



**Government of Telangana  
Registration And Stamps Department**

9154/2016

Payment Details - Citizen Copy - Generated on 29/07/2016, 03:48 PM

SRO Name: 1507 Uppal

Receipt No: 9793

Receipt Date: 29/07/2016

Name: **K.PRABHAKAR REDDY**

CS No/Doct No: 9598 / 2016

Transaction: Sale Agreement Without Possession

Challan No:

E-Challan No:

Chargeable Value: 12000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt:

Bank Name:

Bank Branch:

E-Challan Bank Name:

E-Challan Bank Branch:

**Account Description**


**Amount Paid By**

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee	20,000			0
Deficit Stamp Duty	59,900			0
User Charges	100			0
<b>Total:</b>	<b>80,000</b>			<b>0</b>

In Words: **RUPEES EIGHTY THOUSAND ONLY**

RETURNED  
SUB-REGISTRAR  
UPPAL

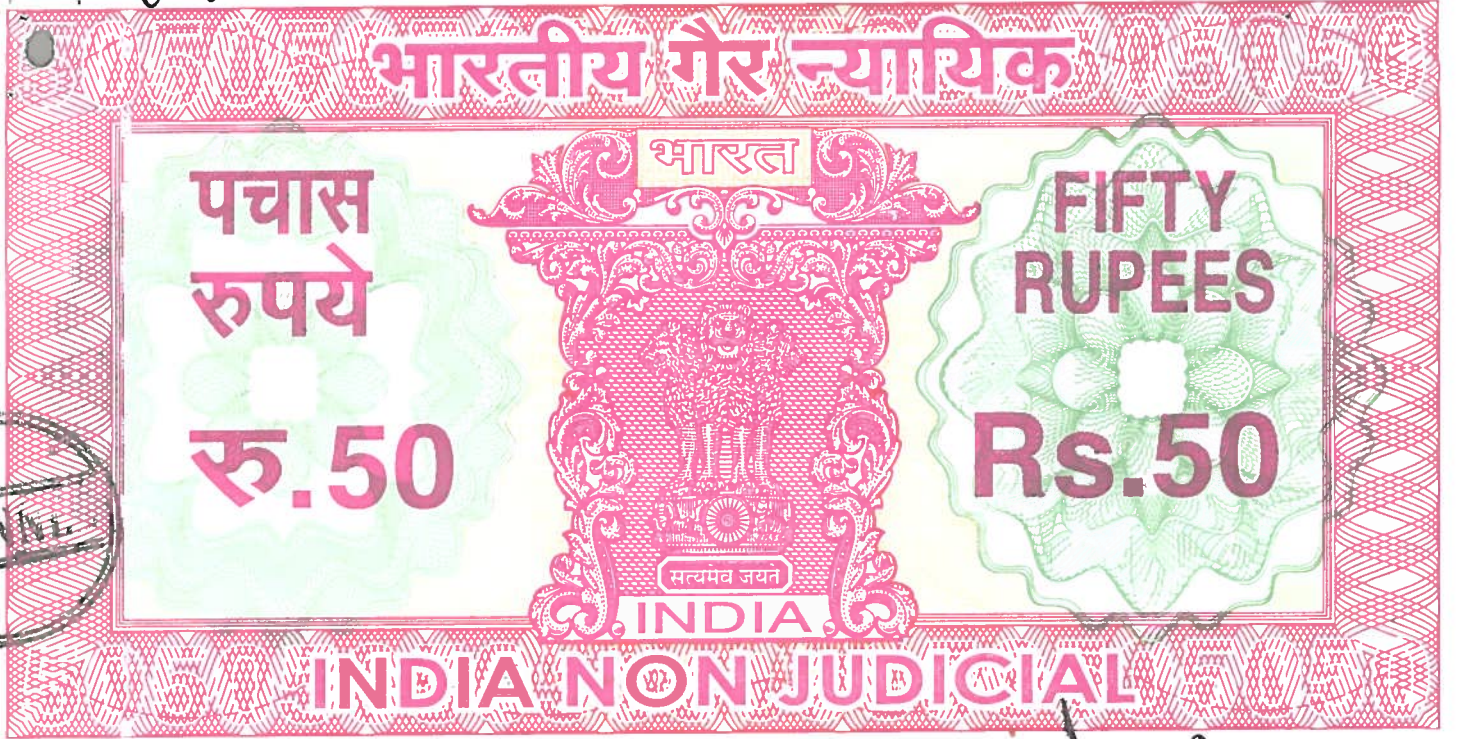
Prepared By: **PARAMESHWAR**

  
 Signature by SR  
**SUB-REGISTRAR  
UPPAL**

Handwritten signature or scribble.

9598/16

9154/2016



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 5130... Dt. 26/3/16 Rs. 50/-

SOLD TO L. Ramachandulu s/o Late. L. Raghavendar Rao

For Whom Silver Oak Realty P/O sec'bad

345766  
The Advocates' Chamberly Aided Co-operative Society Ltd.  
Rep. By Prahlad Patil, Licensed Stamp Vendor,  
LIC.No. 1609-025 of 2014, City Civil Court Premises,  
Secunderabad, Telangana State, Phone No: 040-27808165

### AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 31<sup>st</sup> day of March 2016 at Secunderabad by and between:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a registered partnership having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 46 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter collectively referred to as the VENDOR which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignees, etc.

### IN FAVOUR OF

M/s. Modi Properties & Investments Pvt Ltd a company incorporated under companies act of 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Director Mrs. Tejal Modi, Wife of Sri Soham Modi, aged about 45 years, Occupation: Doctor, hereinafter referred to as the PURCHASER which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.

For SILVER OAK REALTY






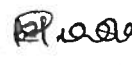
  
Partner




For Modi Properties & Investments Pvt. Ltd.

  
Director

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 3 and 4 on the 29th day of JUL, 2016 by Sri K.Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 TEJAL MODI::29/07 [1507-1-2016-9598]	K.PRABHAKAR REDDY(R)/M.S.MODI PROPERTIES & INVESTMENTS PVT LTD (REP BY DIRECTOR:- TEJAL MODI) . SOHAM MODI 5-4-187/3 & 4 M.G.ROAD,, SECUNDERABAD	
2	EX		 SOHAM MODI::29/0 [1507-1-2016-9598]	K.PRABHAKAR REDDY(R)/M.S.SILVER OAK REALTY (MEHTA & MODI HOMES) (REP BY ITS M.PARTNER:-SOHAM MODI) . SATISH MODI 5-4-187/3 & 4,M.G.ROAD,, SECUNDERABAD	

Identified by Witness:				
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 C. RAMESH::29/07/2 [1507-1-2016-9598]	C. RAMESH 1-3-176/D/2, KAVADIGUDA, HYD.	
2		 M. MAHENDAR::29/0 [1507-1-2016-9598]	M. MAHENDAR 28-77, YADAVA BASTI, NEREDMET, HYD.	

29th day of July, 2016

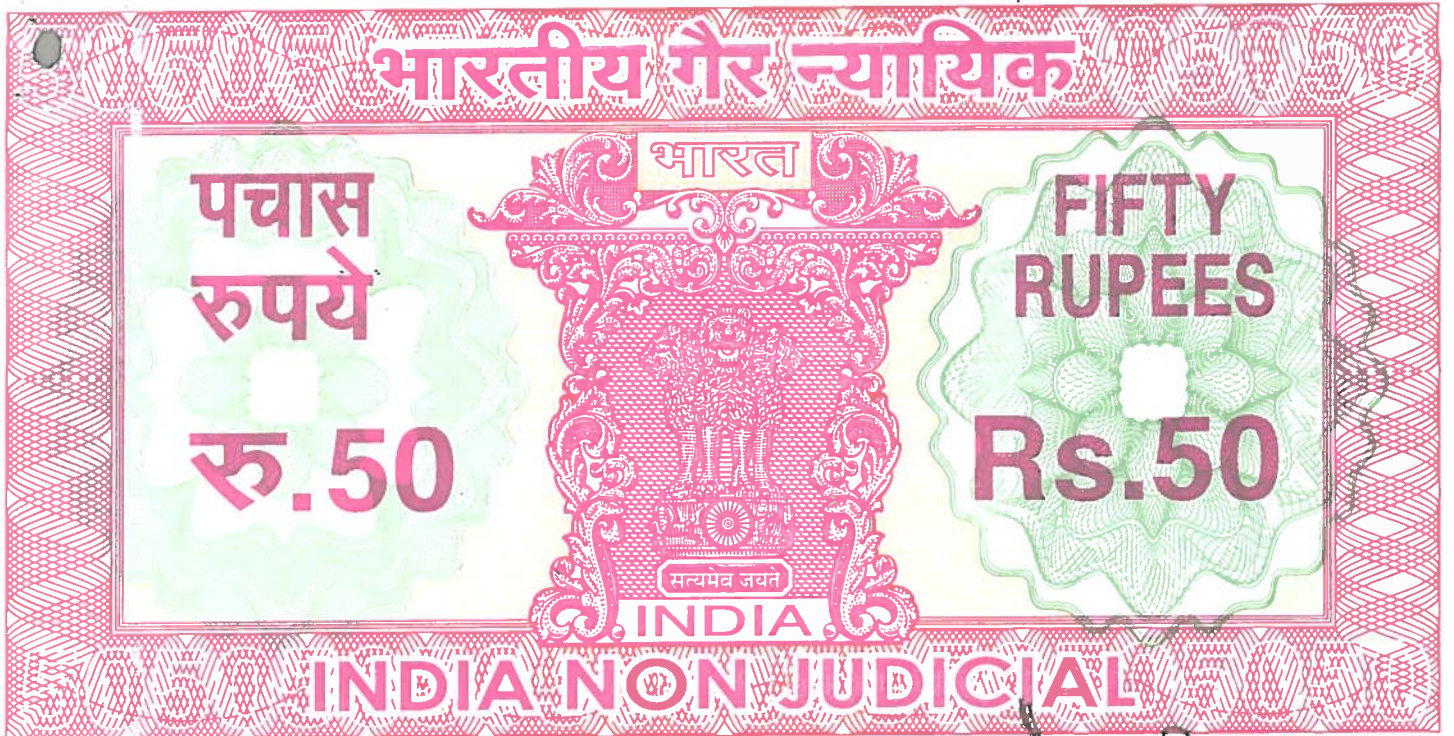
Signature of  Joint Sub Registrar 16 Uppal

Bk-1, CS No 9598/2016 & Doct No 954/2016. Sheet 1 of 7 Joint Sub Registrar - 6 Uppal



Generated On: 29/07/2016 03:51:01 PM





తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 5131..... Dt. 26/3/16. Rs. 50/-

SOLD TO: Ramacharyulu s/o Late. L. Raghavender Rao

For Whom: Silver Oak Realty R/O Sec'bad.

C 345767  
The Advocates' Mutually Aided Co-operative Society Ltd.  
Rep. By: Prasad Puri, Licensed Stamp Vendor.  
LIC No. 1600-025 of 2014, City Civil Court Premises,  
Secunderabad, Telangana State, Phone No. 040-27808165

-2-

**WHEREAS:**

- A) The VENDOR is the owner of agricultural land admeasuring Ac.0-16 ½ gts bearing part of Sy. No. 34 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District having purchase the same from Kommu Swamy and others vide Sale Deed bearing document No. 1759/06 dated 27.01.2006 registered at S.R.O, Uppal, R. R. Dist.
- B) The VENDOR herein have agreed to sell and the PURCHASER has agreed to Purchase the Scheduled Property for a total consideration of Rs.1,20,00,000/- (Rupees One Crore and Twenty Lakhs Only) and on the terms and conditions given hereunder.

**NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:**

1. That the Vendor have agreed to sell to the Purchaser the Schedule Property for a total consideration of Rs. 1,20,00,000/- (Rupees One Crore and Twenty Lakhs only).
2. That in pursuance of the agreement of sale the PURCHASER paid an amount of Rs. 1,00,00,000/- (Rupees One Crore Only) as advance to the Vendor, who having received the same and acknowledged in a separate stamped receipt.
3. That the VENDOR and PURCHASER have mutually agreed that the balance consideration amount shall be paid within 60 (sixty) days of this agreement.

For SILVER OAK REALTY

  
Partner

For Modi Properties & Investments Pvt. Ltd.



Director

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	0	59900	0	0	60000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	20000	0	0	20000
User Charges	NA	0	0	100	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>80000</b>	<b>0</b>	<b>0</b>	<b>80100</b>

Rs. 59900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1999 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through Cash.

Date: 29th day of July, 2016

Signature of Registering Officer  
Uppal

Bk - 1, CS No 9598/2016 & Doct No 9154/2016. Sheet 2 of 7  
Joint Sub Registrar 16  
Uppal

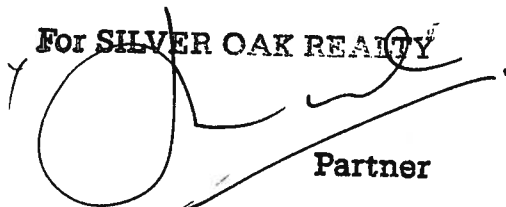
7th Sowam 1938 58

1వ పుస్తకము 2016 సం॥ 1938 శా.శ.పు..... 9154  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం  
 గుర్తింపు నెంబరు 1507-1..... 9154 2016 జవ్వదమైనది  
 2016 సం॥..... 29 వ తేది

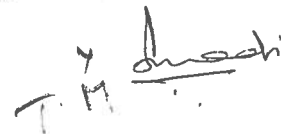
K. MADHUSUDHAN REDDY  
 JOINT SUB-REGISTRAR-16.  
 UPPAL.



4. That the VENDOR covenant that they are the absolute owners and possessors of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Schedule Property and to transfer all the rights.
5. The VENDOR hereby covenant that the Scheduled Property was the absolute property belonging to them only and no other person other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.
6. The VENDOR hereby declare and covenant that they are the true and lawful owners of the Scheduled Property. The VENDOR hereby covenant that no other person(s) other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.
7. The VENDOR further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
8. The VENDOR hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of the Scheduled Property.
9. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.
10. That the VENDOR shall execute and register sale deeds or other deeds either in favour of the Purchaser or in favour of its nominees on receipt of the agreed consideration. It is hereby agreed that the PURCHASER shall be entitled for registration of sale deeds/GPAs in its favour or in favour of its nominees, for a part/ portion of the Scheduled Property for which proportionate payment has been received by the VENDOR from time to time.
11. The VENDOR hereby grant license to the PURCHASER to enter into the Scheduled Property in order to undertake development works like leveling, clearing, laying access roads, erecting fence or compound wall, etc. The PURCHSER shall not claim possession of the Scheduled Property until the sale consideration is paid and conveyance deeds/GPAs are executed in its favour.

For SILVER OAK REALTY  
  
Partner

For Modi Properties & Investments Pvt. Ltd.

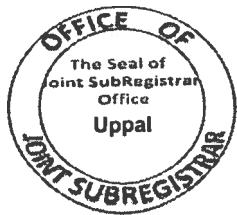
  
T. M. Doshi

Director

Bk-1, CS No 9598/2016 & Doct No  
9154/2016. Sheet 3 of 7  
Joint SubRegistrar  
Uppal



Generated On: 29/07/2016 03:51:01 PM





12. At the request of the PURCHASER the VENDOR have agreed to sign, from time to time, all such documents, deeds, applications, forms that may be required for the purposes of obtaining permits or sanctions from the concerned authorities for change of land use or construction of layout/houses/flats or any other kind of development/construction activity. The VENDOR have also agreed to sign, from time to time, all such documents, deeds, applications, forms that may be required for the purposes of obtaining water and electric power connections.
13. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement entered into herein.
14. The VENDOR and the PRUCHASER hereby undertake to register this agreement of sale as and when called upon by the PURCHASER to do so. The expenses of stamp duty and registration charges of this agreement and all other incidental expenses shall be borne by the PURHCASER in full.

**SCHEDULE OF THE PROPERTY**

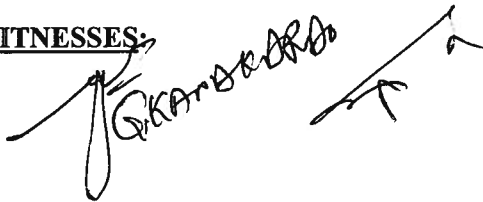
ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 0-16 ½ Gts., forming a part of Sy. Nos. 34 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal marked in red in the plan enclosed and further detailed as under:

North	: Neighbours land in Sy. No. 34
South	: Neighbours land in Sy. No. 34
East	: Land in Sy. No. 31 belonging to Vendor
West	: Land in Sy. No. 35 to 39 belonging to Vendor

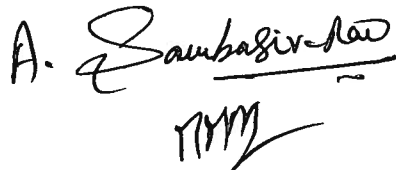
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

**WITNESSES:**

1.



2.

A. Sambasiv Rao  


For SILVER OAK REALTY

  
Partner  
VENDOR.

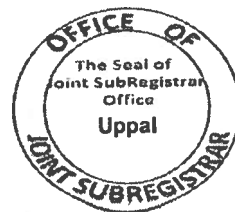
For Modi Properties & Investments Pvt. Ltd.

  
DIRECTOR. Director

Bk-1, CS No 9598/2016 & Doct No  
9154/2016. Sheet 4 of 7 Joint SubRegistrar  
Uppal



Generated On: 29/07/2016 03:51:01 PM

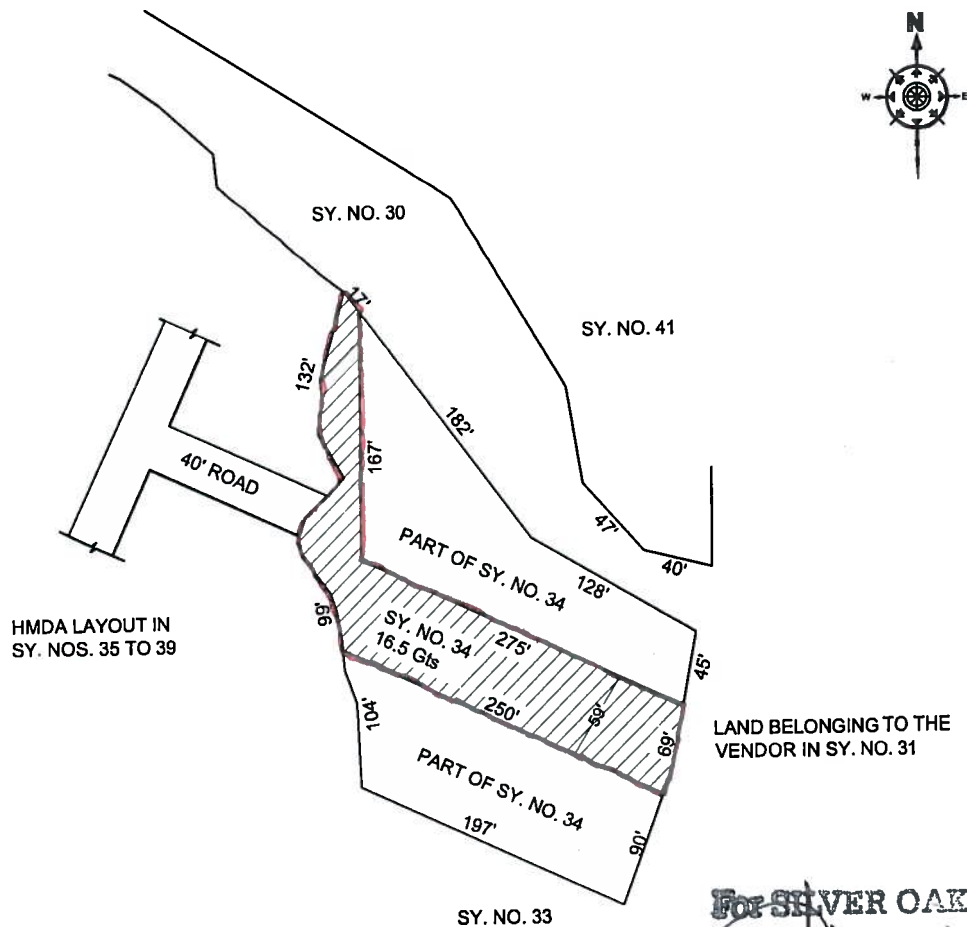


**Registration Plan for Agreement of Sale Showing Agricultural Land Forming Part of Survey No. 34, Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Ranga Reddy District, Telangana .**

**VENDOR: SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI**

**PURCHASER: MODI PROPERTIES & INVESTMENTS PVT LTD REPRESENTED BY ITS DIRECTOR Mrs. TEJAL MODI W/O. SHRI. SOHAM MODI.**

<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<input type="checkbox"/>	<b>EXCL:</b>	<input type="checkbox"/>
<b>AREA:</b>	<b>Ac.0-16 ½ gts</b>	<b>SQ.FT</b>	<b>OR</b>	<b>SQ. MTRS.</b>	



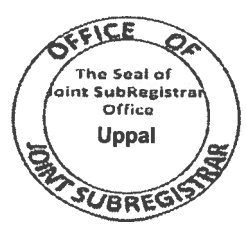
**WITNESSES:**  
 1. *[Signature]*  
*[Signature]*

2. *[Signature]* *[Signature]*







**For SILVER OAK REALTY**  
*[Signature]*  
**Partner**  
**SIG. OF THE VENDOR**  
**For Modi Properties & Investments Pvt. Ltd.**  
*[Signature]*  
**SIG. OF THE PURCHASER**



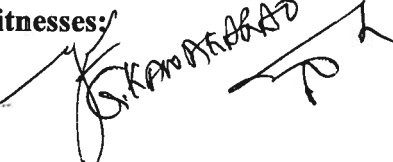

Bk - 1, CS No 9598/2016 & Doc: No  
*9/5/2016* Sheet 5 of 7 Joint SubRegistrar  
Uppal



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><b>VENDOR:</b></p> <p>SILVER OAK REALTY (formerly known as Mehta &amp; Modi Homes) Having its registered office at 5-4-187/3 &amp;4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003. Represented by its Managing Partner Shri. Soham Modi S/o. Late. Shri. Satish Modi</p> <p><i>SPA for VENDOR &amp; PURCHASER.</i></p> <p><i>K. PRABHAKAR REDDY</i> <i>S/o. K. PADMA REDDY</i> <i>Age. 41</i> <i>R/o. 5-4-187/3 &amp;4, M.G. ROAD</i> <i>SEC-BAD-500 003.</i></p>
			<p><b>PURCHASER:</b></p> <p>MODI PROPERTIES &amp; INVESTMENTS PRIVATE LIMITED. Having its registered office at 5-4-187/3 &amp;4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003. Represented by its Director Dr. Mrs. Tejal Modi W/o. Shri. Soham Modi</p>
			

Witnesses:

- 
- A. Sambasivchar* 

For SILVER OAK REALTY



Partner

Signature of the Executant(s)

For Modi Properties & Investments Pvt. Ltd.

  
Director

Bk-1, CS No 9598/2016 & Doct No  
9154/2016. Sheet 6 of 7  
Joint SubRegistrar  
Lopal



Generated On: 29/07/2016 03:51:01 PM




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

नाम /NAME  
**SOHAM SATISH MODI**

पिता का नाम /FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AABCM4761E**

नाम /NAME  
**MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED**

गठन/जन्म की तिथि /DATE OF INCORPORATION/FORMATION  
**28-06-1994**

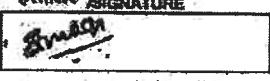
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AD0PM3623R**

नाम /NAME  
**TEJAL SOHAM MODI**

पिता का नाम /FATHER'S NAME  
**JAYANTI LAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1970**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 C PAMESH  
 NARSING RAO CHANDRAGIRI  
 21/07/1979  
 Permanent Account Number  
**AKRPR1896C**

भारत सरकार  
 GOVT. OF INDIA

04042007

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRAHAKAR REDDY K  
 PADMA REDDY KANDI  
 16/01/1974  
 Permanent Account Number  
**AWSP8104E**

भारत सरकार  
 GOVT. OF INDIA

10062008

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 M MAHENDAR  
 MALLESH MANDA  
 20/07/1978  
 Permanent Account Number  
**AQAPM0412C**

भारत सरकार  
 GOVT. OF INDIA

04072007

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

Bk - 1, CS No 9598/2016 & Doct No  
9154/2016 Sheet 7 of 7 Joint SubRegistrar  
Uppal

