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తెలంగాణ తేలంగానా TELANGANA

S.No. 904 Date: 18-02-2021

Sold to: TEJAL MODI

W/o. SOHAM MODI

For Whom: SELF

AE 536131

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

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

West Marredpally, Sec'bad. Mobile: 9849355156

SALE DEED

This Sale deed is made and executed on this the 22nd day of February 2021 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

Mrs. Tejal Modi, W/o. Shri. Soham Modi, aged about 50 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 034, hereinafter referred to as the Vendor.

IN FAVOUR OF

Mr. Vikram Kumar, Son of Mr. Kapildeo Kumar Sinha, aged about 35 years, Occupation: Service residing at Flat No. 506, G-Block, Gulmohar Gardens, Shakthi Sai Nagar, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076, hereinafter referred to as the 'Purchaser'

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.

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 Pass book and title book have been issued to them by the Mandal Revenue Office, Ghatkesar Mandal, R.R. District as per the details given below.



Sl.No	Name of Pattedar	Patta & Passbook no.	Title book no.		Extent
1.	P. Sanjeev Reddy Vendor No. 1	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 Vendor No. 2	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 Vendor No. 3	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 Vendor No. 4	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 Vendor No. 5	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 Vendor No. 6	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 Vendor No. 7	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 Vendor No. 8	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 Vendor No. 9	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 Vendor No. 10	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 Vendor No. 11	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.

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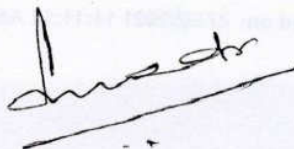
- 1.8. By virtue of the above referred documents, recitals and records, the Original Owners became the absolute owners and possessors of about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy.
- 1.9. Whereas a 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.



- 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.
- 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.



2. DETAILS OF PERMITS:

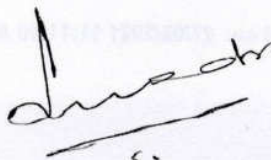
- 2.1 Building permit and other statutory permits/NOCs have been obtained from appropriate authorities for all units in the Housing Project as per details given below.
- 2.2 M/s. Silver Oak Realty has made 3 applications for building permit for developing the Housing Project to GHMC on the Scheduled 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 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 991A and 991B and the second floor as 992A and 992B and the third floor as 993A and 993 B and the fourth floor as 994A and 994B.

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.



- 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.



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., block 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.



- 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.

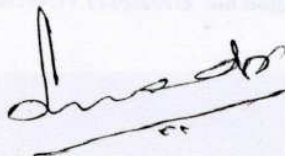


8. OWNERS ASSOCIATION:

- 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 obstructions / objections.



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 in and 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.



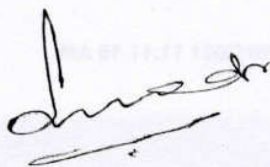
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., 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.



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

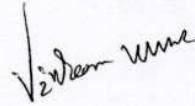
All that portion of the land area to the extent of 648 sq. yds., forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

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. Vikram Kumar)

ANNEXURE- A

1.	Names of Purchaser:	Mr. Vikram Kumar
2.	Purchaser's residential address:	R/o. Flat No. 506, G-Block, Gulmohar Gardens, Shakthi Sai Nagar, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076.
3.	Pan no. of Purchaser:	AWKPK4274E
4.	Aadhaar card no. of Purchaser:	8557 7087 8533
5.	Details of Scheduled Flat:	
	a. Flat no.:	993A (99-3A)
	b. Undivided share of land:	81 Sq. yds.
	c. Super built-up area:	1,620 Sft.
	d. Built-up area + common area:	1,296+324Sft.
	e. Carpet area	1,085 Sft.
	f. Car parking area	Single - 105 Sft.
6.	Total sale consideration:	Rs. 61,68,000/- (Rupees Sixty One Lakhs Sixty Eighty Thousand only)
7.	Details of Payment:	
	1. Rs.49,47,663/-(Rupees Forty Nine Lakhs Forty Seven Thousand Six Hundred and Sixty Three Only) paid by way of banker cheque no.113489, dated 15.02.2021 issued by State Bank of India, RACPC, Hyderabad. 2. Rs.5,43,000/-(Rupees Five Lakhs Forty Three Thousand Only) paid by way of cheque no.396624, dated 12.02.2021 drawn on State Bank of India, Habsiguda Branch, Hyderabad. 3. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.396623, dated 30.01.2021 drawn on State Bank of India, Habsiguda Branch, Hyderabad. 4. Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.396622, dated 24.07.2021 drawn on State Bank of India, Habsiguda Branch, Hyderabad. 5. Rs.52,337/-(Rupees Fifty Two Thousand Three Hundred and Thirty Seven Only) paid by way of cheque no.396631, dated 13.02.2021 drawn on State Bank of India, Habsiguda Branch, Hyderabad.	



VENDOR
(Mrs. Tejal Modi)



PURCHASER
(Mr. Vikram Kumar)



8. Description of the Schedule Flat:

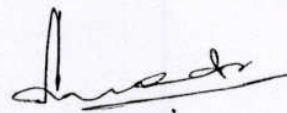
All that portion forming a deluxe apartment bearing flat no.993A (99-3A) on the third floor, admeasuring 1,620 sft. of super built-up area (i.e., 1,296 sft. of built-up area & 324 sft. of common area, carpet area 1,085 sft) together with proportionate undivided share of land to the extent of 81 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 105 sft 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), bounded by: marked in red in the plan enclosed and bounded as under:

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

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.993A (99-3A) on the third floor, 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 Basement Floor : 105 sft. Parking space for one car
 - b) In the Third Floor : 1,620 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 61,68,000/-

Date: 22.02.2021

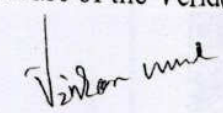

Signature of the Vendor

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: 22.02.2021


Signature of the Vendor

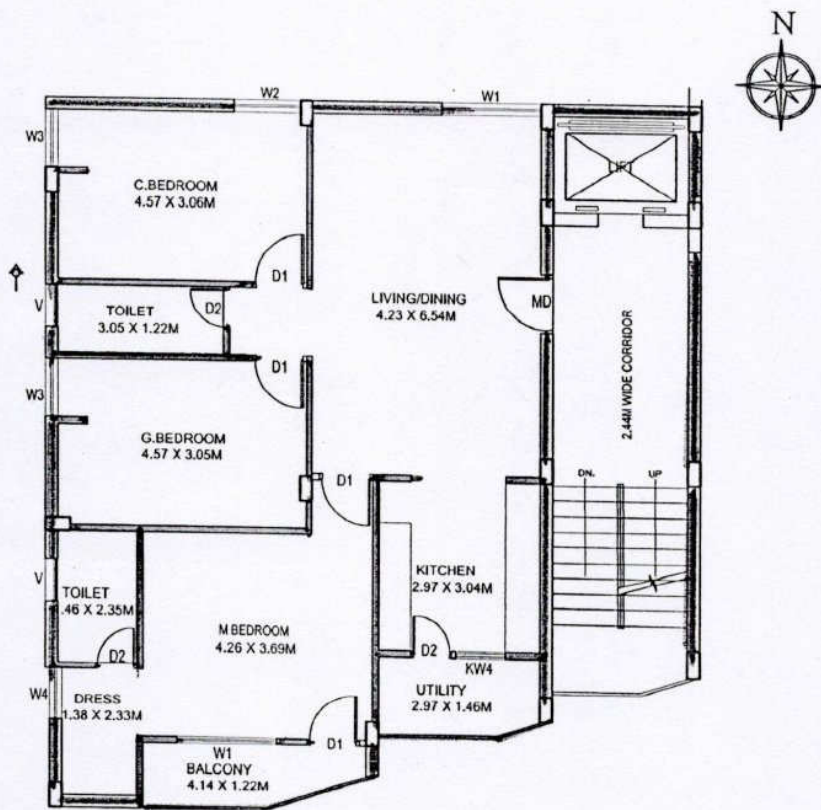

Signature of the Purchaser

ANNEXURE- B

Plan of the Scheduled Flat:

INCLU: _____

EXCLU: _____



[Signature]

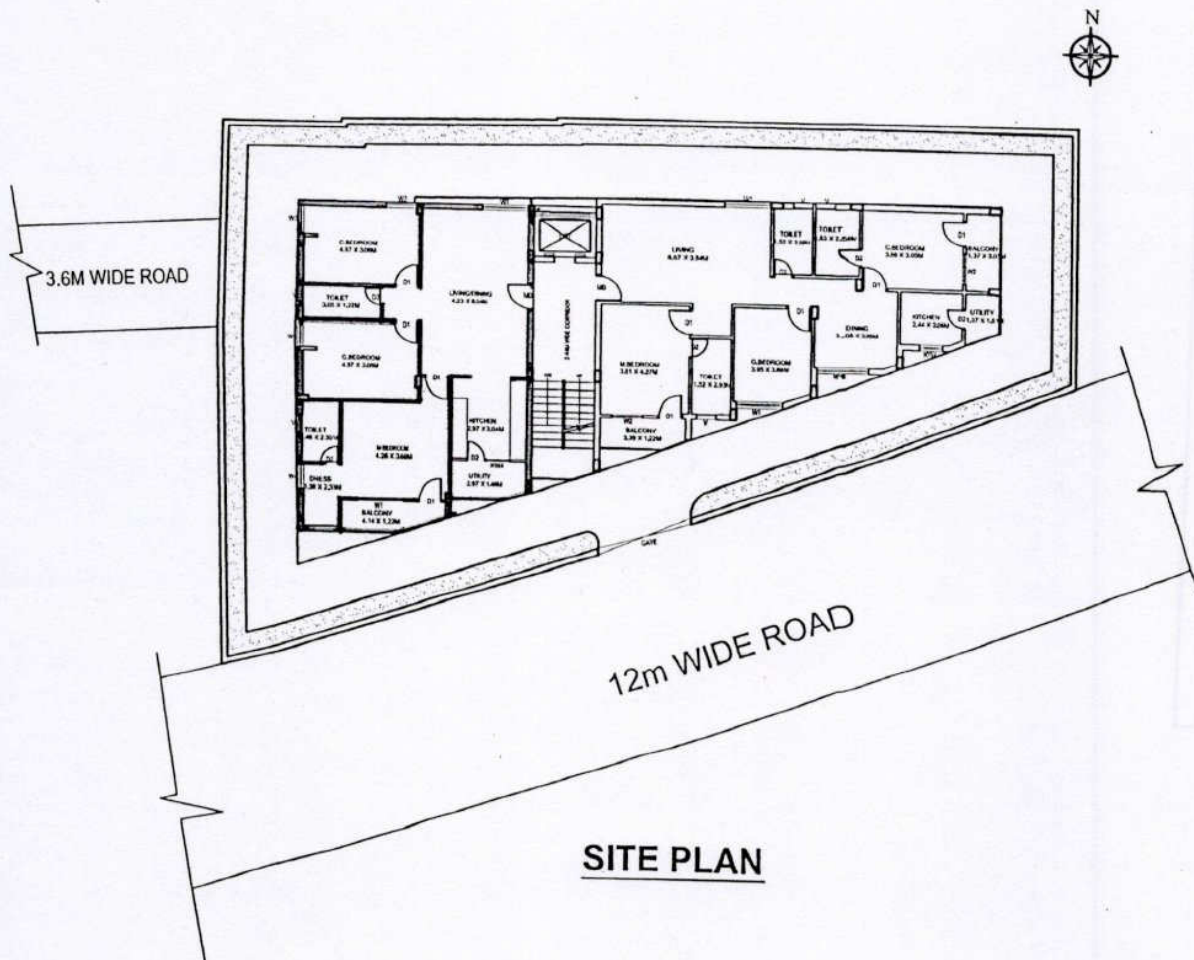
VENDOR
(Mrs. Tejal Modi)

[Signature]

PURCHASER
(Mr. Vikram Kumar)

ANNEXURE – C

Layout plan of the Housing Project:

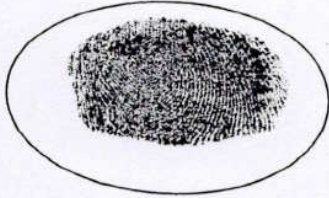



VENDOR
(Mrs. Tejal Modi)


PURCHASER
(Mr. Vikram Kumar)

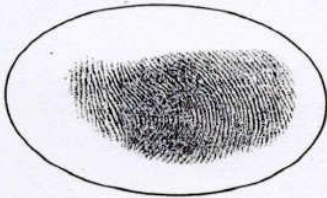
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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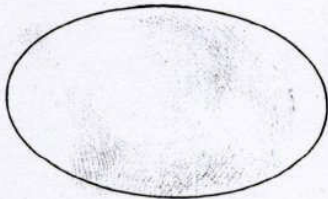
VENDOR:

MRS. TEJAL MODI
W/O. SHRI. SOHAM MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD - 500 034



GPA FOR PRESENTING DOCUMENTS VIDE GPA
NO. 201/BK-IV/2021, DT: 22.02.2021, REGD AT
BANJARAHILLS (R.O), HYDERABAD.

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:

MR. VIKRAM KUMAR
S/O. MR. KAPILDEO KUMAR SINHA
R/O. FLAT NO. 506, G-BLOCK
GULMOHAR GARDENS, SHAKTHI SAI NAGAR
MALLAPUR VILLAGE
UPPAL MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF PURCHASER

భారత సర్కార్
GOVERNMENT OF INDIA

తేజాల్ మోడి
Tejal Modi
పుట్టిన సం./YOB: 1970
స్త్రీ Female

3804-2803 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతీష్ మోడి,
ప్లట్ నె-280, రోడ్ నె-25,
పద్మామ్మ దేవాలయం దగ్గర
బచిరీ హిల్స్, ఖైరాతాబాద్,
బంజారా హిల్స్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 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

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3804-2803 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

శ్రీమతింగారామ్

 एकलविकीरणीय प्रामाणिकता Unique Identification Authority of India 		
पिढावा नाँवः S.O. कपिलदेव कुमार सिन्हा, 506(अ. ब्लॉक) गूलमोहार सिन्हा अहमदपुर, अहमदपुर, गुलमोहार, गुलमोहार, अहमदपुर, अहमदपुर, तेलंगाना - 500076 Address: S.O. Kapildeo Kumar Sinha, 506(G Block/Gulmohar Gareedens Annexe, mallapur, mallapur, mallapur, Uppal, K.v. Rangareddy, Telangana - 500076		
 8533 VID : 9125 3799 8441 7492		
 1647	 help@uidai.gov.in	 www.uidai.gov.in



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



ఆధార్

దినదామా :
S.O. బిరభద్రా జూ, టైప్ 3/28 ఏ.పి. రేమెయిరెయిన్ జి.క్యూ.ఎస్.
హి.ఎం.టి.నగర్, ఉప్పల్, కే.ఎం. రంగారెడ్డి,
తెలంగాణ - 500076

Address:
S.O. Birbhadra Jha, type 3/28 C C M B qtrs.
H M T nagar, Uppal, K.v. Rangareddy,
Telangana - 500076





9945

VID : 9150 0157 3780 8359



1947



help@uidai.gov.in



www.uidai.gov.in



భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ

Unique Identification Authority of India



పేరు: పాపి

ప్రకారం: పే. 1, పి.ఎం. జి.ఎస్. క్వార్టర్స్, నాచారం,
 ఉపపల్లి, క.వి. రంగారెడ్డి,
 తెలంగాణ - 500076

Address:
 TYPE III QUARTER NO 1, CCMB STAFF
 QUARTERS, NACHARAM, HMT NAGAR,
 Uppal, K.v. Rangareddy,
 Telangana - 500076



3649

VID : 9196 3895 4618 5034



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help@uidai.gov.in



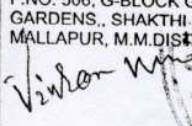
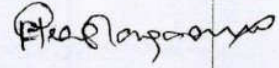
www.uidai.gov.in

J. Kavan

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. 30840/- paid between the hours of 11 and 12 on the 27th day of FEB, 2021 by Sri K P Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VIKRAM KUMAR::27/02/21 [1507-1-2021-4676]	VIKRAM KUMAR S/O. K KUMAR SINHA F.NO. 506, G-BLOCK GULMOHAR GARDENS., SHAKTHI SAI NAGAR, MALLAPUR, M.M.DIST.	
2	EX		 K.PRABHAKAR REDDY (GF) [1507-1-2021-4676]	K.PRABHAKAR REDDY (GPA)[R]TEJAL MODI . SOHAM MODI JAISWAL COLONY, AMBERPET,, HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 GOVIND KUMAR JHA::27/02/21 [1507-1-2021-4676]	GOVIND KUMAR JHA HYD.	
2		 P M MANIMARAN::27/02/21 [1507-1-2021-4676]	P M MANIMARAN HYD.	

27th day of February, 2021


Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9945 Name: Govind Kumar Jha	S/O Birbhadrha Jha, Uppal, K.v. Rangareddy, Telangana, 500076	
2	Aadhaar No: XXXXXXXX3649 Name: P M Manimaran	Uppal, K.v. Rangareddy, Telangana, 500076	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

Generated on: 27/02/2021 11:11:10 AM



SI No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
4	Aadhaar No: XXXXXXXX8533 Name: Vikram Kumar	Address: S/O Kapildeo Kumar Sinha, Uppal, K.v. Rangareddy, Telangana, 500076	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	246620	0	0	0	246720
Transfer Duty	NA	0	92520	0	0	0	92520
Reg. Fee	NA	0	30840	0	0	0	30840
User Charges	NA	0	150	0	0	0	150
Mutation Fee	NA	0	6168	0	0	0	6168
Total	100	0	376298	0	0	0	376398

Rs. 339140/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 30840/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No .552N7A260221 dated ,26-FEB-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 376298/-, DATE: 26-FEB-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3019220294426, PAYMENT MODE: NB-1001138, ATRN: 3019220294426, REMITTER NAME: K.PRABHAKAR REDDY, EXECUTANT NAME: MRS. TEJAL MODI, CLAIMANT NAME: MR. VIKRAM KUMAR).

Date:

27th day of February, 2021

Signature of Registering Officer
Uppal

శ్రీ ఫిల్గున్ 1942

Bk - 1, CS No 4676/2021 & Doct No 4426/2021 Sheet 2 of 20 Sub Registrar Uppal

15 ఫిబ్రవరి 2021 నంబర్ 15426/2021 4426
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ విమిత్తం
గుర్తింపు నెంబరు 1507-1-4426/2021 ఇవ్వబడినది.
2021 నంబర్ ఫిబ్రవరి 27 న రేడి



నబ్ రిజిస్ట్రార్
ఉప్పల్

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Uppal



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Sub Registrar

Uppal



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44226/2021 Sheet 6 of 20

Sub Registrar
Uppal



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Sub Registrar

Uppal



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4426/2021 Sheet 13 of 20

Sub Registrar
Uppal



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4426/2021 Sheet 14 of 20

Sub Registrar

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Bk - 1, CS No 4676/2021 & Doct No

4426/2021 Sheet 17 of 20 Sub Registrar

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

NAME & RESIDENCE
POSTAL ADDRESS OF
PRESENTLY BELONGING

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

FINGERPRINT
IN BLUE
INK

OR

VENDOR

MRS. TEJAL MOYI
WHO SHRI SOHAM MOYI
RD. NO. 10, 2ND
FL. NO. 20
JUBILEE HILLS
HYDRABAD - 500 081



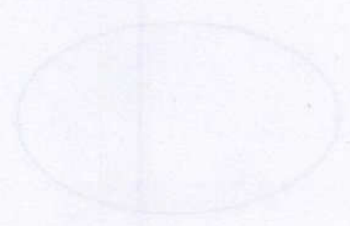
GRATOR, PRESENTING DOCUMENT
NO. 401/18/2021, DT. 22.02.2021
SUBREGISTRAR'S OFFICE, HYDRABAD

MR. K. PRASADHAR REDDY
AND MR. K. PRASADHAR REDDY
RD. AT 10th & 4th
CROSS, MAHENDRA
2nd FLOOR, M. C. ROAD
SECUNDERABAD



PURCHASER

MR. VIKRAM KUMAR
AND MR. KAPIL KUMAR SHINHA
RD. AT NO. 101, G. BLOCK
CUMHAR GARDENS, SHANMUKH
WALLAH VILLAGE
URUGAL MAHARAJ
MEDICAL MALA (NORTH DISTRICT)
HYDRABAD 500 075



SIGNATURE OF THE VENDOR

SIGNATURE OF PURCHASER

SIGNATURE OF WITNESSES
Date: 22/02/2021
Sub Registrar

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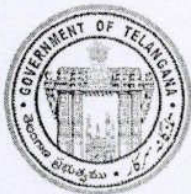


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4426/2021 Sheet 20 of 20 Sub Registrar
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Government of Telangana
Registration And Stamps Department

4426/2021

Payment Details - Citizen Copy - Generated on 27/02/2021, 11:09 AM

SRO Name: 1507 Uppal

Receipt No: 4858

Receipt Date: 27/02/2021

Name: K.PRABHAKAR REDDY

CS No/Doct No: 4676 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 552N7A260221

Chargeable Value: 6168000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 26-FEB-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Cash	Challan	DD	E-Challan
Registration Fee				30840
Transfer Duty /TPT				92520
Deficit Stamp Duty				246620
User Charges				150
Mutation Charges				6168
Total:				376298

In Words: RUPEES THREE LAKH SEVENTY SIX THOUSAND TWO HUNDRED NINETY EIGHT ONLY

SUB-REGISTRAR
UPPAL



TSVSAB 65045790

**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 998067

MeeSeva App No : ECM022108786010

Date : 02-Mar-21

Statement No : 55305270

Sri/Smt.: VIKRAM KUMAR : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: CHERLAPALLE, House No: ,, Flat No: 99/3A, Apartment: SILVER OAK RESIDENCY, Ward : 2-Block : 1 VILLAGE: CHERLAPALLE, Survey No : ,11,12,14,15,16,17,18,294, East: LIFT, 8 WIDE CORRIDOR & STAIRCASE West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of UPPAL relating there to for 30 years from 06-03-1991 To 28-02-2021 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 14	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294/PART APARTMENT: SILVER OAK RESIDENCY FLAT: 99-3A EXTENT: 81SQ.Yds BUILT: 1725SQ. FT FLAT NO. 993A Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: LIFT, 8' WIDE CORRIDOR & STAIRCASE [W]: OPEN TO SKY This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;920/2018 of SRO 1507;4783/2008 of SRO 1507;8392/2018 of SRO 1507;3050/2004 of SRO 1507;7526/2017 of SRO 1507;12465/2007 of SRO 1507;1359/2008 of SRO 1507;12389/2007 of SRO 1507;13834/2017 of SRO 1507;/ 2017	(R) 27-02-2021 (E) 22-02-2021 (P) 27-02-2021		0101 (Sale Deed) Mkt.Value:Rs. 2482500 Cons.Value:Rs. 6168000	1 .1.(EX)TEJAL MODI 2.(CL)VIKRAM KUMAR	0/0 4426/ 2021 [1] of SROUPPAL
2 --- 14	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 146SQ.Yds BUILT: 0SQ. FT OPEN LAND Boundaries: [N]: CHERLAPALLY VILLAGE SETTLEMENT [S] 40' WIDE ROAD [E]: CHERLAPALLY VILLAGE SETTLEMENT [W]: LAND BELONGING TO THE PURCHASER This document Link Doct,Link Doct,Link Doct 1507, 13834/2017 of SRO 1507;12465/2007 of SRO 1507;1359/2008 of SRO 1507;/ 2008	(R) 01-05-2018 (E) 28-04-2018 (P) 01-05-2018		0101 (Sale Deed) Mkt.Value:Rs. 730000 Cons.Value:Rs. 800000	1 .1.(CL)TEJAL MODI 2.(EX)SUMMIT BUILDERS REP BY M.PARTNER MODI PROPERTIES PVT LTD REP BY ITS MD:-SOHAM MODI	0/0 8392/ 2018 [1] of SROUPPAL
3 --- 14	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 69 70 71 72 73 74 75 76 77 78 79 80 81 83 84 85 86 87 88 89 90 91 92 93 94 EXTENT: 4032SQ.Yds Boundaries: [N]: VILLAGE SETTLEMENT [S] SY.NOS. 5, 8, 9, 10, 13 & 168 [E]: VENDOR'S	(R) 17-01-2018 (E) 17-01-2018 (P) 17-01-2018		0103 (Sale Agreement Without Possess) Mkt.Value:Rs. 20160000 Cons.Value:Rs. 20160000	1 .1.(EX)M/S.SILVER OAK REALTY REP BY M.PARTNER: M/S.MODI PROPERTIES PVT LTD REP BY DIRECTOR: GAURANG MODY 2.(CL)M/S.SILVER OAK VILLAS LLP (MODI HOUSING PVT LTD) REP BY V.B.PADMANABHA RAO	0/0 920/ 2018 [1] of SROUPPAL

	AND [W]: APPROVED LAYOUT BELONGS TO VENDEE This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;1359/2007 of SRO 1507;12465/2007 of SRO 1507;7526/2017 of SRO 1507;7459/2008 of SRO 1507;/ 2008				
4 --- 14	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 146SQ.Yds BUILT: 0SQ. FT Boundaries: [N]: CHERLAPALLY VILLAGE SETTLEMENT [S] 40' WIDE ROAD [E]: CHERLAPALLY VILLAGE SETTLEMENT [W]: LAND BELONGS TO THE PURCHASER This document Link Doct,Link Doct,Link Doct 1507, 1359/2007 of SRO 1507;12465/2007 of SRO 1507;7459/2008 of SRO 1507;/ 2008	(R) 24-10-2017 (E) 24-10-2017 (P) 24-10-2017	0101 (Sale Deed) Mkt.Value:Rs. 730000 Cons.Value:Rs. 730000	1 .1.(EX)SILVER OAK REALTY REP BY ITS MODY PROPERTIES PVT LTD REP BY:-GAURANG MODY 2.(CL)M/S.SUMMIT BUILDERS REP BY ITS MD:-SOHAM MODI	0/0 13834/ 2017 [1] of SROUPPAL
5 --- 14	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 10552SQ.Yds PNOS:1-28, 33-68 Boundaries: [N]: VILLAGE SETTLEMENT [S] SY.NOS.5, 8, 9, 10, 13 & 168 [E]: VENDORS LAND [W]: 60' WIDE ROAD (PROPOSED 100' WIDE ROAD) This document Link Doct,Link Doct,Link Doct,Link Doct 1507, 4784/2008 of SRO 1507;12465/2007 of SRO 1507;7459/2008 of SRO 1507;/ 2007	(R) 13-06-2017 (E) 13-06-2017 (P) 13-06-2017	0103 (Sale Agreement Without Possess) Mkt.Value:Rs. 52760000 Cons.Value:Rs. 52760000	1 .1.(EX)M/S.SILVER OAK REALTY (FORMERLY AS M/S.MEHTA & MODI HOMES) REP BY:-GAURANG MODY 2.(CL)M/S.SILVER OAK VILLAS LLP REP BY ITS:-SOHAM MODI	0/0 7526/ 2017 [1] of SROUPPAL
6 --- 14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 317 Guntas Boundaries: [N]: VILLAGE SETTLEMENT [S] SY.NOS.5, 8, 9, 10, 13, 168 [E]: SY.NO.133, 136 & 137 [W]: LAND BELONGING TO PURCHASER 1507,	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 47550000 Cons.Value:Rs. 55390000	1 .1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4784/ 2008 [1] of SROUPPAL
7 --- 14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 5 Guntas Boundaries: [N]: VILLAGE SETTLEMENT [S] LAND BELONGING TO PURCHASERS [E]: LAND BELONGING TO THE VENDORS [W]: VILLAGE SETTLEMENT 1507,	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0101 (Sale Deed) Mkt.Value:Rs. 750000 Cons.Value:Rs. 750000	1 .1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY	0/0 CD_Volume: 389 4783/ 2008 [2] of SROUPPAL

8 ---	14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 30 Guntas Boundaries: [N]: LAND BELONGING TO P.SANJIV REDDY [S] SY.NO.5 SY.NO.8, SY.NO.9 & SY.NO.10 [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASER 1507,	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0101 (Sale Deed) Mkt.Value:Rs. 4500000 Cons.Value:Rs. 4500000	23.(EX)12 TO 21 CONSENTING PARTIES 1 .1.(EX)PALLE NARSIMHA REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE SANJEEV REDDY 4.(EX)PALLE PRABHAKAR REDDY 5.(EX)PALLE RENUKA 6.(EX)PALLE RAVINDER REDDY 7.(EX)PALLE PRATAP REDDY 8.(EX)PALLE PURUSHOTHAM REDDY 9.(EX)PALLE VENKAT RAM REDDY 10.(EX)PALLE SUSHEELA 11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4783/ 2008 [1] of SROUPPAL
9 ---	14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 3 Acres Boundaries: [N]: VILLAGE SETTLEMENT AND PORTION OF LAND BELONGING TO THE VENDORS & P.SANJIV [S] SY NO 5, SY NO 8, SY NO 9 & SY NO 10 [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASER This document Link Doct 1507, 3050/2004 of SRO 1507;/ 2004	(R) 07-02-2008 (E) 07-02-2008 (P) 07-02-2008	0101 (Sale Deed) Mkt.Value:Rs. 18000000 Cons.Value:Rs. 18000000	1 .1.(EX)PALLE PRABHAKAR REDDY 2.(EX)PALLE RENUKA 3.(EX)PALLE RAVINDER REDDY 4.(EX)PALLE PRATAP REDDY 5.(EX)PALLE PURUSHOTHAM REDDY 6.(EX)PALLE VENKAT RAM REDDY 7.(EX)PALLE SUSHEELA 8.(EX)PALLE NARAYANA REDDY 9.(EX)PALLE VENKAT REDDY 10.(EX)BAL RAM REDDY 11.(EX)RADHA KRISHNA REDDY 12.(EX)RAVINDER REDDY 13.(EX)RAM REDDY 14.(EX)NARENDER REDDY 15.(EX)GOPAL REDDY 16.(EX)RAM BHOPAL 17.(EX)MADHUSUDHAN REDDY 18.(EX)RAMA KRISHNA REDDY 19.(EX)YELLA REDDY 20.(EX)12 TO 21 CONSENTING PARTIES 21.(EX)PALLE SANJEEV REDDY 22.(CL)M/S.MEHTA & MODI HOMES	0/0 CD_Volume: 380 1359/ 2008 [1] of SROUPPAL
10 ---	14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 4 Acres Boundaries: [N]: VILLAGE SETTLEMENT & SY NO 293 [S] SY NO 296 & LAND BELONGING TO P.SANJEEV REDDY [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: 60' WIDE ROAD This document Link Doct 1507, 3050/2004 of SRO 1507;/ 2004	(R) 05-11-2007 (E) 05-11-2007 (P) 05-11-2007	0101 (Sale Deed) Mkt.Value:Rs. 20000000 Cons.Value:Rs. 20000000	1 .1.(EX)PALLE SANJEEV REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE PRABHAKAR REDDY 4.(EX)PALLE RENUKA 5.(EX)PALLE RAVINDER REDDY 6.(EX)PALLE PRATAP REDDY 7.(EX)PALLE PURUSHOTHAM REDDY 8.(EX)PALLE VENKAT RAM REDDY 9.(EX)PALLE SUSHEELA 10.(EX)PALLE NARAYANA REDDY 11.(EX)PALLE NARSIMHA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY (CONSENTING PARTY) 14.(EX)RADHA KRISHNA REDDY (CONSENTING PARTY) 15.(EX)RAVINDER REDDY (CONSENTING PARTY) 16.(EX)RAM REDDY (CONSENTING PARTY) 17.(EX)NARENDER REDDY (CONSENTING PARTY) 18.(EX)GOPAL REDDY (CONSENTING PARTY) 19.(EX)RAM BHOPAL (CONSENTING PARTY) 20.(EX)MADHUSUDHAN REDDY (CONSENTING PARTY) 21.(EX)RAMA KRISHNA REDDY (CONSENTING PARTY) 22.(EX)YELLA REDDY (CONSENTING PARTY)	0/0 CD_Volume: 373 12465/ 2007 [1] of SROUPPAL
11 ---	14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 17 Guntas Boundaries: [N]: SCHEDULE A LAND IN SYNOS.11, 12, 14, 15, 16, 17, 18 & 294 [S] SY.NO.296 [E]: SCHEDULE A LAND IN	(R) 02-11-2007 (E) 31-10-2007 (P) 31-10-2007	0402 (Partition among Family Members) Mkt.Value:Rs. 2125000 Cons.Value:Rs. 0	1 .1.(EX)PALLE SANJEEV REDDY 2.(EX)PALLE PRABHAKAR REDDY 3.(EX)PALLE RENUKA 4.(EX)PALLE RAVINDER REDDY 5.(EX)PALLE PRATAP REDDY 6.(EX)PALLE PURUSHOTHAM REDDY 7.(EX)PALLE VENKAT RAM REDDY	0/0 CD_Volume: 374 12389/ 2007 [3] of SROUPPAL

NOS.11, 12, 14, 15, 16, 17, 18 &
294 [W]: SCHEDULE A LAND IN
SYNOS.11, 12, 14, 15, 16, 17, 18 &
294

1507,

8.(EX)PALLE SUSHEELA
9.(EX)PALLE NARAYANA REDDY
10.(EX)PALLE NARSIMHA REDDY
11.(EX)PALLE VENKAT REDDY
12.(EX)PALLE SANJEEV REDDY
13.(EX)BAL RAM REDDY
14.(EX)RADHA KRISHNA REDDY
15.(EX)RAVINDER REDDY
16.(EX)RAM REDDY
17.(EX)NARENDER REDDY
18.(EX)GOPAL REDDY
19.(EX)RAM BHOPAL REDDY
20.(EX)MADHUSUDHAN REDDY
21.(EX)RAMA KRISHNA REDDY
22.(EX)YELLA REDDY
23.(EX)PALLE NARENDER REDDY
24.(CL)PALLE SANJEEV REDDY
25.(CL)PALLE PRABHAKAR REDDY
26.(CL)PALLE RENUKA
27.(CL)PALLE RAVINDER REDDY
28.(CL)PALLE PRATAP REDDY
29.(CL)PALLE PURUSHOTHAM REDDY
30.(CL)PALLE VENKAT RAM REDDY
31.(CL)PALLE SUSHEELA
32.(CL)PALLE NARAYANA REDDY
33.(CL)PALLE NARSIMHA REDDY
34.(CL)PALLE VENKAT REDDY
35.(CL)PALLE SANJEEV REDDY

VILL/COL:
CHERLAPALLE/CHERLAPALLE W-B: 0-
0 SURVEY: 11 12 14 15 16 17 18 294
EXTENT: 37 Guntas Boundaries: [N]:
VILLAGE SETTLEMENT [S] SCHEDULE
A LAND IN SYNOS.11, 12, 14, 15, 16,
17, 18 & 294 [E]: SCHEDULE A LAND
IN SYNOS.11, 12, 14, 15, 16, 17, 18
& 294 [W]: SCHEDULE A LAND IN
SYNOS.11, 12, 14, 15, 16, 17, 18 &
294

1507,

(R) 02-11-2007
(E) 31-10-2007
(P) 31-10-2007

0402
(Partition among
Family Members)
Mkt.Value:Rs.
4625000
Cons.Value:Rs. 0

1.1.(EX)PALLE SANJEEV REDDY
2.(EX)PALLE PRABHAKAR REDDY
3.(EX)PALLE RENUKA
4.(EX)PALLE RAVINDER REDDY
5.(EX)PALLE PRATAP REDDY
6.(EX)PALLE PURUSHOTHAM REDDY
7.(EX)PALLE VENKAT RAM REDDY
8.(EX)PALLE SUSHEELA
9.(EX)PALLE NARAYANA REDDY
10.(EX)PALLE NARSIMHA REDDY
11.(EX)PALLE VENKAT REDDY
12.(EX)PALLE SANJEEV REDDY
13.(EX)BAL RAM REDDY
14.(EX)RADHA KRISHNA REDDY
15.(EX)RAVINDER REDDY
16.(EX)RAM REDDY
17.(EX)NARENDER REDDY
18.(EX)GOPAL REDDY
19.(EX)RAM BHOPAL REDDY
20.(EX)MADHUSUDHAN REDDY
21.(EX)RAMA KRISHNA REDDY
22.(EX)YELLA REDDY
23.(EX)PALLE NARENDER REDDY
24.(CL)PALLE SANJEEV REDDY
25.(CL)PALLE PRABHAKAR REDDY
26.(CL)PALLE RENUKA
27.(CL)PALLE RAVINDER REDDY
28.(CL)PALLE PRATAP REDDY
29.(CL)PALLE PURUSHOTHAM REDDY
30.(CL)PALLE VENKAT RAM REDDY
31.(CL)PALLE SUSHEELA
32.(CL)PALLE NARAYANA REDDY
33.(CL)PALLE NARSIMHA REDDY
34.(CL)PALLE VENKAT REDDY
35.(CL)PALLE SANJEEV REDDY

0/0
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VILL/COL:
CHERLAPALLE/CHERLAPALLE W-B: 0-
0 SURVEY: 11 12 14 15 16 17 18 294
EXTENT: 637 Guntas Boundaries:
[N]: SETTLEMENT, SYNO.133 & 136 &
SCHEDULE B LAND (PART) [S]
SY.NOS.5, 8, 9, 10, 168 & 296 [E]:
SY.NO.137 [W]: 60'WIDE ROAD

1507,

(R) 02-11-2007
(E) 31-10-2007
(P) 31-10-2007

0402
(Partition among
Family Members)
Mkt.Value:Rs.
79625000
Cons.Value:Rs. 0

1.1.(EX)PALLE SANJEEV REDDY
2.(EX)PALLE PRABHAKAR REDDY
3.(EX)PALLE RENUKA
4.(EX)PALLE RAVINDER REDDY
5.(EX)PALLE PRATAP REDDY
6.(EX)PALLE PURUSHOTHAM REDDY
7.(EX)PALLE VENKAT RAM REDDY
8.(EX)PALLE SUSHEELA
9.(EX)PALLE NARAYANA REDDY
10.(EX)PALLE NARSIMHA REDDY
11.(EX)PALLE VENKAT REDDY
12.(EX)PALLE SANJEEV REDDY
13.(EX)BAL RAM REDDY
14.(EX)RADHA KRISHNA REDDY
15.(EX)RAVINDER REDDY
16.(EX)RAM REDDY
17.(EX)NARENDER REDDY
18.(EX)GOPAL REDDY
19.(EX)RAM BHOPAL REDDY
20.(EX)MADHUSUDHAN REDDY
21.(EX)RAMA KRISHNA REDDY
22.(EX)YELLA REDDY
23.(EX)PALLE NARENDER REDDY
24.(CL)PALLE SANJEEV REDDY
25.(CL)PALLE PRABHAKAR REDDY
26.(CL)PALLE RENUKA

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				27.(CL)PALLE RAVINDER REDDY 28.(CL)PALLE PRATAP REDDY 29.(CL)PALLE PURUSHOTHAM REDDY 30.(CL)PALLE VENKAT RAM REDDY 31.(CL)PALLE SUSHEELA 32.(CL)PALLE NARAYANA REDDY 33.(CL)PALLE NARSIMHA REDDY 34.(CL)PALLE VENKAT REDDY 35.(CL)PALLE SANJEEV REDDY	
14 --- 14	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 15 16 17 116 117 148 149 294 EXTENT: 74 Guntas Boundaries: [N]: VILLAGE ROAD [S] NEIGH.LAND [E]: NEIGH.LAND [W]: ROAD 1507,	(R) 12-03-2004 (E) 12-03-2004 (P) 12-03-2004	0302 (Gift Settlement in f/o family) Mkt.Value:Rs. 814000 Cons.Value:Rs. 0	1 .1.(DR)P.BAL REDDY 2.(DE)P.RENUKA	0/0 CD_Volume: 285 3050/ 2004 [@] of SROUPPAL

Certified By

ECM022108786010



(Signature)

Name: NARABOINA VIJAY
Designation: SUB
REGISTRAR
SRO: UPPAL

A. 29-3A

T S S P D C L
ELECTRICITY
BILL-CUM NOTICE

DT:09/01/2022 TI:16:40
BILL NO:0039 ERONo:312
ERO:SAINIKPURI
SEC: CHERLAPALLY-I
AREA CODE:340928 GRP:M

SC.NO:3409 13688
USC :112595598

NAME:M/S SILVER OAK VILL
ADDR:SYNO 11,12,14TO18&2
CHERLAPALLY VILLAGE
CHERLAPALLY
CAT:1A DOMESTIC
CONTRACTED LOAD: 5.00KW
METER NO:3805078 -I-
MF: 1.00 PH:3

	PREVIOUS	PRESENT
WH :	2	3
DATE:11/Dec/21	09/Jan/22	
STATUS: 01	01	
UNITS: 1	DAYS:29	
RMD: 0.18		

ENERGY CHARGES:	150.00
CUST CHARGES :	25.00
ELECTRICI DUTY:	0.06
EDINT :	0.00
ADDL. CHARGES :	10.00
ACD SURCHARGES:	0.00
Int on SD :	0.00
BILL AMOUNT :	185.06
LOSS/GAIN :	-0.06
NET AMOUNT :	185.00

ARREARS-----

S ON 31-03-21:	0.00
TER 01-04-21:	118.00
TOTAL AMOUNT :	303.00
A.C.D DUE :	0.00
TOTAL DUE :	303.00

DUE DATE :23-Jan-2022
LAST PAID DT:26/11/2021
AAO CELL NO :
ADE CELL NO :
SUBSIDY/UNIT : 0.00
E&OE FOR AAO/ERO 312