

16396

2019

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ONE
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भारत INDIA

INDIA NON JUDICIAL

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K.SATISH KUMAR

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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

S.No. 19835 Date: 30-10-2019

Sold to: RAMESH

S/o. Late NARING RAO

For Whom: M/s. SILVER OAK VILLAS LLP

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11th day of November, 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 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

AND

Mr. R. V. L. V. Prasad Rao, Son of Late R. V. Rama Rao, aged about 54 years, Occupation: Service residing at Flat No. 305, Plot No. 6, H. No. 5-2-116/14, Mythripriya Apartments, Tirumala Nagar, Moula-ali, Hyderabad - 500 040, 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.

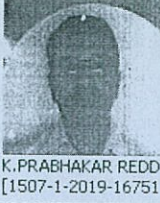
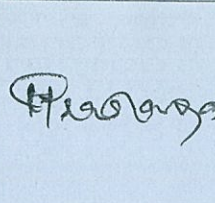
For SILVER OAK VILLAS LLP

Designated Partner

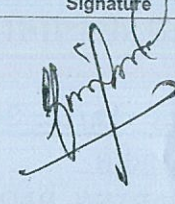
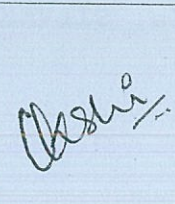
Presentation Endorsement:

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. 10750/- paid between the hours of 12 and 1 on the 11th day of NOV, 2019 by Sri K Prabhakar 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		 R.V.L.V. PRASAD RAO [1507-1-2019-16751]	R.V.L.V. PRASAD RAO S/O. LATE R.V. RAMA RAO 5-2-116/14, MYTHRIPRIYA APTS., TIRUMALA NAGAR, MOULA ALI, HYD.	
2	EX		 K. PRABHAKAR REDDY [1507-1-2019-16751]	K. PRABHAKAR REDDY (SPA) [R] M/S. SILVER OAK VILLAS LLP REP BY M. PARTNER: SCHAM MODI . LATE SATISH MODI 2-3-64/10/24, JAISWAL COLONY, AMBERPET., HYD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1507-1-2019-16751]	R SHIVA PRASAD HYD.	
2		 I KAMESWARI::11/1: [1507-1-2019-16751]	I KAMESWARI HYD.	

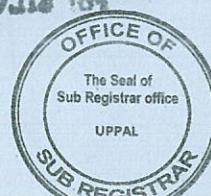
11th day of November, 2019


Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9841 Name: Ravikanti Shiva Prasad	C/O Ravikanti Venkata Jogi Achyutha Late, Secunderabad, Hyderabad, Telangana, 500062	
2	Aadhaar No: XXXXXXXX8752 Name: Iruvanti Kameswari	W/O Iruvanti Sesha Sayi, Secunderabad, Hyderabad, Andhra Pradesh, 500080	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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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.

1. DETAILS OF PLOT PURCHASED:

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

2. DETAIL OF THE VILLA BEING CONSTRUCTED

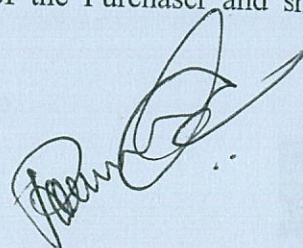
- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure - B attached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

3. CONSIDERATION FOR CONSTRUCTION:

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

For **SILVER OAK VILLAS LLP**


Designated Partner



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX7542 Name: R V L V Prasad Rao	Kapra, Hyderabad, Andhra Pradesh, 500040	

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	10650	0	0	0	10750
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10750	0	0	0	10750
User Charges	NA	0	100	0	0	0	100
Total	100	0	21500	0	0	0	21600

Rs. 10650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10750/- towards Registration Fees on the chargeable value of Rs. 2150000/- was paid by the party through E-Challan/BC/Pay Order No ,426SWY301019 dated ,30-OCT-19 of ,ANDB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 21500/-, DATE: 30-OCT-19, BANK NAME: ANDB, BRANCH NAME: , BANK REFERENCE NO: 0622339542914, PAYMENT MODE: NB-1000200, ATRN: 0622339542914, REMITTER NAME: RVLV PRASAD RAO, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: RVLV PRASAD RAO).

Date:

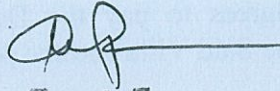
11th day of November, 2019

Signature of Registering Officer

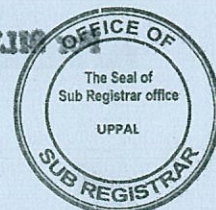
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20th Karthika 1941 SE

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గుర్తింపు నెంబరు 1507-1-16396/19 ఇవ్వబడినది
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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure – A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For **SILVER OAK VILLAS LLP**

Designated Partner



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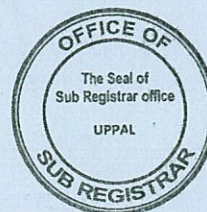
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FOR SILVER OAK VILLAS LLP



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

5. POSSESSION OF VILLA:

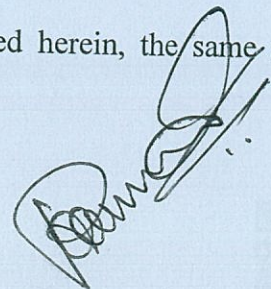
- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance,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

6. FORCE MAJEURE:

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

For **SILVER OAK VILLAS LLP**

Designated Partner



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Designated Partner



ANNEXURE- A

1.	Names of Purchaser:	Mr. R. V. L. V. Prasad Rao	
2.	Purchaser's permanent residential address:	R/o. Flat No. 305, Plot No. 6, H. No. 5-2-116/14, Mythripriya Apartments, Tirumala Nagar, Moula-ali, Hyderabad - 500 040.	
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 16395 of 2019, dated 11.11.2019, regd. at S.R.O, Uppal, Medchal-Malkajgiri District.	
4.	Type of villa	A1 - Single	
5.	No. of floors	Ground Floor Only	
6.	No. of bedrooms	2 - Bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	87	
	b. Plot area:	161 Sq. yds.	
	c. Built-up area :	1100 Sft.	
	d. Carpet area	696 Sft.	
8.	Total sale consideration:	Rs. 21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only)	
9.	Details of advance paid:		
	Rs.13,04,000/-(Rupees Thirteen Lakhs and Four Thousand Only) already paid by the purchaser which is admitted and acknowledged by the Developer.		
10.	Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	8,46,000/-
	II	On completion	2,00,000/-
11.	Scheduled date of completion:	31.12.2019	
12.	<u>Description of the Schedule Villa:</u> All that land forming plot no. 87, admeasuring about 161 sq yds, along with a villa constructed thereon, having built up area 1100 sft, in the housing project named as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medhchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), bounded by: North by: Plot No. 88 South by: Plot No. 86 East by: 30' wide Road West by: Plot No. 78		

For SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

PURCHASER

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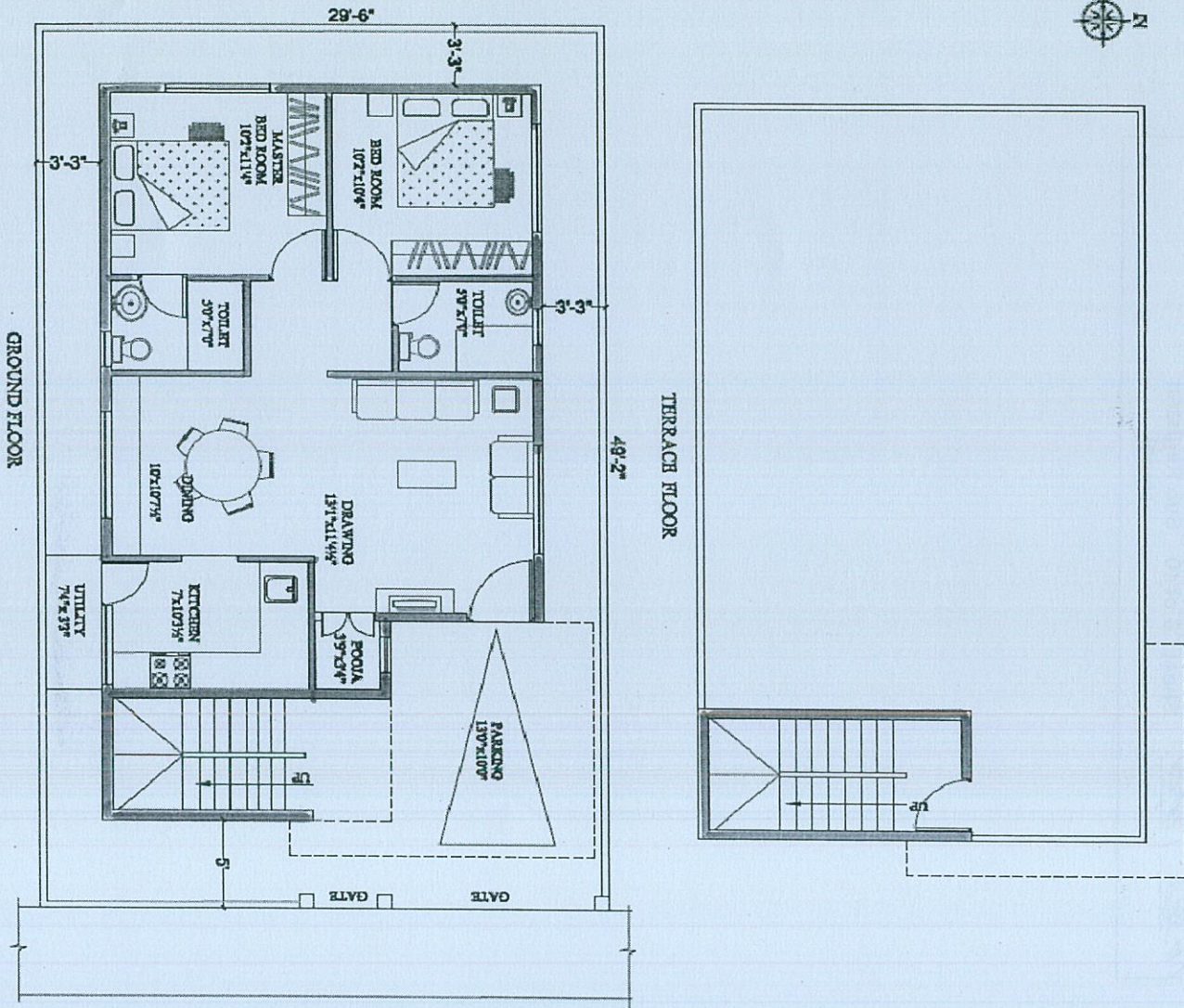
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FOR SILVER OAK VILLAS LLP



ANNEXURE- B

Plan of the Said Villa:



Built-Up Area

G. Floor Area: 998 Sq

Terrace Area: 102 Sq

Total Area: 1100 Sq

For **SILVER OAK VILLAS LLP**

Designated Partner

DEVELOPER

PURCHASER

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FOR SILVER OAK VILLAS LLP



ANNEXURE - C

Specifications of Said Villa:

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

Note:

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

For **SILVER OAK VILLAS LLP**

Designated Partner

DEVELOPER

PURCHASER

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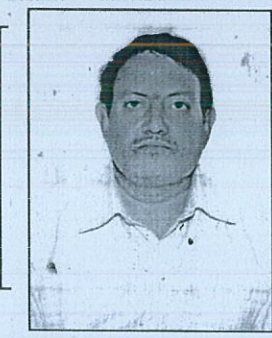
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FOR SILVER OAK VILLAS LLP

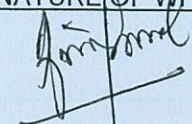
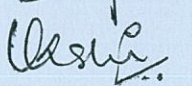
Registered Partner



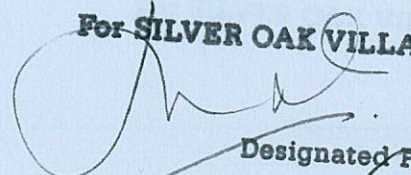
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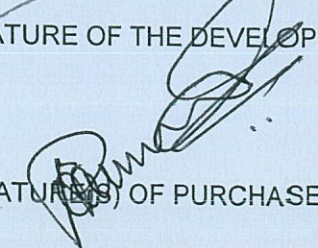
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003, DULY REP. BY ITS AUTHORISED SIGNATORY:- MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD.
			GPA / SPA FOR PRESENTING DOCUMENTS VIDE SPA NO.52/BK-IV/2018, DATED 25.05.2018 REGD. ATSRO, SECUNDERABAD. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD
			PURCHASER: MR. R. V. L. V. PRASAD RAO S/O. LATE R. V. RAMA RAO R/O. FLAT NO. 305, PLOT NO. 6 H. NO. 5-2-116/14, MYTHRIPRIYA APARTMENTS TIRUMALA NAGAR, MOULA-ALI HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

For **SILVER OAK VILLAS LLP**


Designated Partner
SIGNATURE OF THE DEVELOPER


SIGNATURE(S) OF PURCHASER

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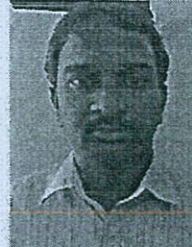
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For SILVER OAK VILLAS LLP

Designated Partner

 भारत सरकार GOVERNMENT OF INDIA  కోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male  4389	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నె- 280, రోడ్ నె-25, పెద్దమ్మ దేవాలయం దగ్గర బజార్ హిల్స్, ఖైరతాబాద్, బంజారా హిల్స్, హైదరాబాద్ 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
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	Aadhaar - Aam Aadmi ka Adhikar

 భారత ప్రభుత్వం Government of India  కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male  9204
--

సమాధి 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

ఆధార్ - సామాన్యని హక్కు

For SILVER OAK VILLAS LLP

Designated Partner

(Signature)

Bk.-1, CS No 16751/2019 & Doct No
16596 / 2019 Sheet 9 of 10 Sub Registrar
Uppal

For SILVER OAK VILLAS LLP

Dealing with Documents

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భారత ప్రభుత్వం
Government of India

ఆర్ వి ఎల్ వీ ప్రసాద్ రావు
R V L V Prasad Rao
పుట్టిన తేదీ/DOB: 28/05/1966
పురుషుడు/ MALE

[Signature]

7542
VID: 9111 9315 2982 4897

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

ఇరువంటి కామేశ్వరి
Iruvanti Kameswari
పుట్టిన తేదీ / DOB : 25/10/1962
స్త్రీ / Female

[Signature]

8752

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

రావికంటి శివ ప్రసాద్
Ravikanti Shiva Prasad
పుట్టిన తేదీ/DOB: 10/08/1958
పురుషుడు/ MALE

[Signature]

9841
VID: 9128 8520 1803 5902

నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India

విరునామా:
మీర్పేట్ మౌలా-అలీ, కాప్రా, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500040

Address:
Meerpet Moula-Ali, Kapra, Hyderabad,
Andhra Pradesh - 500040

7542
VID: 9111 9315 2982 4897

Unique Identification Authority of India

విరునామా: W/O ఇరువంటి శేష సాయి, Address: W/O Iruvanti Sesa
సాయి, 1-4-945-950 block no 4.flat
సనప్రయ అబోడెస్, గాంధీ నగర్,
సకింద్రాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్,
500080
Hyderabad, Andhra Pradesh,
500080

8752

Unique Identification Authority of India

విరునామా:
C/O రవికంటి వెంకట జోగి అచ్యుత లేట్, ఫ్లాట్ నె-
103,షుషీల్ మెన్షన్స్, ఆఫీసర్స్ కాలనీ, డ్రా A S రావు నగర్,
సయినాథపూర్, సకింద్రాబాద్, హైదరాబాద్,
తెలంగాణ - 500062

Address:
C/O Ravikanti Venkata Jogi Achyutha Late,
Flat No-103,Shusheel Mensions, Officers
Colony, Dr A S Rao Nagar, Sainathapuram,
Secunderabad, Hyderabad,
Telangana - 500062

9841
VID: 9128 8520 1803 5902

ఆంధ్రా బ్యాంక్ Andhra Bank

***** Not Over INR. 2,150.00 *****

मौजें जानें पर
On Demand Pay

ANANDBACH

11-11-2019

or Order

THE COMMISSIONER GHMC

या उनके आदेश पर प्राप्त मूल्य के लिए

रुपये/Rupees

Two Thousand One Hundred Fifty only

₹

***** अंदा कर ***** 2,150.00

For Value Received

कुते आंध्रा बँक For Andhra Bank

PURCHASER: RVLV PRASAD RAO

0700] SC-HYDERABAD आंध्रा बँक Andhra Bank

एह दह एला दला
OT OL



प्रति हस्ताक्षर/ Countersigned

Please sign above

प्रबंधक/ Manager

AB/DD/CTS/J

⑈353290⑈ 000011000⑈

16

Sub
Bk - 1, CS No 16751/2019 & Doct No
16596 / 18019 Sheet 10 of 10 Sub Registrar
Uppal



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87.50V

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

App No : 821942

MeeSeva App No : ECM021907056402

Date : 20-Nov-19

Statement No : 43700139

Sri/Smt.: R V L V PRASAD RAO : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: CHERLAPALLE, Survey No : ,11,12,14,15,16,17,18,294, Plot No : ,87, East: 30 WIDE ROAD
West: PLOT NO. 78 South: PLOT NO. 86 North: PLOT NO. 88

A search is made in the records of SRO(s) of UPPAL relating there to for 29 years from 01-01-1990 To 19-11-2019 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 Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimant's(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 12	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 87 EXTENT: 161SQ.Yds BUILT: 1100SQ. FT Boundires: [N]: PLOT NO. 88 [S] PLOT NO. 86 [E]: 30' WIDE ROAD [W]: PLOT NO. 78 1507,	(R) 11-11-2019 (E) 11-11-2019 (P) 11-11-2019	0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 1575000 Cons.Value:Rs. 2150000	1 .1.(EX)M/S.SILVER OAK VILLAS LLP REP BY M.PARTNER: SOHAM MODI 2.(CL)R.V.L.V.PRASAD RAO	0/0 16396/ 2019 [1] of SROUPPAL
2 --- 12	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 PLOT: 87 EXTENT: 161SQ.Yds Boundires: [N]: PLOT NO. 88 [S] PLOT NO. 86 [E]: 30' WIDE ROAD [W]: PLOT NO. 78 This document 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;7459/2008 of SRO 1507;1359/2008 of SRO 1507;7424/2017 of SRO 1507;12466/2007 of SRO 1507;3050/2004 of SRO 1507;7526/2017 of SRO 1507;/ 2017	(R) 11-11-2019 (E) 11-11-2019 (P) 11-11-2019	0101 (Sale Deed) Mkt.Value:Rs. 805000 Cons.Value:Rs. 2150000	1 .1.(EX)M/S.SILVER OAK VILLAS LLP REP BY M.PARTNER: SOHAM MODI 2 (EX)M/S.SILVER OAK REALTY REP BY PARTNER: M/S.MODI PROPERTIES PVT LTD 3.(FX)SOHAM MODI (MD) 4.(CL)R.V.L.V.PRASAD RAO	0/0 16395/ 2019 [1] of SROUPPAL
3 --- 12	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 Boundires: [N]: VILLAGE SETTLEMENT [S] SY.NOS. 5, 8, 9, 10, 13 & 168 [E]: VENDOR'S LAND [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	(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
4 --- 12	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 10552SQ.Yds	(R) 13-06-2017 (E) 13-06-2017 (P) 13-06-2017	0103 (Sale Agreement Without Possess) Mkt.Value:Rs. 20160000 Cons.Value:Rs. 20160000	1 .1.(EX)M/S.SILVER OAK REALTY (FORMERLY AS M/S.MEHTA & MODI HOMES) REP BY:-GAURANG MODY	0/0 7526/ 2017

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

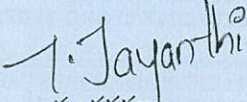
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.


సంతకము

Signature

SRIVEN NET DEN
SDP-SRND

Opp: Amberpet Police Station

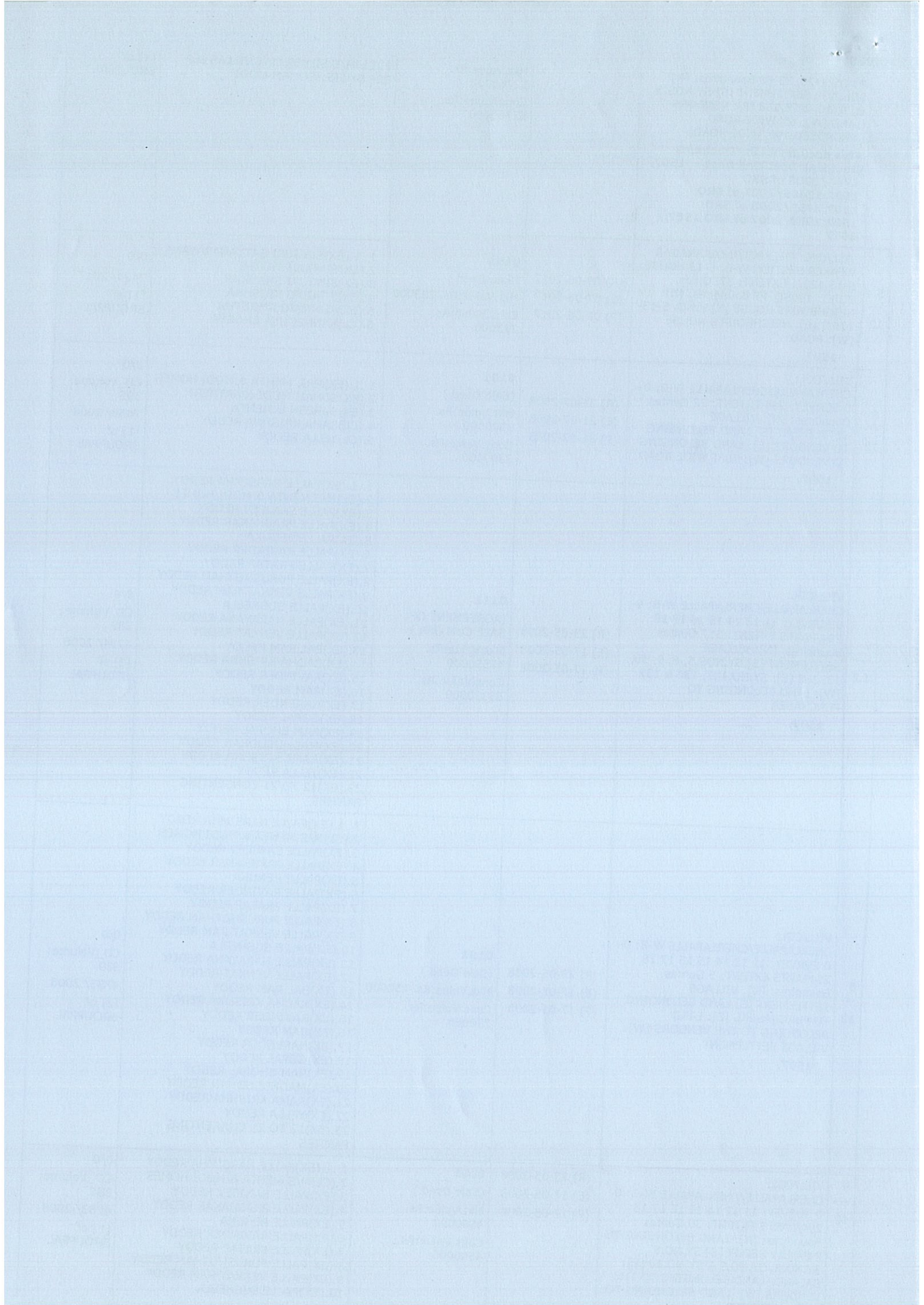
TIRUMALANAGAR

AMBERPET Mandal

HYDERABAD-500013

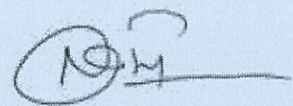
TELANGANA

	P-NOS:1-28, 33-68 Boundires: [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;1359/2007 of SRO 1507;/ 2007		Mkt.Value:Rs. 52760000 Cons.Value:Rs. 52760000	2.(CL)M/S.SILVER OAK VILLAS LLP REP BY ITS:-SOHAM MODI	[1] of SROUPPAL
5 --- 12	VILL/COL: MEERPET/INDIRANAGAR WEAKER SECTION W-B: 5-13 HOUSE: 5-13-120/1 EXTENT: 375SQ.Yds BUILT: 100SQ. FT Boundires: [N]: NEIGHBOURS HOUSE [S] H.NO. 5-13- 176/1 [E]: NEIGHBOUR'S HOUSE [W]: ROAD 1507,	(R) 09-06-2017 (E) 07-06-2017 (P) 07-06-2017	0101 (Sale Deed) Mkt.Value:Rs. 223000 Cons.Value:Rs. 223000	1 .1.(EX)SINGURI SATYANARAYANA 2.(EX)SINGURI JYOTHI 3.(EX)SINGURI SHANKAR 4.(EX)SINGURI KRISHNA 5.(EX)KUMMARI AMRUTHA 6.(CL)KANNEGULA BHAGYA	0/0 7424/ 2017 [1] of SROUPPAL
6 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 294 EXTENT: 22 Guntas Boundires: [N]: VILLAGE SETTLEMENT [S] LAND BELONGING TO VENDORS [E]: LAND BELONGING TO VENDORS [W]: 60FT WIDE ROAD 1507,	(R) 31-07-2008 (E) 21-07-2008 (P) 31-07-2008	0101 (Sale Deed) Mkt.Value:Rs. 3300000 Cons.Value:Rs. 3300000	1 .1.(EX)M/S. MEHTA & MODI HOMES 2.(EX)SOHAM MODI (PARTNER) 3.(EX)SURESH U MEHTA 4.(CL)RAMA KRISHNA REDDY 5.(CL)YELLA REDDY	0/0 CD_Volume: 395 7459/ 2008 [1] of SROUPPAL
7 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 317 Guntas Boundires: [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
8 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 30 Guntas Boundires: [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 23.(EX)12 TO 21 CONSENTING PARTIES	0/0 CD_Volume: 389 4783/ 2008 [2] of SROUPPAL
9 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0- 0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 30 Guntas Boundires: [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	(R) 23-05-2008 (E) 17-05-2008 (P) 17-05-2008	0101 (Sale Deed) Mkt.Value:Rs. 4500000 Cons.Value:Rs. 4500000	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	0/0 CD_Volume: 389 4783/ 2008 [1] of SROUPPAL

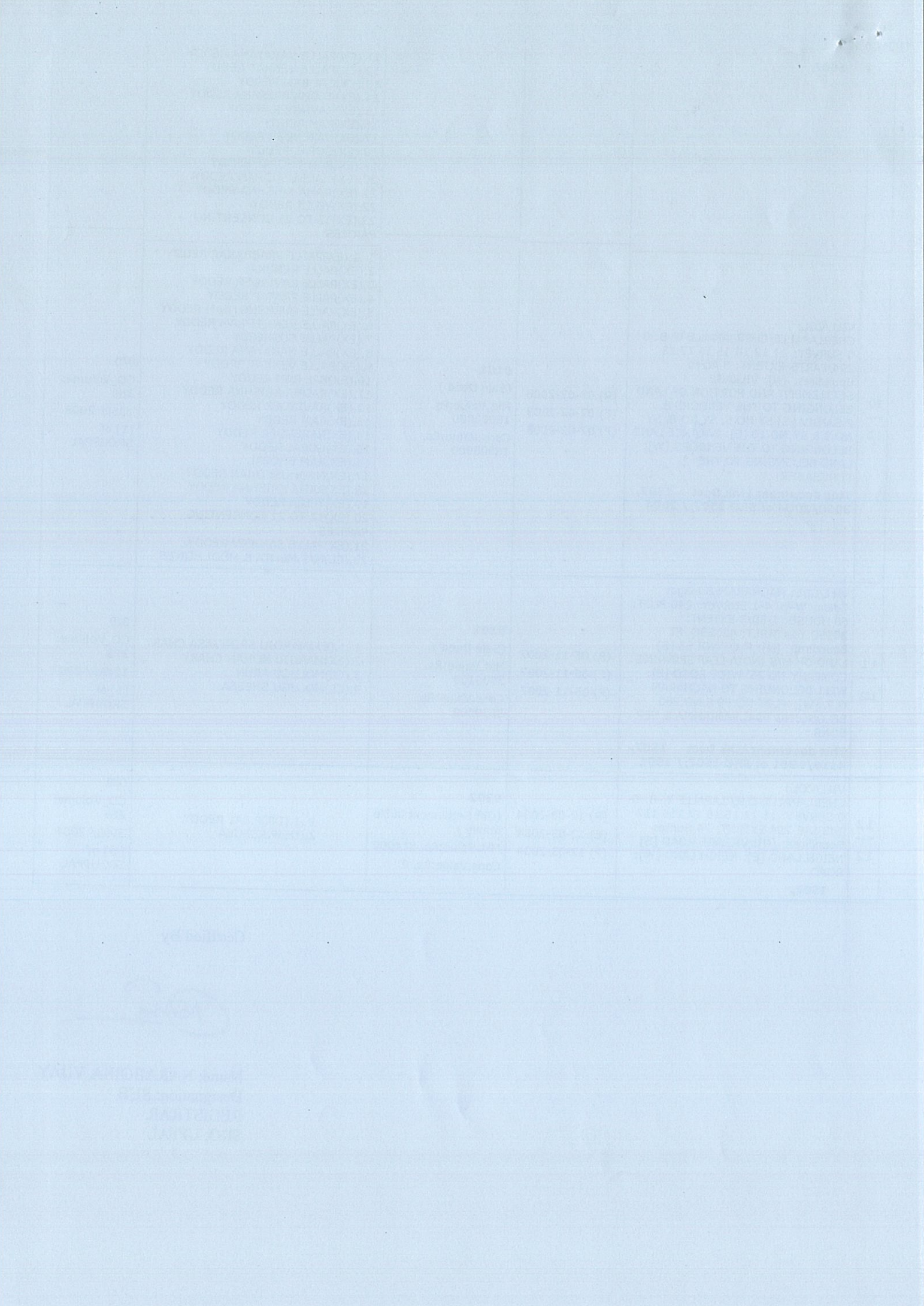


	1507,			11.(EX)PALLE NARAYANA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY 14.(EX)RADHA KRISHNA REDDY 15.(EX)RAVINDER REDDY 16.(EX)RAM REDDY 17.(EX)NARENDER REDDY 18.(EX)GOPAL REDDY 19.(EX)RAM BHOPAL REDDY 20.(EX)MADHUSUDHAN REDDY 21.(EX)RAMA KRISHNA REDDY 22.(EX)YELLA REDDY 23.(EX)12 TO 21 CONSENTING PARTIES	
10 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 3 Acres Boundires: [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
11 --- 12	VILL/COL: NACHARAM/Srinagar Colony W-B: 4-1 SURVEY: 240 PLOT: 60 HOUSE: 1-80/3 EXTENT: 266SQ.Yds BUILT: 4215SQ. FT Boundires: [N]: PLOT NOI 53 [S] LAND OF M/S.INDIA LEAF SPINNING COMPANY ND 25' WIDE ROAD [E]: WELL BELONGING TO NACHARAM G.P. [W]: PLOT NO 59 S.NO.260 BELONGING TO C.VAJRAMMA & HER SONS This document Link Doct 1507, 4116/1991 of SRO 1507;/ 1991	(R) 05-11-2007 (E) 05-11-2007 (P) 05-11-2007	0101 (Sale Deed) Mkt.Value:Rs. 3606100 Cons.Value:Rs. 3639000	1 .1.(EX)MAROJU SRINIVASA CHARY 2.(EX)MAROJU MOHAN CHARY 3.(CL)MOLUGU ARUN 4.(CL)MOLUGU SHEEBA	0/0 CD_Volume: 373 12466/ 2007 [1] of SROUPPAL
12 --- 12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 15 16 17 116 117 148 149 294 EXTENT: 74 Guntas Boundires: [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



Name: NARABOINA VIJAY
Designation: SUB
REGISTRAR
SRO: UPPAL





Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 11/11/2019, 12:30 PM

16396/2019

SRO Name: 1507 Uppal

Receipt No: 17779

Receipt Date: 11/11/2019

AGREEMENT

2150000

DD No:

SUB-REGISTRAR

UPPAL

Challan Bank Name: ANDB

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				10750
Stamps Duty				10650
Other Charges				100
Total:				21500
In Words: RUPEES TWENTY ONE THOUSAND FIVE HUNDRED ONLY				

Prepared By: GOPIKRISHNA

SUB-REGISTRAR
UPPAL

Government of Tennessee
Department of Transportation

Division of Highway Safety and Traffic Control

Form DOT-1000 (1-1989)

Rev. 1-1989

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