

తెలంగాణ తెలంగాణ TELANGANA

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

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

For Whom Silver Oak Realty R/O sec'bad.

345766
The Advanstar Literally 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 31st 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

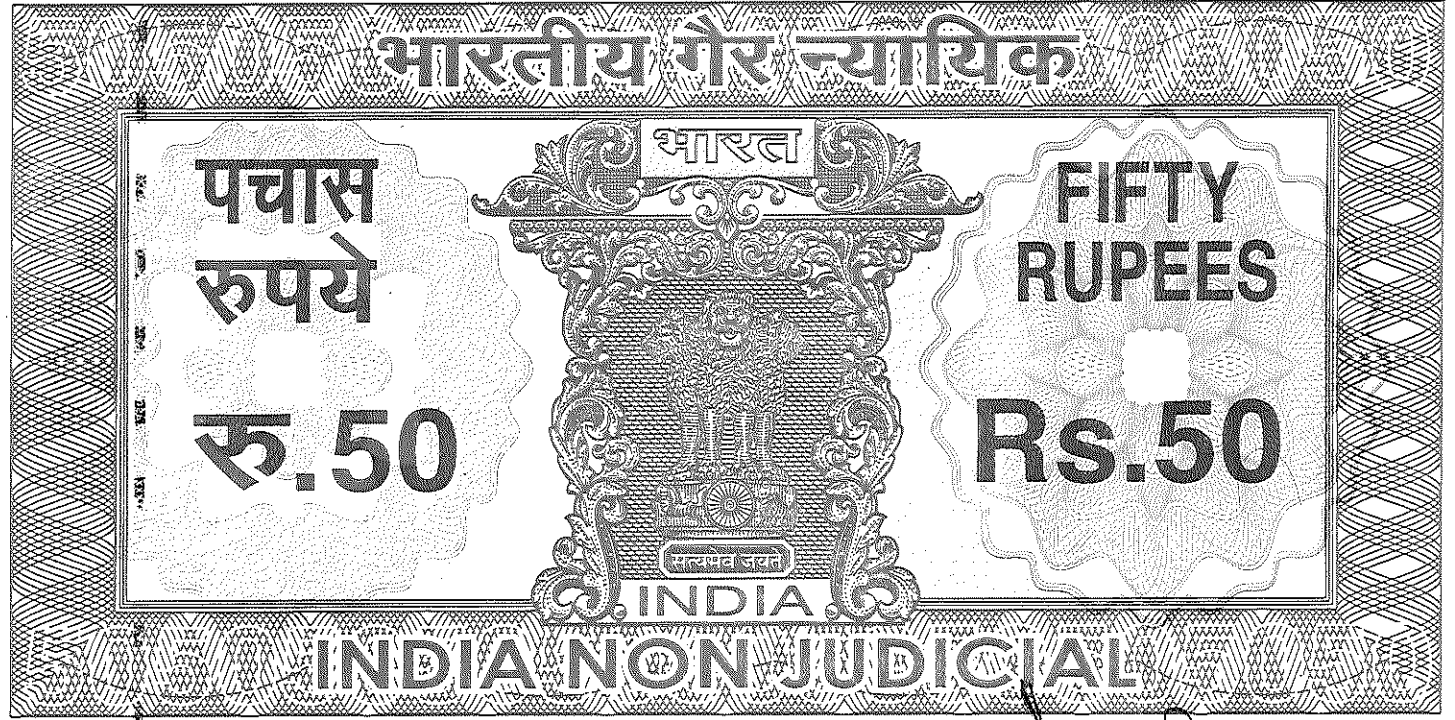
M/s. Modi Properties & Investments Pvt Ltd a company incorporated under companies act of 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Director Mrs. Tejal Modi, Wife of Sri Soham Modi, aged about 45 years, Occupation: 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



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 51/31 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: Prahlad Patel, Licensed Stamp Vendor.
LIC No. 1600-025 of 2014, City Civil Court Premises,
Secunderabad, Telangana State. Phone No: 040-27808165

-2-

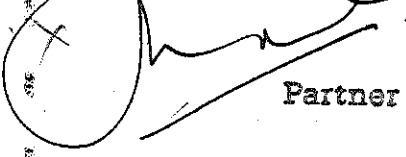
WHEREAS:

- A) The VENDOR is the owner of agricultural land admeasuring Ac.0-16 1/2 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.

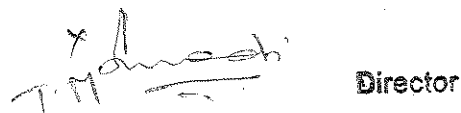
NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

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.

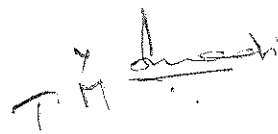

Director

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.



Director

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

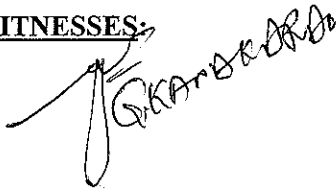
ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 0-16 ½ Gts., forming a part of Sy. Nos. 34 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal marked in red in the plan enclosed and further detailed as under:

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

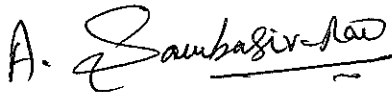
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

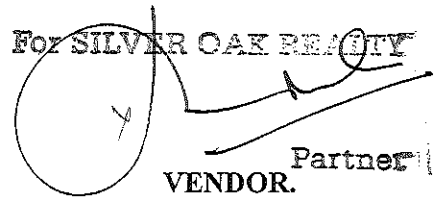
1.



2.



For SILVER OAK BEACHTY



Partner
VENDOR.

For Modi Properties & Investments Pvt. Ltd.



PURCHASER. Director

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 .

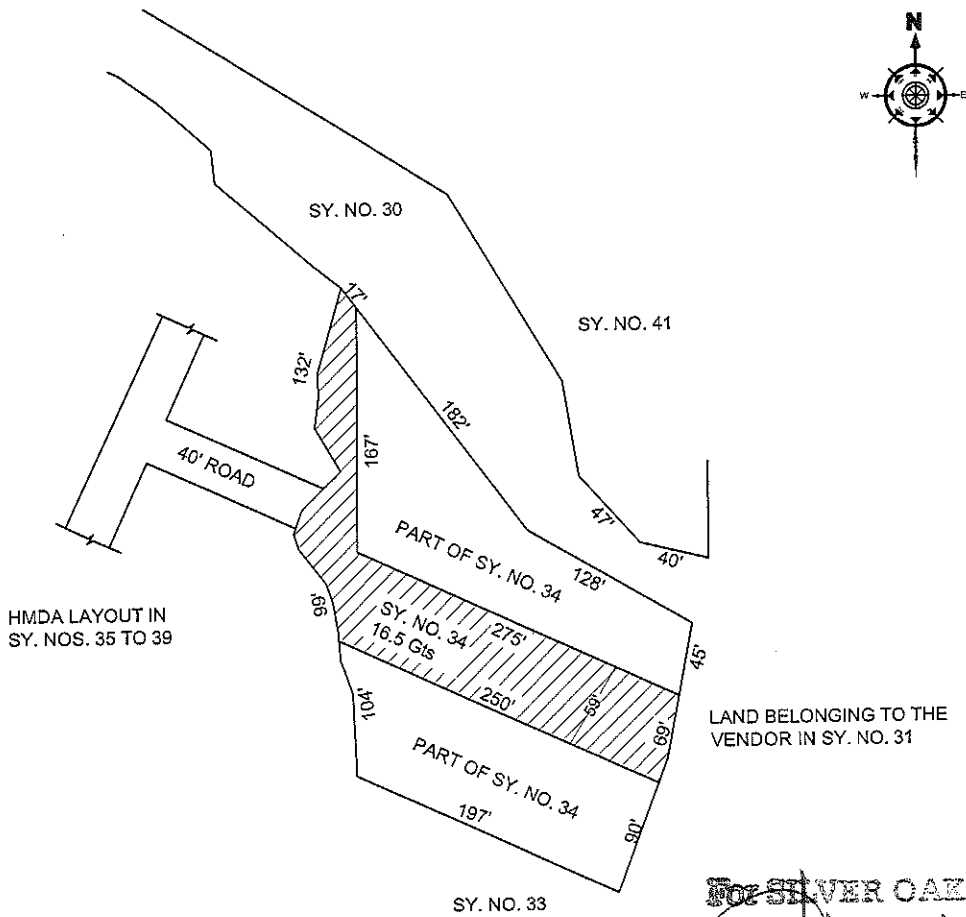
VENDOR: SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES) REPRESENTED BY ITS

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.

REFERENCE:	SCALE:	INCL:	<input type="checkbox"/>	EXCL:	<input type="checkbox"/>
AREA:	Ac.0-16 1/2 gts	SQ.FT	OR	SQ. MTRS.	



WITNESSES:

1.

[Handwritten signature]
G. K. ANDA

2.

[Handwritten signature]
A. Sankar Reddy

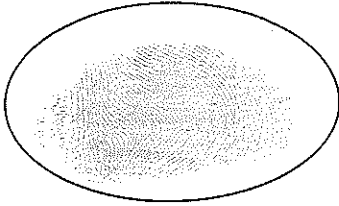
For SILVER OAK REALTY
[Handwritten signature]
Partner
SIG. OF THE VENDOR

For Modi Properties & Investments Pvt. Ltd.

[Handwritten signature]
Director
SIG. OF THE PURCHASER

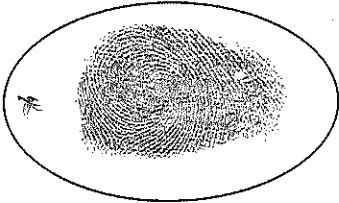
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

SILVER OAK REALTY (formerly known as Mehta & Modi Homes)
Having its registered 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. Late. Shri. Satish Modi



PURCHASER:

MODI PROPERTIES & INVESTMENTS
PRIVATE LIMITED.
Having its registered office at 5-4-187/3 &4,
II Floor, Soham Mansion, M.G.Road,
Secunderabad – 500 003.
Represented by its Director
Dr. Mrs. Tejal Modi W/o. Shri. Soham Modi

Witnesses:

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For SILVER OAK REALTY

Partner

Signature of the Executant(s)

For Modi Properties & Investments Pvt. Ltd.

Director