING DOCUMENTS VIDE SPA NO. 6/BK-IV/2019, REGD. AT SRO, SECUNDERABAD.

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. AT 5-4-187/3 & 4  
SOHAM MANSION  
2<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD



## PURCHASER:

1. MRS. IVATURI JYOTHI  
W/O. MR. IVATURI RAVINDRANANTH  
R/O. H. NO. 39-5-254  
C-COLONY, KTPS  
PALVANCHA  
BHADRADRI KOTHAGUDEM DISTRICT.



2. MR. IVATURI RAVINDRANANTH  
S/O. MR. I. SATYANARAYANA MURTHY  
R/O. H. NO. 39-5-254  
C-COLONY, KTPS  
PALVANCHA  
BHADRADRI KOTHAGUDEM DISTRICT.

## GNATURE OF WITNESSES:

*Abhishek*

*S. K. J.*

For SILVER OAK VILLAS LLP

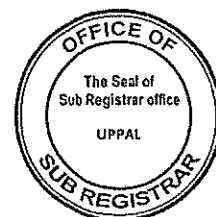
*[Signature]*  
Designated Partner  
SIGNATURE OF THE DEVELOPER

*[Signature]*

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 10168/2019 & Doct No 9866/2019  
Sheet 10 of 11 Sub Registrar  
Uppal

Generated on: 28/06/2019 04:08:18 PM



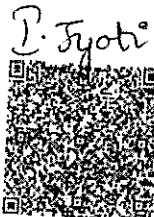


భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

ఇవతురి జ్యోతి  
Ivaturi Jyothi



పుట్టిన సంవత్సరం/Year of Birth 1971  
స్త్రీ / Female



4555

అధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O రవీంద్రనాథ్, 39-5-254, సి.కాలనీ, కే.టి.పి.ఎస్.  
పాల్వాంఛ, పాలంఛా, ఖమ్మం, ఆంధ్ర ప్రదేశ్, 507115

Address: W/O Ravindranath, 39-5-254, C-COLONY, K.T.P.S, Palwancha, Paloncha, Khammam, Andhra Pradesh, 507115



1947  
1800 180 1947



help@uidai.gov.in



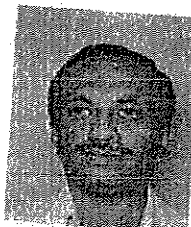
www.uidai.gov.in

పి.ఎ. బాక్స్ నెం. 1947,  
మొదటి దశ: 560001



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

ఇవతురి రవీంద్రనాథ్  
Ivaturi Ravindranath



పుట్టిన సంవత్సరం/Year of Birth : 1965  
పురుషుడు / Male



5120

అధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O సత్యనారాయణ మూర్తి, 39-5-254, సి.కాలనీ, కే.టి.పి.ఎస్.  
పాల్వాంఛ, పాలంఛా, ఖమ్మం, ఆంధ్ర ప్రదేశ్, 507115

Address: S/O Satyanarayana Murthy, 39-5-254, C-COLONY, K.T.P.S, Palwancha, Paloncha, Khammam, Andhra Pradesh, 507115



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

పి.ఎ. బాక్స్ నెం. 1947,  
మొదటి దశ: 560001

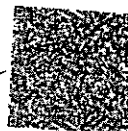


भारत सरकार  
GOVERNMENT OF INDIA

షాక్ సికిందర్ మీర్జా  
Shaik Sikindar Meerja



పుట్టిన సం./YoB:1973  
పురుషుడు Male



4851

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O షాక్ హసన్ సాహెబ్, హ నో-11-4-433-435 ఫ్లాట్ నో-203  
కాశేశ్వర రెసిడెన్సీ,  
గంధీ స్టాచ్యూ చిల్కలగూడ,  
సెకండరాబాద్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500061

Address:  
S/O Shaik Hassan Saheb, H no-11-4-433-435 Flat no-203 Kaseshwara Residency, Near Gandhi Statue Chilkalaguda, Secunderabad, Sitaphalmandi, Hyderabad Andhra Pradesh, 500061

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार  
GOVERNMENT OF INDIA

అభయ షేఖర్ వాశిష్ఠ  
Abhay Shekhar Vashistha  
పుట్టిన సం./YoB:1991  
పురుషుడు Male



6752

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: చంద్ర షేఖర్ శర్మ, ఫ్లాట్ నో-201, ఎన్.ఆర్. రోడ్డు  
కమల నగర్, సెకండరాబాద్  
ఎన్.ఆర్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500062

Address:  
S/O: Chandra Shekhar Sharma, flat no-201, ecil cross roads kamala nagar, Secunderabad, Ecil, Hyderabad Andhra Pradesh, 500062

Aadhaar - Aam Aadmi ka Adhikar



**YES BANK LTD.**

YES BANK Tower IFC - 2, 15th Floor,  
Senapati Bapat Marg, Elphinstone (W),  
Mumbai 400 013 India

**DEMAND DRAFT**

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

|   |   |   |   |   |   |   |   |  |  |
|---|---|---|---|---|---|---|---|--|--|
|   |   |   |   |   |   |   |   |  |  |
| D | D | M | M | Y | Y | Y | Y |  |  |

C. PAYEE Non-Negotiable

In Demand Pay

or Order

को या उनके आदेश पर

पुणे

ONE THOUSAND FOUR HUNDRED RUPEES

अदा करें

|   |  |
|---|--|
| ₹ |  |
|---|--|

Purchaser Name: SILVER CAMEL



For YES BANK LTD.

*H. Venkatesh*  
18/05/2019

*[Signature]*  
AUTHORISED SIGNATORY(IES)

RAWEE BANK AND BRANCH

ISSUING BANK AND BRANCH UNDER LAY

⑈978366⑈ 000532000⑈

16

CS:scs-vinc4051002 Address Local Term 11 1758507 km

Bk-1, CS No 10168/2019 & Doct No  
Sub-Registrar  
Uppal  
Sheet 11 of 11  
9/8/2019

Generated on: 28/06/2019 04:08:18 PM

