



Government of Telangana  
Registration And Stamps Department

15669/22

SOV-31-SD

Payment Details - Citizen Copy - Generated on 14/10/2022, 11:51 AM

SRO Name: 1507 Uppal

Receipt No: 17328

Receipt Date: 14/10/2022

Name: SOHAM MODI

Transaction: Sale Deed

Chargeable Value: 12400000

DD No:

Bank Name:

E-Challan Bank Name: HDFC

Account Description

CS No/Doct No: 16394 / 2022

Challan No:

Challan Dt:

E-Challan No: 966KBR131022

E-Challan Dt: 13-OCT-22

RETURN  
20/10/22  
SUB-REGISTRAR  
UPPAL

Amount Paid By

|                    | Cash | Challan | DD | E-Challan |
|--------------------|------|---------|----|-----------|
| Registration Fee   |      |         |    | 62000     |
| Transfer Duty /TPT |      |         |    | 186000    |
| Deficit Stamp Duty |      |         |    | 681900    |
| User Charges       |      |         |    | 1000      |
| Mutation Charges   |      |         |    | 12400     |
| Total:             |      |         |    | 943300    |

Total:

In Words: RUPEES NINE LAKH FORTY THREE THOUSAND THREE HUNDRED ONLY

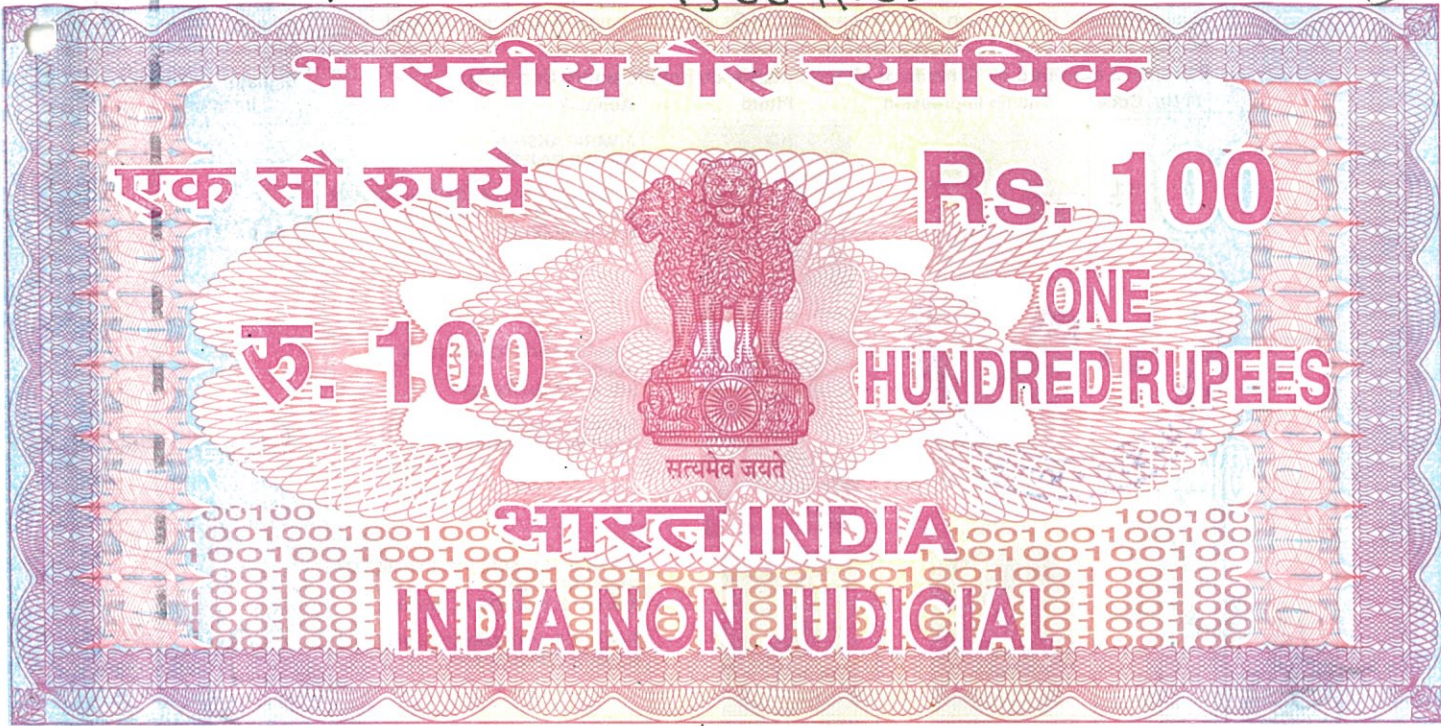
20/10/22



16394/2022

15669/2022

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.A.

AL 975572

SL. No. 11761, Date: 10-09-2022, Rupees: 100/-  
 Sold to : Ramesh,  
 S/o. Late Narsing Rao, R/o. Hyd.  
 For whom: Silver Oak Villas LLP

S. ANJAMMA  
 Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021  
 H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,  
 Hyderabad-29. Cell: 9398802862, 9866378260.

**SALE DEED**

This Sale Deed is made and executed on this the 10<sup>th</sup> day of October, 2022 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes), a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad -500 003., represented by its authorised representative, Shri Soham Modi, S/o. Late Shri Satish Modi, aged about 53 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 003.
2. M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad-500 003., represented by its authorised representative, Shri Soham Modi, S/o. Late Shri Satish Modi, aged about 53 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003.

Hereinafter jointly referred to as the Vendor and severally as Vendor no.1 and Vendor no. 2.

For SILVER OAK VILLAS LLP &  
 SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

Director

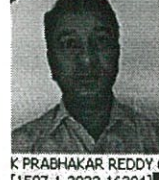
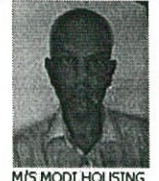
Varalakshi



**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. 62000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 14th day of OCT, 2022 by Sri Soham Modi

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                                         | Address                                                                                                                             | Signature/Ink Thumb Impression |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1     | CL   |  | <br>P. VARALAKSHMI::14/10<br>[1507-1-2022-16394]             | P. VARALAKSHMI<br>W/O. CH. RAJESH<br>HNO. 6-120/2, MVR ARCADE, NAGARAM<br>VIL, KEESARA MAN, MEDCHAL<br>MALAKAJGIRI DT.              | Varalakshmi                    |
| 2     | EX   |  | <br>K PRABHAKAR REDDY (GPA<br>HOLDER)<br>[1507-1-2022-16394] | K PRABHAKAR REDDY (GPA<br>HOLDER)<br>S/O. K PADMA REDDY<br>5-4-187/3 SOHAM MANSION MG<br>ROAD SECUNDERABAD.,                        | K Prabhakar Reddy              |
| 3     | EX   |  | <br>M/S MODI HOUSING<br>[1507-1-2022-16394]                  | M/S MODI HOUSING PVT LTD REP BY<br>GAURANG J MODY<br>S/O. LATE JAYANTILAL MODY<br>5-4-187/3 SOHAM MANSION MG<br>ROAD SECUNDERABAD., | S. Mody                        |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                                            | Name & Address              | Signature           |
|-------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------|
| 1     |   | <br>C MALLESH VAMSHARAJ<br>[1507-1-2022-16394] | C MALLESH VAMSHARAJ<br>HYD. | C Malleśh Vamsharaj |
| 2     |  | <br>S SHANKARAIAH::14/<br>[1507-1-2022-16394] | S SHANKARAIAH<br>HYD.       | S Shankaraiah       |

14th day of October, 2022

Signature of Sub Registrar  
Uppal**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                         | Address:                                                       | Photo                                                                                 |
|-------|---------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX3669<br>Name: Gaurang Mody          | S/O Jayanti Lal,<br>Secunderabad, Hyderabad, Telangana, 500016 |  |
| 2     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                         |  |

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Bk - 1, CS No 16394/2022 & Doct No 15669/2022. Sheet 1 of 20 Sub Registrar Uppal



**AND**

M/s. Modi Housing Pvt. Ltd, a company incorporated under the Companies Act, having its registered office at 5-4-187/3&4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Director, Mr. Gaurang J. Mody, S/o. Late Jayanthilal Mody, aged about 54 years, Occupation: Business, hereinafter referred to as the 'Consenting Party'

**IN FAVOUR OF**

Mrs. P. Varalakshmi, Wife of Mr. Chindam Rajesh aged about 36 years residing at H. No. 6-120/2, MVR Arcade, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad, Telangana -500 083, hereinafter referred to as the 'Purchaser' (Pan No.AHQPV5491B, Mobile No.96424 34500 )

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 Sale 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, 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, Kapra Mandal, Medchal-Malkajgiri 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.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD

Director

Varalakshmi

| E-KYC Details as received from UIDAI: |                                                 |                                                                   |                                                                                     |
|---------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| SI No                                 | Aadhaar Details                                 | Address:                                                          | Photo                                                                               |
| 3                                     | Aadhaar No: XXXXXXXX3188<br>Name: Varalakshmi P | W/O Chindam Rajesh,<br>Secunderabad, Hyderabad, Telangana, 500062 |  |

**Endorsement:** Stamp Duty, Tranfer 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                        | 681900        | 0        | 0                           | 0                | 682000        |
| Transfer Duty           | NA             | 0                        | 186000        | 0        | 0                           | 0                | 186000        |
| Reg. Fee                | NA             | 0                        | 62000         | 0        | 0                           | 0                | 62000         |
| User Charges            | NA             | 0                        | 1000          | 0        | 0                           | 0                | 1000          |
| Mutation Fee            | NA             | 0                        | 12400         | 0        | 0                           | 0                | 12400         |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>943300</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>943400</b> |

Rs. 867900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 62000/- towards Registration Fees on the chargeable value of Rs. 12400000/- was paid by the party through E-Challan/BC/Pay Order No ,966KBR131022 dated 13-OCT-22 of ,HDFS/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 943350/-, DATE: 13-OCT-22, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5066778739212,PAYMENT MODE:NB-1001138,ATRN:5066778739212,REMITTER NAME: VARALAKSHMI P,EXECUTANT NAME: SILVER OAK REALITY,CLAIMANT NAME: VARALAKSHMI P) .

**Date:**

**14th day of October,2022**

**Signature of Registering Officer**

**Uppal**

**Certificate of Registration**

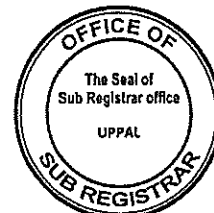
Registered as document no. 15669 of 2022 of Book-1 and assigned the identification number 11450715669 - 2022 for Scanning on 14-OCT-22 .

**Registering Officer**

**Uppal**

**(Syed Ismail)**

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- 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, Kapra 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, Kapra Mandal, Medchal-Malkajgiri District. Patta Passbook and title book have been issued to them by the Mandal Revenue Office, Kapra Mandal, Medchal-Malkajgiri District as per the details given below.

| Sl. No. | Name of Pattedar     | Patta & Passbook no. | Title book no. |             | Extent        |
|---------|----------------------|----------------------|----------------|-------------|---------------|
| 1.      | P. Sanjeev Reddy     | 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   | 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         | 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. |
| 4.      | P. Ravinder Reddy    | 10 & 177960          | 10410          | Sy. No. 294 | Ac. 0-17 Gts. |
|         |                      |                      |                | 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. |
| 5.      | P. Pratap Reddy      | 14 & 177964          | 10414          | Sy. No. 17  | Ac. 0-04 Gts. |
|         |                      |                      |                | Sy. No. 14  | Ac. 0-15 Gts. |
|         |                      |                      |                | Sy. No. 18  | Ac. 0-13 Gts. |
| 6.      | P. Purushotham Reddy | 24 & 114695          | 12506          | Sy. No. 294 | Ac. 0-23 Gts. |
|         |                      |                      |                | Sy. No. 14  | Ac. 0-08 Gts. |
|         |                      |                      |                | Sy. No. 18  | Ac. 0-06 Gts. |
|         |                      |                      |                | Sy. No. 294 | Ac. 0-12 Gts. |

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

Director

Varalakshmi

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|     |                                      |             |       |             |               |
|-----|--------------------------------------|-------------|-------|-------------|---------------|
| 7.  | P. Venkat Ram Reddy                  | 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                    | 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                    | 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                    | 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. |
| 11. | P. Venkat Reddy                      | 5 & 177955  | 10405 | Sy. No. 294 | Ac. 0-22 Gts. |
|     |                                      |             |       | 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. |
| 12. | P. Sanjeev Reddy<br>S/o. Narsi Reddy | 8 & 177958  | 10408 | Sy. No. 17  | Ac. 0-05 Gts. |
|     |                                      |             |       | Sy. No. 294 | Ac. 0-22 Gts. |
|     |                                      |             |       | 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. |

- 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, Kapra Mandal, Medchal-Malkajgiri District.
- 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, Kapra Mandal, Medchal-Malkajgiri District.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

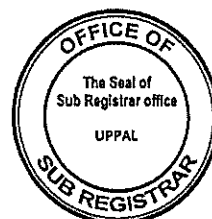
Director

Varalakshmi

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- 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 Vendor no. 1 herein by way of sale deeds / Agreement of sale cum GPA, details of which are given below and registered at SRO Uppal. Vendor no. 1 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. The Vendor no.1 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, the Vendor no.1 became absolute owner of land admeasuring Ac. 15-32 gts., forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.
- 1.13. The Vendor obtained building permit from GHMC, details of which are given under, for construction of 95 (68+27) independent houses/villas on land admeasuring about 21,516.99 sq. mtrs, out of the land owned by it and it is hereinafter referred to as the Schedule Land and described in the schedule hereunder.
- 1.14. The Vendor no. 1 in turn sold 89 out of the 95 plots pertaining to independent houses/villas to be constructed to Vendor no. 2 herein by way of registered agreement of sale dated 31.03.2017 and 17.01.2018, bearing document no. 7526/2017 and 920/2018, registered at SRO Uppal. Plot nos. 29, 30, 31, 32, 82 and 95 were mortgaged to GHMC for the purposes of obtaining building permit. However, Vendor no. 1 had agreed to sell the said mortgaged plots to the Vendor no. 2 herein. Vendor no. 2 has paid the entire consideration for the mortgaged plots to the Vendor no. 1 and Vendor no. 1 acknowledges the receipt of the entire consideration. Further, it is agreed that the consideration payable by the Purchaser under this deed shall be paid to Vendor no. 2 in full. On completion of the development of the Scheduled Land the mortgage of the said plots has been released by GHMC. The Purchaser has requested the Vendor no. 1 to join Vendor no. 2 in executing this sale deed to convey perfect title to the Purchaser. The details of the plots sold by the Vendor no. 1 to the Vendor no. 2 are referred to as the Scheduled Plots. Accordingly, the Vendor no. 1 and Vendor no. 2 herein are absolutely entitled to sell the Scheduled Plots along with villa constructed thereon to any intending purchaser.
- 1.15. Vendor no. 1 has further sold 648 sq. yds., of land to its associate firm M/s. Summit Builders by way of registered sale deed dated 12.06.2017 bearing document no. 7424/2017 registered at Sub Registrar Office, Uppal. M/s. Summit Builders has obtained permit for construction of an apartment complex consisting of 8 flats on stilt + 4 upper floors.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

Director

Varalakshmi



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Uppal



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## 2. DETAILS OF PERMITS:

2.1 The Vendor and M/s. Summit Builders have obtained permission from GHMC as per details given below.

- 2.1.1 Initially permit for construction was obtained by the Vendor no.1 in file no. 56688/19/12/2015, permit no. 52202/HO/EZ/Cir.1/2016 dated 03.05.2017 for developing the Scheduled Land into a housing complex consisting of 68 villas (independent houses) along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.1.2 Thereafter, 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 on the land purchased by it.
- 2.1.3 Subsequently, permit for construction for additional 27 villas was obtained by the Vendor no.1 in file no. 134535/07/07/2017/HO, permit no. 53421/HO/E2/Cir-11/2016 dated 06.01.2018 for developing the Scheduled Land into a housing complex consisting of 95 (68 + 27) villas (independent houses) along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.1.4 The development of the entire Scheduled Land has been completed and consequently GHMC has issued occupancy certificates bearing nos.1/C1/02000/2021 & 1/C1/15783/2020-OC dated 09.02.2021 & 26.10.2021.

## 3. PROPOSED DEVELOPMENT:

3.1. The Vendor no. 2 has completed the proposed development on the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:

- 3.1.1. The land has been sub-divided into 95 (68 + 27) plots of land and each plot of land shall be sold along with a villa constructed thereon.
- 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
- 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
- 3.1.4. 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.
- 3.1.5. Each villa shall have a separately metered electric power connection.
- 3.1.6. Water for general purpose use shall be provided through borewells. Common underground sump shall be provided for purchase of water by tankers.
- 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
- 3.1.8. The proposed villas 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, clubhouse, common amenities, etc., as it deems fit and proper.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD

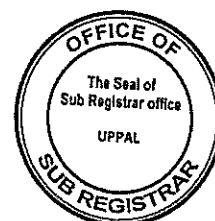
*[Signature]*  
Director

*Varalakshmi*

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- 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa 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 villa or till the end of year 2024, whichever is later and all the villas in the project of Silver oak Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
- 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of Silver oak Villas LLP. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in Silver Oak Villas LLP i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land notwithstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not 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.
- 3.1.11. The Vendor no. 2 shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.
- 3.1.12. The Vendor no. 2 has provided amenities and facilities on the Scheduled Land.
- 3.1.13. The common amenities and facilities constructed on the Scheduled Land shall be shared between all the villas and apartments constructed or proposed to be constructed on the larger piece of land admeasuring Ac. 15-32 gts., referred to above. The development of the entire land admeasuring Ac. 15-32 gts., which consists of villa, flats, roads, utilities, parks, clubhouse, etc., is hereinafter referred to as the Housing Project.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Silver Oak Villas' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed.
- 3.3. The Vendor no.1 has sold land admeasuring 648 sq yds to M/s. Summit Builders, who proposes to develop an apartment complex consisting of 8 flats on stilt + 4 floors. The apartment complex is styled as 'Silver Oak Residency'. 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 flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

For SILVER OAK VILLAS-LLP &  
SILVER OAK REALTY  
  
Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

  
Director

Varalakshmi

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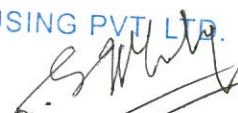
4. SCHEME OF SALE / PURCHASE :

- 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 vacant plot of land and/or constructed villa with plot of land to any intending purchaser.
- 4.2 The Vendor proposes to sell a plot of land along with a villa constructed thereon to the Purchaser. The plot of land along with the villa constructed thereon being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Villa.
- 4.3 The Consenting Party had agreed to purchase the Scheduled Villa from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Villa. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Villa without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Villa. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser. The details of the Villa, sale consideration, payment terms, etc., are given in Annexure-A herein.
- 4.4 The Purchasers of the villas in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled 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 villa owners in the Housing Project.
- 4.5 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., shall continue to belong to the Vendor or its nominees.
- 4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Villa only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

  
Director

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5. DETAIL OF PLOT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser the Scheduled Villa in the Housing Project and details of the plot no., plot area are given in Annexure-A attached to this deed.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Villa 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.
- 5.4 The plan of the Scheduled Villa is attached as Annexure-B herein and the layout plan of the Housing Project is attached as Annexure-C herein.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Villa and the Purchaser hereby shall become the absolute owner of the Scheduled Villa. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Villa and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 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 sale consideration mentioned in Annexure-A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 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 sale of the Scheduled Villa. 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 Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water 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 being provided by such a government/ quazi government body on a pro-rata basis.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD

Director

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7. OWNERS ASSOCIATION:

- 7.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 7.2 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.
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa 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.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. 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.
- 7.5 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.
- 7.6 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.
- 7.7 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.

8. NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled 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.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

*[Signature]*  
Director

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- 8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Villa, 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.
- 8.3 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 Land or Scheduled Villa and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Villa and that such changes do not affect the plan or area of the Scheduled Villa. 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.

## 9 COMPLIANCE OF STATUTORY LAWS:

- 9.1 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:
- 9.1.1 The defense services or allied organizations.
  - 9.1.2 Airports Authority of India.
  - 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
  - 9.1.4 Fire department.
  - 9.1.5 Electricity and water supply board.
  - 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
  - 9.1.7 Irrigation department.
  - 9.1.8 Environment department and pollution control board.

## 10. OTHER TERMS:

- 10.1 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 Villa on account of joint ownership of the common amenities by number of persons.

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

For MODI HOUSING PVT. LTD.

Director

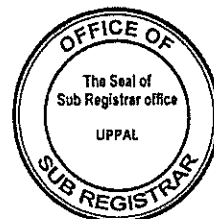
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- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Villa. 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 Scheduled Villas 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 Ac.6-18 gts., 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                                  |
| South By | Neighbors land                                       |
| East By  | Land belonging to Vendor no.1 for future development |
| West By  | Main road                                            |

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:

#### **WITNESSES:**

1. 
2. 

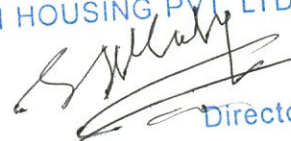
For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

  
Authorised Rep. SOHAM MODI

VENDOR

(M/s. Silver Oak Realty &  
Silver Oak Villas LLP rep by Mr. Soham Modi)

For MODI HOUSING PVT. LTD.

  
Director

CONSENTING PARTY

(M/s. Modi Housing Pvt. Ltd rep  
by Mr. Gaurang J. Mody)

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PURCHASER

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**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                              |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                  | Mrs. P. Varalakshmi, W/o. Mr. Chindam Rajesh                                                                                                                                                                                                                                                 |
| 2.  | Purchaser's residential address:                                                                                                                                                                                                                                                                                                                                                                     | H. No. 6-120/2, MVR Arcade, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad, Telangana -500 083.                                                                                                                                                                     |
| 3.  | Pan no. of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                | AHQPV5491B                                                                                                                                                                                                                                                                                   |
| 4.  | Aadhaar card no. of Purchaser:                                                                                                                                                                                                                                                                                                                                                                       | 5507 6705 3188                                                                                                                                                                                                                                                                               |
| 5.  | Name address & registration no. of Owners Association                                                                                                                                                                                                                                                                                                                                                | M/s. Silver Oak Welfare Association' having its office at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District vide regd. no. 370 of 2021, dated 15.06.2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District. |
| 6.  | Type of Villa                                                                                                                                                                                                                                                                                                                                                                                        | A2 - Duplex                                                                                                                                                                                                                                                                                  |
| 7.  | No. of floors                                                                                                                                                                                                                                                                                                                                                                                        | Ground Plus First Floor                                                                                                                                                                                                                                                                      |
| 8.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                      | 3-BHK                                                                                                                                                                                                                                                                                        |
| 9.  | Details of Scheduled Villa:                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                              |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                        | 31                                                                                                                                                                                                                                                                                           |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                        | 161 Sq. yds.                                                                                                                                                                                                                                                                                 |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                   | 2040 Sft.                                                                                                                                                                                                                                                                                    |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                       | 1721 Sft.                                                                                                                                                                                                                                                                                    |
| 10. | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                            | Rs.1,24,00,000/-(Rupees One Crore Twenty Four Lakhs Only)                                                                                                                                                                                                                                    |
| 11. | <b><u>Details of payment:</u></b><br><br>a. Rs.80,00,000/-(Rupees Eighty Lakhs Only) paid by way of online transfer from Housing Development Finance Corporation Limited towards housing loan disbursement.<br><br>b. Rs.15,25,000/-(Rupees Fifteen Lakhs Twenty Five Thousand Only) paid by way of cheque no.000034, dated 19-03-2022 drawn on HDFC Bank, Nagarjuna Nagar Colony, Kapra, Hyderabad. |                                                                                                                                                                                                                                                                                              |

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

VENDOR

(M/s. Silver Oak Realty &  
Silver Oak Villas LLP by Mr. Soham Modi)

For MODI HOUSING PVT. LTD.

Director

CONSENTING PARTY

(M/s. Modi Housing Pvt. Ltd rep  
rep by Mr. Gaurang J. Mody)

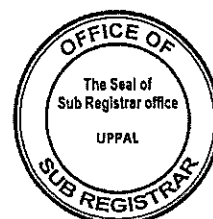
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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>c. Rs.13,15,000/-(Rupees Thirteen Lakhs Fifteen Thousand Only) paid by way of cheque no.000025, dated 06-06-2022 drawn on HDFC Bank, Golden Tower, Airport Road, Kodihali, Bangalore.</p> <p>d. Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.000024, dated 14-05-2022 drawn on HDFC Bank, Golden Tower, Airport Road, Kodihali, Bangalore.</p> <p>e. Rs.3,35,000/-(Rupees Three Lakhs Thirty Five Thousand Only) paid by way of cheque no.000035, dated 11-04-2022 drawn on HDFC Bank, Nagarjuna Nagar Colony, Kapra, Hyderabad.</p> <p>f. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000032, dated 23-02-2022 drawn on HDFC Bank, Nagarjuna Nagar Colony, Kapra, Hyderabad.</p> <p>g. Rs.25,000/-(Rupees Twenty Five Thousand Only) ) paid by way of cheque no.000030, dated 12-02-2022 drawn on HDFC Bank, Nagarjuna Nagar Colony, Kapra, Hyderabad.</p> |
| 9. | <p><b><u>Description of the Scheduled Villa:</u></b></p> <p>All that land forming plot no.31, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 &amp; 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:</p> <p>North by : Plot No. 30</p> <p>South by : Plot No. 32</p> <p>East by : Plot No. 34</p> <p>West by : 30' wide road</p>                                                                                                                                                                                                                                                                                                  |

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

VENDOR

(M/s. Silver Oak Realty &  
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Director

CONSENTING PARTY

(M/s. Modi Housing Pvt. Ltd rep  
rep by Mr. Gaurang J. Mody)

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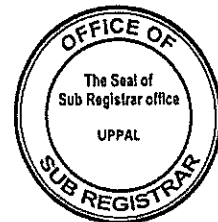
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## ANNEXTURE - 1 - A

1. Description of the Villa : All that piece and parcel of deluxe villa on bearing plot no.31 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, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District).
- (a) Nature of the roof : R. C. C.
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 161 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 998 sft
- b) In the First Floor : 940 sft.
- c) In the Terrace Floor : 102 sft
- 
- Total Built up Area : 2040 Sft
- 
5. Executant's Estimate of the MV of the Villa : Rs. 1,24,00,000/-

Date: 10-10-2022

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

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: 10-10-2022

For MODI HOUSING PVT LTD.

Director

Signature of the Consenting Party

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

Signature of the Vendor

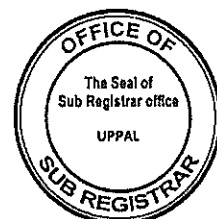
Varalakshmi

Signature of the Purchaser

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15669/2022. Sheet 15 of 20 Sub Registrar  
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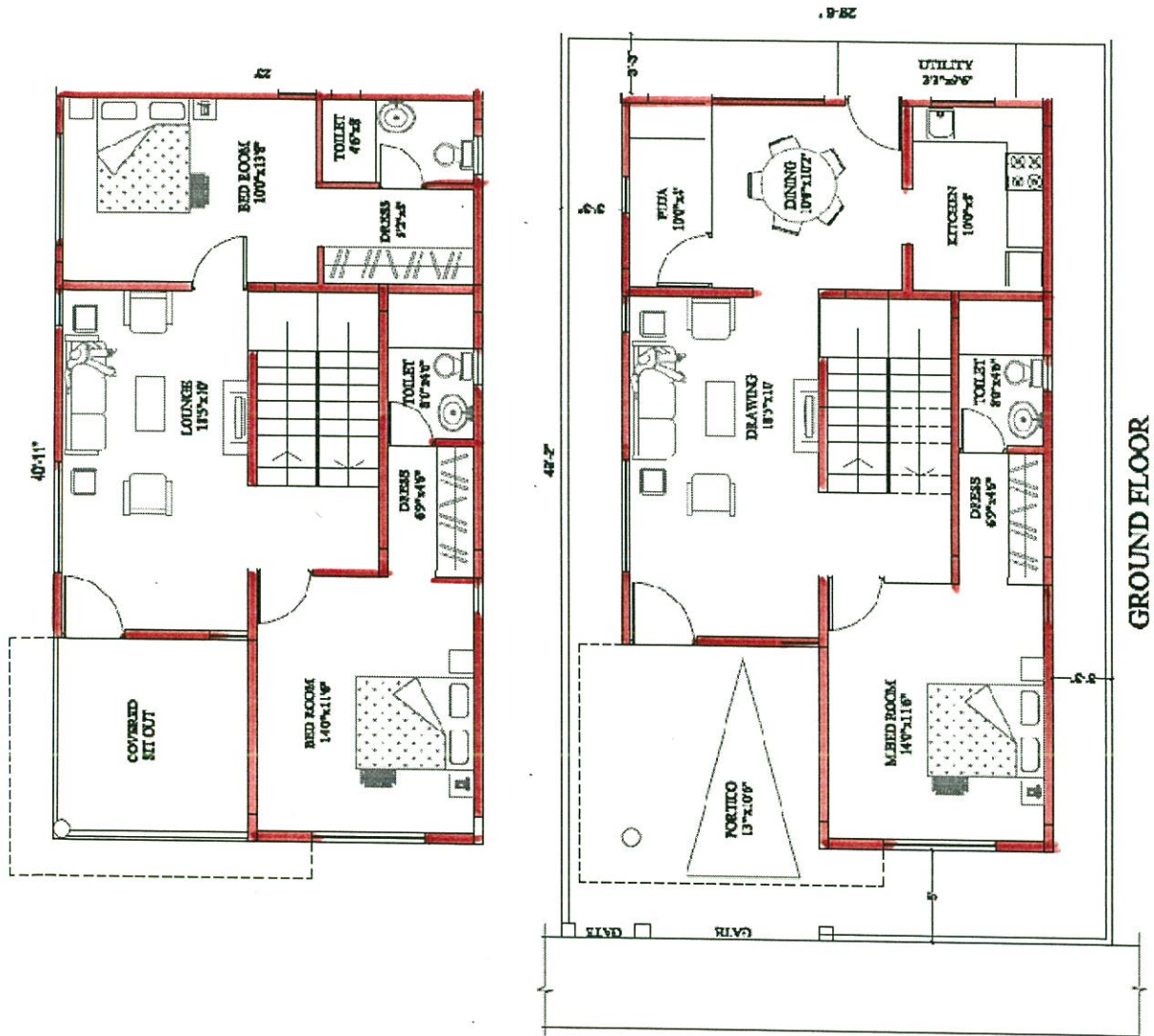
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# ANNEXURE – 'B'

Plan of the Scheduled Villa:



First Floor

## Built-Up Area

G.Floor Area: 998 Sft

F.Floor Area: 940 Sft

Terrace Area: 102 Sft

Total Area: 2040 Sft

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

VENDOR

(M/s. Silver Oak Realty &  
Silver Oak Villas LLP by Mr. Soham Modi)

For MODI HOUSING PVT. LTD.

Director

CONSENTING PARTY

(M/s. Modi Housing Pvt. Ltd rep  
by Mr. Gaurang J. Mody)

Varalakshmi  
PURCHASER

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15669/2022. Sheet 16 of 20 Sub Registrar  
Uppal



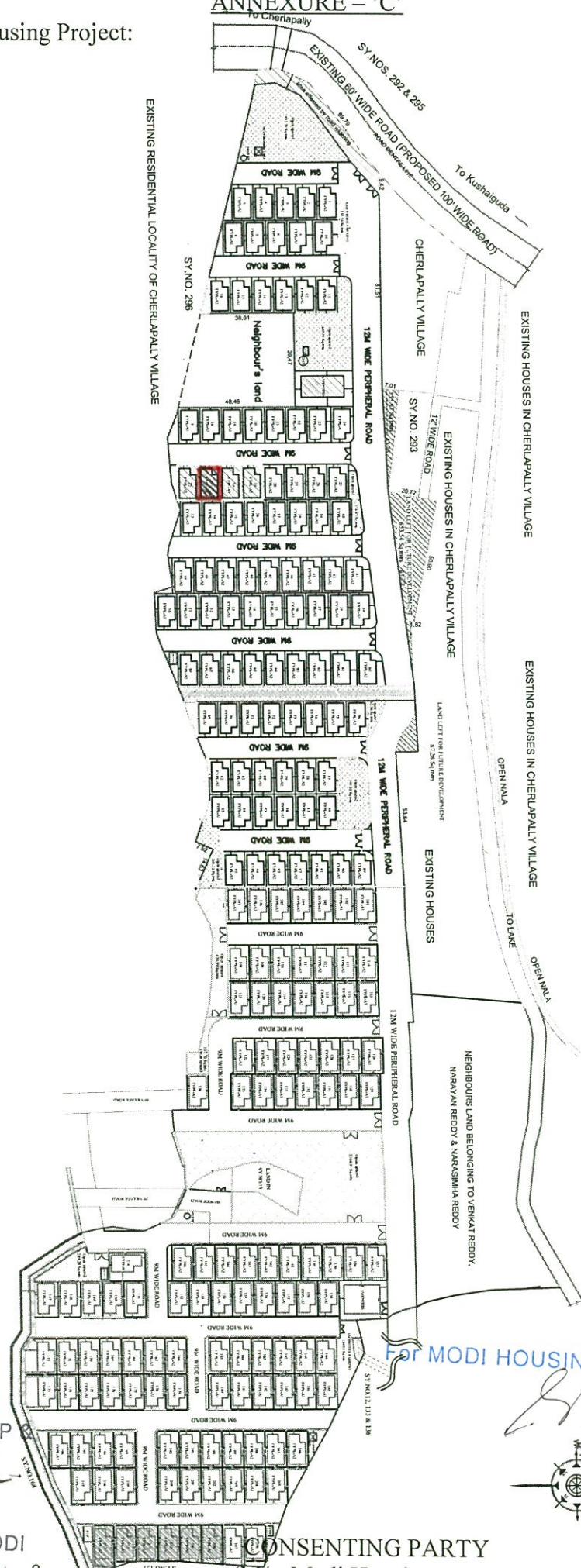
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Layout plan of the Housing Project:

# ANNEXURE - 'C'

EXISTING RESIDENTIAL LOCALITY OF CHERLAPALLY VILLAGE



For SILVER OAK VILLAS  
SILVER OAK REALTY

Authorised Representative  
VENDOR MODI

(M/s. Silver Oak Realty &  
Silver Oak Villas LLP by Mr. Soham Modi)

CONSENTING PARTY

(M/s. Modi Housing Pvt. Ltd rep  
rep by Mr. Gaurang J. Mody)

For MODI HOUSING PVT LTD.

*[Signature]*  
Director

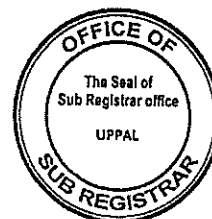
Varalakshmi  
PURCHASER



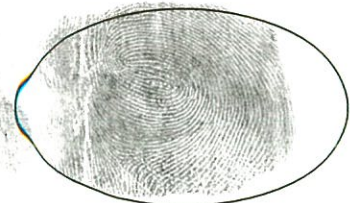
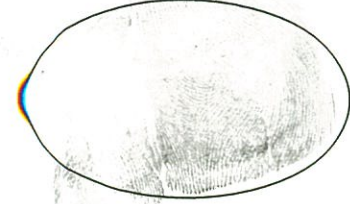
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

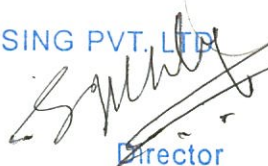
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH                                                         | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                                                                                  |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b><u>VENDOR:</u></b><br><br>M/S. SILVER OAK VILLAS LLP<br>&<br>M/S. SILVER OAK REALTY<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>SOHAM MANSION, II FLOOR, M. G. ROAD<br>SECUNDERABAD – 500 003, DULY REP.<br>BY ITS AUTHORISED SIGNATORY:-<br>MR. SOHAM MODI<br>S/O. LATE SATISH MODI                  |
|        |    |    | <b><u>GPA PRESENTING DOCUMENTS VIDE GPA NO.</u></b><br><b><u>6/BK-IV/2019, DATED 21-01-2019, REGD. AT SRO,</u></b><br><b><u>SECUNDERABAD.</u></b><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>R/O. 5-4-187/3 & 4, SOHAM MANSION<br>2 <sup>ND</sup> FLOOR, M. G. ROAD<br>SECUNDERABAD. |
|        |  |   | <b><u>CONSENTING PARTY:</u></b><br><br>M/S. MODI HOUSING PVT. LTD,<br>HAVING ITS REGISTERED OFFICE AT<br>5-4-187/ 3 & 4, 2 <sup>ND</sup> FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD-500 003<br>REPRESENTED BY ITS DIRECTOR<br>MR. GAURANG J. MODY<br>S/O. JAYANTHILAL MODY                      |
|        |  |  | <b><u>PURCHASER:</u></b><br><br>MRS. P. VARALAKSHMI<br>W/O. MR. CHINDAM RAJESH<br>R/O. H. NO. 6-120/2, MVR ARCADE<br>NAGARAM VILLAGE, KEESARA MANDAL<br>MEDCHAL-MALKAJGIRI DISTRICT<br>HYDERABAD<br>TELANGANA -500 083                                                                                |

**SIGNATURE OF WITNESSES:**

1. 

2. 

For MODI HOUSING PVT. LTD

  
Director

For SILVER OAK VILLAS LLP &  
SILVER OAK REALTY

Authorised Rep. SOHAM MODI  
SIGNATURE OF THE VENDOR

Varalakshmi

SIGNATURE OF THE CONSENSING PARTY SIGNATURE(S) OF PURCHASER

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भारत सरकार  
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన సం./YoB: 1969  
పురుషుడు Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నో-  
280, రోడ్ నో-25, పెద్దమ్మ  
దేవాలయం దగ్గర జుబిలీ హిల్స్  
ఖైరాబాద్, 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

*[Signature]*



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male



3287 6953 9204

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

10/07/2013

To  
Kandi Prabhakar Reddy  
కండి ప్రభాకర్ రెడ్డి  
2-3-64/10/24 1FLOOR KAMALA NILAYAM  
JAISWAL COLONY  
Amberpet  
Amberpet, Hyderabad  
Andhra Pradesh - 500013

ఆధార్ - సామాన్యని హక్కు

*[Signature]*



భారత ప్రభుత్వం  
Government of India



గౌరాంగ్ మోడి  
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967  
పురుషుడు / Male



3594 5138 3669

నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401

20/05/2013

To  
Gaurang Mody  
గౌరాంగ్ మోడి  
S/O: Jayanti Lal  
Sapphire Apts Apt-105  
Chikoti Gardens  
Next to HDFC lane  
Begumpet  
Secunderabad  
Begumpet, Hyderabad  
Andhra Pradesh - 500016  
9848042067

ఆధార్ - సామాన్యని హక్కు



KL130447863FT

For MODI HOUSING PVT. LTD.

*[Signature]*  
Director

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Government of India

వారికష్మి పి  
Varalakshmi P  
పుట్టిన తేదీ/DOB: 01/08/1986  
పులి / FEMALE

5507 6705 3188  
VID : 9152 7891 7979 3335

నా ఆధార్, నా గుర్తింపు

Varalakshmi

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

విరునామా:  
W/O ఎండం రాజేష్, 1-179/5-1, గాంధీ నగర్, గోల్డ్  
పార్కాం డగర్, కాప్రా, సెకండరాబాద్, హైదరాబాద్,  
తెలంగాణ - 500062

Address:  
W/O Chindam Rajesh, 1-179/5-1, Gandhi  
nagar, Near Govt School, Kapra,  
Secunderabad, Hyderabad,  
Telangana - 500062

5507 6705 3188  
VID : 9152 7891 7979 3335

1947 help@uidai.gov.in www.uidai.gov.in

QR Code with Photograph

**భారత ప్రభుత్వం**  
Government of India

చిందం మల్లేష్ వంశరాజ్  
Chindam Mallesh Vamsharaj  
పుట్టిన తేదీ/DOB: 23/04/1964  
పురుషుడు/ MALE

7749 8167 4323  
VID : 9105 5146 8707 4431

నా ఆధార్, నా గుర్తింపు

Download Date: 23/03/2021 Issue Date: 19/02/2016

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

విరునామా:  
S/O: లక్ష్మయ్య, 1-179/5, గాంధీ నగర్, రాధిక థియేటర్  
ఆపాసిట్ డగర్, కాప్రా, సెక్టర్ రాబాద్, హైదరాబాద్,  
తెలంగాణ - 500062

Address:  
S/O: Laxmaiah, 1-179/5, gandhi nagar, near  
radhika theater oposit, kapra, Secunderabad,  
Hyderabad,  
Telangana - 500062

7749 8167 4323  
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**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA

Shyamala Shankaraiah  
Shyamala Shankaraiah

పుట్టిన సంవత్సరం/ Year of Birth: 1975  
పురుషుడు / Male

7586 7492 9353

ఆధార్ - సామాన్యుని హక్కు

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O S Yadaiah, 1-8-27/21  
North Kamala Nagar, ECIL POST  
KAPRA R.R DIST, Hyderabad  
Andhra Pradesh, 500062

Address: S/O S Yadaiah,  
1-8-27/21, North Kamala  
Nagar, ECIL POST, KAPRA  
R.R DIST, Hyderabad,  
Andhra Pradesh, 500062

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎ. బోర్డు నెం. 1947, ఔరంగాబాద్-560001



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