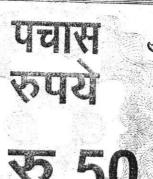
9866/2019







FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

මීපරුලක तेलंगाना 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 31559

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

SOV-81

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th 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, 2nd 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 SILVEROAK VILLA

Designated Partner

1. Tyoti



9866/2019



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/o. W70 D. C. North Complete Victor Complete Complete

V JULYA LAXLAS55807

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, Palvancha, Bhadradri 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 SILVET OAK VILLAS ILP.

Designated Partner

Tryoti
Page 2

0 0 NA 0 0 Reg. Fee NA 0 14250 0 0 0 14250 0 **User Charges** 0 0 100 NA 0 100 28600 0 0 Total 100 0 28500 0

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:

Sub-Registrar

CS No 10168/2019 & Doct No

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Sheet 2 of 11

28th day of June, 2019/ 5th 05/00 1941 5E

Signature f Regist ring Officer

1వవుస్తకము 2019నం::194/ శా.శ.పు.....9<u>866.....</u>వ సెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం గుర్తింపు సెంబరు1507-1.2866/2017 ఇవ్వడమైనది 2019 సంగ్రామంత్రామ్ నెల జీకి ప్రత్యేవ తేది.

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OFFICE O The Seal of Sub Registrar offic REGIS

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 lumsum 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

Relative & Bulletine

J. Tyoti

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





- 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 SHLVIR OAK V

Designated Partner

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





- 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 purchaser 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 VILLAGLEP

Designated Partner

T. Tyoti Page 5 BK-1, CS No 10168/2019 & Doct No

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Uppal





ANNEXURE- A

1.	Names of Purchaser:		1. Mrs. Ivaturi Jyothi			
		2. Mr. Ivaturi Ravindrananth				
2.	Purchaser's permanent residential		H. No. 39-5-254, C- Colony	H. No. 39-5-254, C- Colony, KTPS, Palvancha, Bhadradri		
2.	address:		Kothagudem District - 507 115.			
3.	Sale deed exec	uted by Developer in	Document no. 5865 of 2019, dated 28.06.2019 registered at			
	favour of Purcl	haser	S.R.O, Uppal, Medchal-Malkajgiri District.			
4.	Type of villa		A2 - Duplex - Deluxe			
5.	No. of floors		Ground + 1 st Floor			
6.	No. of bedrooms		3 - Bedrooms			
7.	Details of Said Villa : a. Villa no.: b. Plot area: c. Built-up area :					
			81 161 Sq. yds.			
			2040 Sft.			
	d. Carpet ar		1741 Sft.			
8.	Total sale cons	sideration:	Rs. 28,50,000/- (Rupees Twenty Eight Lakhs Fifty			
	Details of a day		Thousand Only)			
9.	Details of adva	ance paid.				
			Eighty Two Thousand Onleveloper by way of receipts.	y) already received which is		
10.	Payment terms	S:				
			e for payment Amount			
	I	Within 7 days of compinternal plastering	pletion of brick work &	8,84,000/-		
	II		oleting of flooring, bathroom	8,84,000/-		
		tiles, doors, windows,	first coat of paint, etc.	2, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4,		
	III	On completion		2,00,000/-		
11.	Scheduled dat	Scheduled date of completion: 30.10.2019				
12.	Description of the Schedule Villa: All that land forming plot no. 31, 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 part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal Medhchal–Malkajgiri District (formerly bounded by: North by: Plot No. 80 South by: Plot No. 82 East by: Plot No. 84					
	West b	by: 30' wide Road				

For SILVER OAK VILLAS LLP .

Designated Partner
DEVELOPER

J. Tyoti granded

PURCHASER

Page 6

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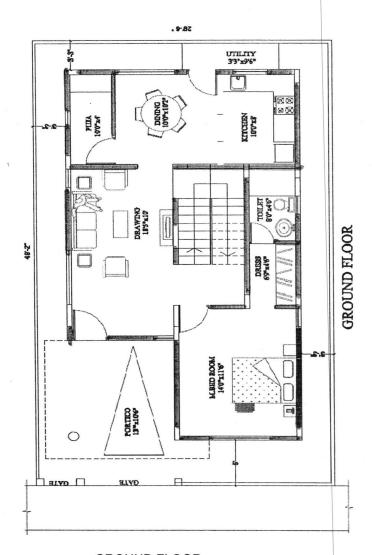


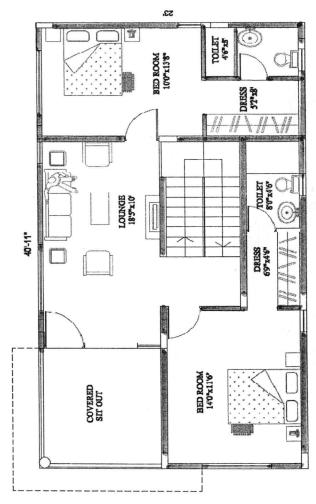


ANNEXURE- B

Plan of the Said Villa:







FIRST FLOOR

GROUND 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

D. Jyoti Crowdel

PURCHASER

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





ANNEXURE - C

Specifications of Said Villa:

Item		Specifications	
Structure	RCC		
Walls	Cement blocks		
External painting	Exterior emulsion		
Interior painting	Smooth finish with OBI)	
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 / Hindy	ware 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 modula		dular 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.
- 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.
- Changes in walls, door positions or other structural changes shall not be permitted.
- 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 mime without prior notice.
- 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

DEVELOPERed Partner

Bk-1, C\$ No 10168/2019 & Doct No (SEED) 2013 Sheet 8 of 11 Sub-Registrar Uppal







भारत सरकार

GOVERNMENT OF MOIA



శోహాం సతీప్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుఘడు Male



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: సతీప్ మోడి, ఫ్లెట్ నో-280, రోడ్ నో-25, పెద్దమ్మ

దేవాలయం దగ్గర జుబిలీ హీల్స్,

ఖైరరాబాద్, బంజారా హీల్స్,

ఆంధ్ర ప్రదేశ్, 500034

Address:

S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad

Andhra Pradesh, 500034

హైదరాబాద్

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Aadhaar - Aam Aadmi ka Adhikar

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



భారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974 නුරාහුයා / Male



2933339204

2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY **Amberpet** Amberpet, Hyderabad Andhra Pradesh - 500013

కండి ప్రభాకర్ రెడ్డి

Kandi Prabhakar Reddy

ఆధార్ – సామాన్యుని హక్కు

For SILVER

Designated Partner

(Hico organia)

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





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

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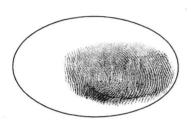
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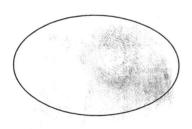
M/S. SILVER OAK VILLAS LLP, HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003, BOTH BEING REPRESENTED BY: MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD.





PRESENTING DOCUMENTS VIDE SPA NO. 6/BK-IV/2019, REGD. AT SRO, SECUNDERABAD.

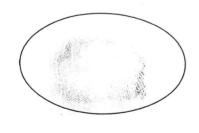
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION. 2ND FLOOR, M. G. ROAD SECUNDERABAD





PURCHASER:

 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.

SIGNATURE OF WITNESSES:

1. Ablog Shelon

2. Sweet

Designated Partner
SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Bk-1, Cs No 10168/2019 & Doct No (Sab Registrar Sub Registrar Uppal







భారత ప్రభుత్వం GOVERNMENT OF INDIA



Ivaturi Jyothi

పుట్టిన సంవత్స్వరం/Year of Birth 1971 59 / Female



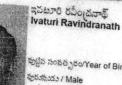
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భారత ప్రభుత్వం GOVERNMENT OF INDIA



కుట్టిన సంవచ్చరం/Year of Birth : 1965



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ఆధార్ - సామాన్యుని హక్కు



भारत सरकार GOVERNMENT OF INDIA



ఎక్ సికిందర్ మీర్జా Shaik Sikindar Meerja పుట్టిన సం./YoB:1973 పురుషుడు Male







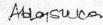
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भारत सरकार GOVERNMENT OF INDIA



అభాయయ్ శేఖర్ వశిస్త Abhay Shekhar Vashistha పుట్టిన సం./YoB:1991 పురుషుడు Male





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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: w/o రవీం(దనాథ్. 39-5-254. స్థ్రీ కాలసీ. కే టి ప్రి యస్. పాల్పంద. పాల్పంద. ఇమ్మం, ఆంధ్ర |කස්දී. 507115

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



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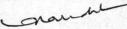
ుడ్ బాక్స్ నెం. 1947. వింగుళూడు 560001



ఖారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా: s/o సత్యనారాయణ మూర్, 39-5-254, స్థ్రాలన్, శేటి స్ యస్. సాల్వంచ, పాల్వంచ, ఇమ్మం, ఆంధ్ర ప్రదేశ్. 507115

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





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S/O పెక హసాన్ సాహెట్, హ

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నెఆర్ గాంధీ స్టేచూ

చిలకలగూడ, సికింద్రాబాద్,

సీతాఫల్మండి, హైదరాబాద్ ఆంధ్ర ప్రదశ్, 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



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చిరునామా: S/O: దంద్ర శేఖర్ శర్మ, స్ట్రాట్ నే-201, ఎసీల్ క్రస్ రోడ్స్

కమల నగర్, సికింద్రాబాద్

ఎసీల్, హైదరాబాద్ **පං**සු සුක්\$, 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

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