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# एक सो रुपये पर न्यायिक एक सो रुपये RS. 100 ONE HUNDREDRUPEES

INDIA NONJUDICIAL

తెలంగాణ तेलंगाना TELANGANA Sl.No. Dt: 30-09-2019

Sold to: Kamel

S/o.W/o. D/o. Nay Sing Cow

For Whom: Medi How sing Put UP

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LICENSED STAMP VENDOR LIC No.16-05-059/2012, R.No.16-05-025/2018 Plot No.227, Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad. Mobile: 9849355156

# SALE DEED

This Sale Deed is made and executed on this the 3<sup>rd</sup> day of March 2020 at Hyderabad by:

- 1. M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes) (PAN: AAJFM 0647 C) a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, rep. by its duly authorized representative Mr. Soham Modi (Managing Director, Modi Properties Pvt. Ltd.,), S/o. Late Satish Modi aged about 50 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 034.
- 2. Sri. Palle Sanjeev Reddy, S/o. Late Shri. P. Sai Reddy aged 68 years Occupation: Business, resident of 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyderabad.
- 3. Sri. Palle Prabhakar Reddy S/o. Late Shri. Narsa Reddy alias Narsi Reddy, aged 50 years Occupation: Business, resident of 2-3-66, Cherlapally, Village, Ghatkesar Mandal, R.R. District.
- 4. Smt. Palle Renuka, W/o. Shri Palle Bal Reddy, aged 53 years Occupation: Business, resident of 2-3-66, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

FOR SLVER OAK VILLAS LLP & SILVER OAK REALTY

Authorised Bop. SOHAM MODI







- 5. Sri. Palle Ravinder Reddy, S/o. Late Shri. Narsa Reddy alias Narsi Reddy, aged 40 years Occupation: Business, resident of 2-3-66, Cherlapally, Village, Ghatkesar Mandal, R.R. District.
- 6. Sri. Palle Pratap Reddy, S/o. Late Shri. Ram Reddy, aged 67 years Occupation: Business, resident of 3-1-73/1, Ramanthapur, Hyderabad.
- 7. Sri. Palle Purushotham Reddy, S/o. Late Shri. P. Sarabha Reddy, aged 58 years Occupation: Business, resident of 3-3-21/B, Anand Nagar, Ramanthapur, Hyderabad.
- 8. Sri. Palle Venkat Ram Reddy, S/o. Late Shri. P. Sarabha Reddy, aged 47 years Occupation: Business, resident of 3-3-21/D, Anand Nagar, Ramanthapur, Hyderabad.
- 9. Smt. Palle Susheela, W/o. Shri. P. Narasimha Reddy, aged 52 years Occupation: House wife, resident of 3-1-63, Old Ramanthapur, Hyderabad.
- 10. Palle Narayana Reddy, S/o. Late Shri. P. Malla Reddy, aged 87 years Occupation: Business, resident of 2-3-61, Cherlapally, Village, Ghatkesar Mandal, R.R. District.
- 11. Palle Narsimha Reddy, S/o. Late Shri. P. Malla Reddy, aged 61 years Occupation: Business, resident of 2-3-63, Cherlapally, Village, Ghatkesar Mandal, R.R. District.
- 12. Palle Venkat Reddy, S/o. Late Shri. P. Malla Reddy, aged 72 years Occupation: Business, resident of 2-3-62, Cherlapally, Village, Ghatkesar Mandal, R.R. District.

Parties in Sl. Nos. 2 to 12 are being represented by their Agreement of Sale cum General Power of Attorney holder M/s. Silver Oak Realty (formerly known as Mehta & Modi Homes), having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorized representative Mr. Soham Modi, S/o. Late Satish Modi aged about 50 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (AGPA registered as document no. 4784/08, dated 17-05-2008, registered at S.R.O Uppal) hereinafter referred parties in Sl. No. 1 to 12 are collectively referred to as the VENDOR.

## **AND**

M/s. Silver Oak Villas LLP (PAN: ADBFS 3288 A) a limited liability partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Designated Partner Mr. Soham Modi, S/o. Late Satish Modi aged about 50 years resident of Plot No. 280, Road No. 25, Jubilee Hiils, Hyderabad – 500 034, hereinafter referred to as the CONSENTING PARTY.

FOR SILVER OAK VILLAS LLP & SILVER OAK REAUTY

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Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

Description of Fee/Duty	In the Form of							
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	147900	0	0	0	148000	
Transfer Duty	NA	0	55500	0	0	0	55500	
Reg. Fee	NA	0	18500	0	0	0	18500	
User Charges	NA	0	100	0	0	0	100	
Total	100	0 11	222000	0	0	0	222100	

E-KYC Details as received from UIDAI:

Address:

Rs. 203400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18500/- towards Registration Fees on the chargeable value of Rs. 3700000/- was paid by the party through E-Challan/BC/Pay Order No ,117D3G020320 dated ,02-MAR-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 222000/-, DATE: 02-MAR-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4950744348912,PAYMENT MODE:NB-1000200,ATRN:4950744348912,REMITTER NAME: SOHAM MODIEXECUTANT NAME: SILVER OAK REALTY REP BY SOHAM MODI, CLAIMANT NAME: MODI HOUSING PYT

SI No

**Aadhaar Details** 

Signature of Registering Officer

Uppal

Authorised Rep. SOHAM MODI





# **INFAVOUR OF**

M/s. Modi Housing Pvt. Ltd., (PAN: AADCM 5906 D) a company incorporated under the Companies Act, having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its authorized representative Shri. P. Rama Rao, S/o. Late P. Suryanarayana Murthy, aged about 55 years, Occupation: Service, resident of H. No. 24-3-14/2, Plot No. 28, Vishnu Priya Colony, Malkajgiri, Hyderabad, hereinafter referred as the PURCHASER.

The expressions of Vendor, Consenting Party and Purchaser shall mean include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successor in interest assignees, nominees and the like.

# WHEREAS:

- A. The Vendor herein was the sole and absolute owner and possessor of land admeasuring about Ac. 6-18 gts., equivalent to 31,218 sq. yds., forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) having purchased the same from P. Sanjeeva Reddy & others vide Sale Deeds bearing document nos. 12465/2007 dated 05.10.2007 (Ac 4-00 gts.,) and 1359/2008, dated 07.02.2008 (Ac.3-00 gts.,) registered at SRO, Uppal, Ranga Reddy District.
- B. Out of the total land of Ac.07-00 gts., the Vendor had re-conveyed in favour of Shri Ramakrishna Reddy & others a portion of land admeasuring Ac. 0-22 gts., equivalent to 2,662 sq. yds. vide sale deed no. 7459/2008 dated 31.07.2008 registered at SRO, Uppal, Ranga Reddy District. The Vendor was in possession of the balance land admeasuring Ac. 6-18 gts.
- C. The Vendor had further purchased Ac.0-35 gts., forming a part of Sy. no. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) from P. Sanjeeva Reddy & others vide Sale Deed bearing document Nos. 4783/2008 dated 17.05.2008 registered at SRO, Uppal, Ranga Reddy District.
- D. The Vendor had further purchased Ac.7-37 gts., forming a part of Sy. no. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) from P. Sanjeeva Reddy & others vide Agreement of Sale Cum General Power of Attorney bearing document No. 4784/2008 dated 17.05.2008 registered at SRO, Uppal, Ranga Reddy District.
- E. The total land purchased by the Vendor was Ac. 15-10 Gts. Hereinafter the total land purchased by the Vendor is referred as the Scheduled Land and more fully described in the schedule given hereunder.

For SILVER OAK VILLAS LLP & SILVER OAK REALTY

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1వ పుస్తకము 2020 సంజ1941శా. శ.పు. 3378 వ నెంబరుగా రిజిస్టరు చేయటడి స్మానింగ్ నిమిత్తం గుర్తింపు నెంబరు1507-1:3378/2020ఇవ్వడమైనది 2020 సంజ మెండ్స్స్ నెల పె పేది

> For Silver oak villasilip & Silver oak realty

Authorised Rep. SOHAM MODI





- F. The Vendor has made 3 applications for building permit for developing a housing project to GHMC the Scheduled Land and obtained building permits as per the following details:
  - i. Permit for 68 villas (numbered as Villa nos. 1 to 68) was obtained from GHMC in file No. 56688/19/12/2015/HO, permit no. 53202/HO/EZ/Cir-1/2016 dated 03.05.2017.
  - ii. Permit for 27 villas (numbered as Villa nos. 69 to 95) was obtained from GHMC in in file no. 134535/07/07/2017/HO, permit no. 53421/HO/EZ/Cir-1/2016 dated 06.01.2018.
  - iii. Permit for 114 villas (numbered as Villa nos. 101 to 214) is under the process of being obtained from GHMC in file no. 1/C1/06389/2018, Permit No. 1/C1/15777/2019 dated 31.10.2019.
- G. The Vendor sold 89 plots (nos. 1 to 95, excluding plot nos. 29 to 32, 82 & 95) to the Consenting Party herein by way of agreement of sale dated 31.03.2017 and 17.01.2018 registered as document Nos. 7526/2017 and 920/2018 at SRO, Uppal. The Consenting Party has developed a portion of the Scheduled Land into a Housing Complex consisting of 89 villas with common amenities like roads, open spaces, parks, clubhouse, utilities, etc., for the common enjoyment of the prospective purchasers of the villas being developed on the Scheduled Land.
- H. The Vendor has further sold additional parcels of land forming a part of the Scheduled Land as per details given below:
  - i. Land admeasuring about 648 sq yds was sold to M/s. Summit Builders by way of sale deed bearing no.7524/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a housing complex of 8 flats by Mrs. Tejal Modi who had inturn purchased the land by way of sale deed bearing no. 8393/2018 dated 28.04.2018 registered at SRO, Uppal. The building is numbered as 99 and the flats therein are numbered as 99-1A, 99-1B, 99-2A, 99-2B, 99-3A, 99-3B, 99-4A & 99-4B.
  - ii. Land admeasuring about 146 sq yds was sold to M/s. Summit Builders by way of sale deed bearing no. 13834/2017 dated 24.10.2017 registered at SRO, Uppal. This land was developed into a villa by Mrs. Tejal Modi who had inturn purchased the land by way of sale deed bearing no. 8392/2018 dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 96.
- iii. Land admeasuring about 208 sq yds was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 7525/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a villa by Mrs. Tejal Modi who had inturn purchased the land by way of sale deed bearing no. 8394/2018 dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 97.
- iv. The Vendor sold 88 Plots admeasuring 14,436 Sq.yds to the Purchaser by way of Agreement of Sale bearing document No. 16252/2019 dated 07.11.2019 registered at SRO, Uppal to develop a housing project.
- v. The Vendor further sold 20 plots admeasuring about 3,241 Sq.yds to Mehta Family vide Sale Agreement bearing document No. 16253/2019 dated 07.11.2019 registered at SRO, Uppal to develop a housing project.
- I. The Purchaser has approached the Vendor to purchase 735.96 Sq.yds (equivalent to 615.36 Sq. Mtrs) of open plot in the above said approved lay-out cum group housing for a consideration of Rs.37,00,000/-(Rupees Thirty Seven Lakhs Only) @ Rs. 5,000/- per Sq.yrd and the Vendor has agreed the same.

SILVER OAK VILLAS LLP &
SILVER OAK REALTY

Authorised Rep. SOHAM MODI

Bk - 1, CS No 3468/2020 & Doct No (10)

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- J. At the request of the Vendor the Consenting Party has agreed to join in executing this Sale Deed as confirmation of it accepting the terms and conditions mentioned herein.
- K. The parties hereto are desirous of recording the same into writing.

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

- 1. In pursuance of the agreement the Purchaser has paid the aforesaid sale consideration of Rs.37,00,000/-(Rupees Thirty Seven Lakhs Only) to the Vendor and the receipt of which is hereby admitted and acknowledged by the Vendor.
- 2. The VENDOR hereby grant, convey, transfer and sell the plot admeasuring 735.96 Sq.yds forming a part of Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlpally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal Malkazgiri District (old Ranga Reddy District) which is hereinafter referred to as the Scheduled Plot and more particularly described in the schedule given herein, unto and infavour of the Purchaser by way of absolute sale.
- 3. The Vendor hereby covenant that Scheduled Plot is absolutely belonging to them and are the true and lawful Owners of the same and no other person other than the Vendor has any right title or interest in respect of the Scheduled Plot or any portion thereof. There is no encumbrance or any impediment on the ownership and enjoyment of Schedule Plot by the Purchaser herein above mentioned.
- 4. The Vendor has on this day has delivered vacant peaceful possession of the Scheduled Plot to the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 5. The Vendor hereby covenants to sign, verify and execute such further documents as are required so as to effectively transfer/mutate the schedule plot unto and infavour of the Purchaser in the concerned government departments.
- 6. The Vendor hereby further covenants that there are no rights of any third party relating to any easement, right of way etc., in respect of Scheduled Plot.
- 7. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Plot payable as on the date of this deed 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.
- 8. The VENDOR hereby covenant that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Plot payable as on the date of this deed 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.

FOR SILVER OAK VILLAS LLP & SILVER OAK REALTY

Bk - 1, CS No 3468/2020 & Doct No

For SILVER CAR VILLAS LLP &

Authorised Rep. SOHAM MODI





# SCHEDULE -A

# **DETAILS OF SCHEDULE LAND**

ALL THAT total land admeasuring about Ac.15-10 gts., forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal Malkazgiri District (old Ranga Reddy District) under S.R.O. Uppal and bounded by:

North by

: Cherlapally Village Settlement

South by

: Sy. Nos. 5, 8, 9, 10, 13 & 168

East by

: Sy. No. 137

West by

: Main Road.

# SCHEDULE -B

# PDETAILS OF PLOT BEING SOLD BY THE VENOR TO THE PURCHASEER.

ALL THAT plot admeasuring about 735.96 Sq.yds (615.36 sq. mtrs) forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkazgiri District (old Ranga Reddy District) under S.R.O. Uppal marked in red in the plan enclosed and bounded by:

North by

: 40' wide road & Neighbors Land

South by

: Plot Nos. 159, 160 & 185

East by

: Neighbours Land & 30' wide road.

West by

: Plot Nos. 137 & 138

IN WITNESS WHEREOF the VENDOR, CONSENTING PARTY and the 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. Arenamo

For SHAVER OAK REALTY

Partner

**VENDOR** 

For SILVER OAK VILLAS LLP

esignated Partner CONSENTING PARTY

For MODI HOUSING PVT. LTD.

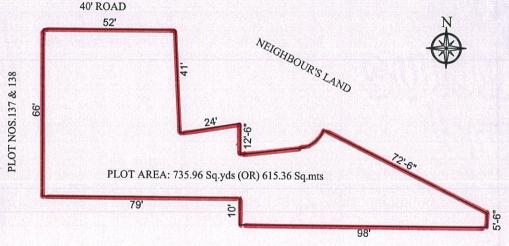
Authorised Signatory

3378/2020 & Doct No





R EGISTRATION PLAN OF SALE DEED SHOWING OPEN PLOT IN THE LAY-OUT CUM GROUP HOUSING F OJECT KNOWN AS SILVER OVK VILLAS BEARING SY.NOS. 11, 12, 14, 15, 16, 17, 18 & 294/P SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA. **VENDOR:** M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA & MODI HOMES) REP. BY ITS AUTHORISED SIGNATORY SHRI. SOHAM MODI, S/O. LATE SATISH MODI CONSENTING PARTY: M/S. SILVER OAK VILLAS LLP REP. BY ITS AUTHORISED SIGNATORY SHRI. SOHAM MODI, S/O. LATE SATISH MODI M/S. MODI HOUSING PVT. LTD., REPRESENTED BY ITS AUTHORIZED REPRESENTATIVE **PURCHASER:** SHRI. P. RAMA RAO S/O. LATE. P. SURYANARAYANA MURTHY REFERENCE: INCL: **EXCL** SCALE: PLOT AREA: 735.96 Sq. Yds OR 615.36 Sq. Mtrs. 40' ROAD 52'



PLOT NOS.159,160 & 185

WITNESSES:

1. Quagasio

2.

For SILVER OAK REALTY

Partner

SIGNATURE OF THE VENDOR

For SILVER OAK VILLAS LLP

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE PURCHASER

Bk -1, CS No 3468/2020 & Doct No 33378 2020 Sheet 7 of 8 Sub Registrar Uppal







# भारत सरकार

OVERNMENT OF INDI



శోహాం సతీప్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుషుడు Male



# भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సతీప్ మాడి, ప్రాట్ నో-

280, రోడ్ నో-25, పద్దమ్మ

దేవాలయం దగ్గర జుబిలీ హిల్స్

ఖంతాబాద్, బంజారా హీల్స్,

హైదరాబాద్

**පං**ල පුත්<sup>5</sup>, 500034

#### Address:

S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad

Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



# భారత ప్రభుత్వం

Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974 තුරකුය / Male

9204



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

Kandi Prabhakar Reddy

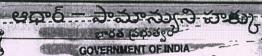
కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY

**Amberpet** 

Amberpet, Hyderabad Andhra Pradesh - 500013

Pres angarous





ప్ప్రిమ్మరి రామ రావు Pydimarri Rama Rao

పుటిన సంవత్సరం/ Year of Birth: 1963 పురుముడు / Male



ఆధార్ - సామాన్యుని హక్కు



# భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: s/2. ప్రేమ్మరి సూర్యనారాయణ మూర్తి, 24-3/14/2 ప్ న0.28విష్ణపురి కాలనీ, నేతర్ లైబరీ 💃 ಮಲ್ಕಾಜ್ಗೆ ರಿ, ಪ್ರಾದರಾಬಾದ್, ರಂಗರೆಡ್ಡಿ **ප**ටරු ක්ක්ති, 500047

Address: S/O Pydimarri Suryanarayana Murthy, 24-3/14/2 P NO 28, VISHNUPURI COLONY, NEAR LIBRARY, MALKAJGIRI, Hyderabad; Hanumanpet, Rangareddi, Andhra Pradesh, 500047



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### భారత ప్రభుత్వం GOVERNMENT OF INDIA



కోరే మార్తాండ్ Kore Martand

పుట్టిన సంవత్సరం / Year of Birth : 1980 పురుషుడు / Male





ఆధార్ – సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాభకార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O కోరే మోహన్ రావు, ర-3-೧೬೯/٤०/3၁, ఇందిరా నగర ఫస్-э, హనుమాన్ స్టౌన కట్టర్స్, బోరబండ, హైదరబాద్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address: S/O Kore Mohan Rao, 8-3-169/60/35, Indira Nagar Phase-2, Hanuman Stone Cutters, Borabanda, Hyderabad, Rangareddi, Andhra Pradesh,

Aadhaar - Saamanyuni Hakku

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3348/2020 Sheet 8 of 8 Sub Registrar
Uppal



