

16601

16252/2019



తెలంగాణ తెలంగాణ TELANGANA

S.No. 16320 Date: 06-09-2019

Sold to: RAMESH

S/o. LATE NARSING RAO

For: M/s. MODI HOUSING PVT LTD.

020304

K.SATISH KUMAR

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

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 7th day of November, 2019 at Hyderabad by and between:

1. M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes) (PAN: AAJFM 0647C) a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner, 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.
2. Sri. Palle Sanjeev Reddy, S/o. Late P. Sai Reddy aged 68 years Occupation: Business, resident of H. No: 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyderabad.
3. Sri. Palle Prabhakar Reddy S/o. Late Narsa Reddy alias Narsi Reddy aged 50 years Occupation: Business, resident of H. No: 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 H. No: 2-3-66, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

For SILVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Designated Partner

For MODI HOUSING PVT LT

Page 1 of 1
Authorised Signator

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. 20000/- paid between the hours of 12:00 PM and 4:00 PM on the 07th day of NOV, 2019 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		 M/S. MODI HOUSING [1507-1-2019-16601]	M/S. MODI HOUSING PVT LTD REP BY P. RAMA RAO S/O. P. S. YANARAYANA MURTHY 5-4-187/3 AND 4, SOHAM MANSION, SECUNDERABAD, HYDERABAD, AD. Telangana, 500003, M. G. ROAD	 6 AUG 2019 HYDERABAD
2	EX		 M/S. SILVER OAK VILL [1507-1-2019-16601]	M/S. SILVER OAK VILLAS LLP (CONSENTING PARTY) REP BY SOHAM MODI S/O. LATE SATISH MODI PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD, HYDERABAD, Telan gana, 500003, JUBILEE HILLS	
3	EX		 M/S. SILVER OAK REA [1507-1-2019-16601]	M/S. SILVER OAK REALTY (AGPA) REP BY SOHAM MODI S/O. LATE SATISH MODI PLOT NO. 280 ROAD NO. 25, JUBILEE HILLS, HYDERABAD, HYDERABAD, Telan gana, 500034, JUBILEE HILLS	
4	EX		 M/S. SILVER OAK REA [1507-1-2019-16601]	M/S. SILVER OAK REALTY REP BY SOHAM MODI S/O. LATE SATISH MODI PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD, HYDERABAD, Telan gana, 500034, JUBILEE HILLS	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1507-1-2019-16601]	K PRABHAKAR REDDY HYD.	
2		 HARDIK DEEPAK MEH [1507-1-2019-16601]	HARDIK DEEPAK MEHTA HYD.	

07th day of November, 2019

Signature of Sub Registrar
Uppal

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Uppal



5. Sri. Palle Ravinder Reddy, S/o. Late Narsa Reddy alias Narsi Reddy, aged 40 years Occupation: Business, resident of H. No: 2-3-66, Cherlapally, Village, Ghatkesar Mandal, R. R. District.
6. Sri. Palle Pratap Reddy, S/o. Late Ram Reddy, aged 67 years Occupation: Business, resident of H. No: 3-1-73/1, Ramanthapur, Hyderabad.
7. Sri. Palle Purushotham Reddy, S/o. Late P. Sarabha Reddy, aged 58 years Occupation: Business, resident of H. No: 3-3-21/B, Anand Nagar, Ramanthapur, Hyderabad.
8. Sri. Palle Venkat Ram Reddy, S/o. Late P. Sarabha Reddy, aged 47 years Occupation: Business, resident of H. No: 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 H. No: 3-1-63, Old Ramanthapur, Hyderabad.
10. Sri. Palle Narayana Reddy, S/o. Late P. Malla Reddy, aged 87 years Occupation: Business, resident of H. No: 2-3-61, Cherlapally, Village, Ghatkesar Mandal, R. R. District.
11. Sri. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 61 years Occupation: Business, resident of H. No: 2-3-63, Cherlapally, Village, Ghatkesar Mandal, R. R. District.
12. Sri. Palle Venkat Reddy, S/o. Late P. Malla Reddy, aged 72 years Occupation: Business, resident of H. No: 2-3-62, Cherlapally, Village, Ghatkesar Mandal, R. R. District.

Parties in Sl. no. 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 (AGPA registered as document no. 4784/08 dated 17-05-2008, registered at SRO, Uppal) hereinafter referred parties in Sl. No. 1 to 12 are collectively referred to as the **VENDOR**.

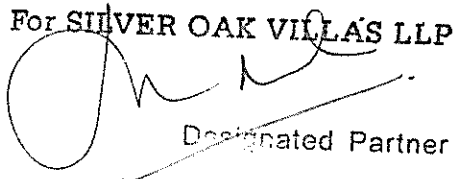
A N D

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, Occupation: Business resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the **CONSENTING PARTY**.

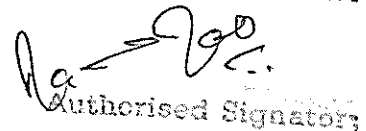
For **SILVER OAK REALTY**


Partner

For **SILVER OAK VILLAS LLP**


Designated Partner

For **MODI HOUSING PVT LTD**


Authorised Signatory

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6707 Name: Hardik Deepak Mehta	S/O Deepak Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
4	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
5	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
6	Aadhaar No: XXXXXXXX5844 Name: Pydimarri Rama Rao	S/O Pydimarri Suryanarayana Murthy, Hyderabad, Rangareddi, Andhra Pradesh, 500047	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of		Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash			
Stamp Duty	100	0	360800	0	0	0	360900
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	380900	0	0	0	381000

Rs. 360800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 72180000/- was paid by the party through E-Challan/BC/Pay Order No. 805KPR071119 dated 07-NOV-19 of YESB/

Online Payment Details Received from SBI e-P

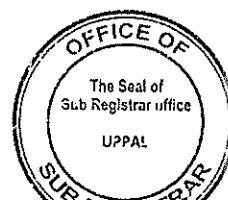
(1). AMOUNT PAID: Rs. 380900/-, DATE: 07-NOV-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1074294748718, PAYMENT MODE: NB-1000200, ATRN: 1074294748718, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: SILVER OAK REALTY AND OTHERS, CLAIMANT NAME: MODI HOUSING PVT. LTD.)

Date:

07th day of November, 2019

Signature of Registering Officer
Uppal

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Bk - 1, CS No 16601/2019 & Doct No

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INFAVOUR OF

M/s. Modi Housing Pvt. Ltd, (PAN: AADCM 5906D) 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 authorised representative Mr. P. Rama Rao, S/o. Mr. P. Satyanarayana Murthy, aged about 55 years, Occupation: Service resident of 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.

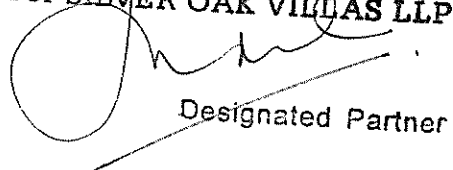
WHEREAS:

- 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, Medchal-Malkajgiri District.
- B. Out of the total land of Ac. 7-00 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, 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, Medchal-Malkajgiri 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, Medchal-Malkajgiri 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.

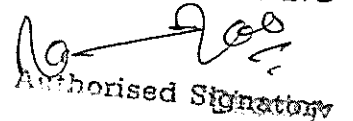
For SILVER OAK REALTY


Partner

For SILVER OAK VILLAS LLP

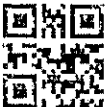
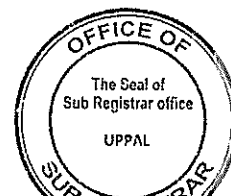

Designated Partner

For MODI HOUSING PVT LTD

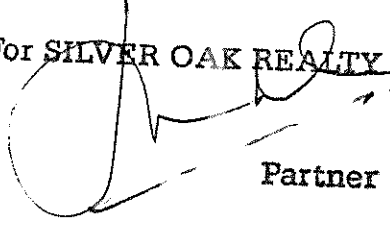

Authorised Signatory

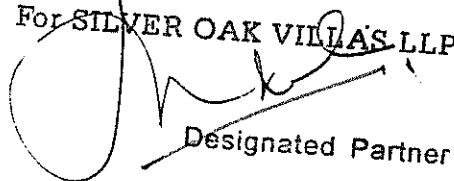
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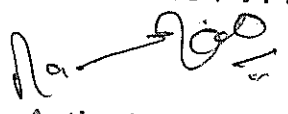

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- F. The Vendor has made 3 applications for building permit for developing a housing project to GHMC the Scheduled Land and obtained building permits as per the following details.
- Permit for 68 villas (numbered as Villa nos. 1 to 68) was obtained from GHMC in file No. 56688/19/12/2015/HO, permit no. 53202/HO/EZ/Cir-1/2016 dated 03.05.2017.
 - Permit for 27 villas (numbered as Villa nos. 69 to 95) was obtained from GHMC in file no. 134535/07/07/2017/HO, permit no. 53421/HO/EZ/Cir-1/2016 dated 06.01.2018.
 - Permit for 114 villas (numbered as Villa nos. 101 to 214) was 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 Vendor has further agreed to sell plot nos. 29 to 32, 82 & 95 to the Consenting Party on release of mortgage from GHMC. The Consenting Party has developed a portion of the Scheduled Land into a Housing Complex consisting of 95 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. The Consenting Party has further developed a clubhouse on the Scheduled Land for the common enjoyment of all owners/occupants in the Housing Project.
- H. The Vendor has further sold additional parcels of land forming a part of the Scheduled Land as per details given below:
- 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 in turn 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.
 - 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 in turn 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.
 - 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 in turn 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.
- I. The Purchaser has approached the Vendor for developing Housing Complex on part of the Scheduled Land for which building permit was received recently. The Purchaser has made the following proposal to the Vendor and the Vendor has accepted the same.
- The Vendor shall sell 94 plots (88 plots under this agreement and 6 mortgaged plots on release of mortgage) out of the 114 plots to the Purchaser by way of this agreement, without Possession

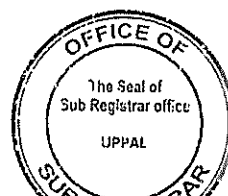
For SILVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Designated Partner

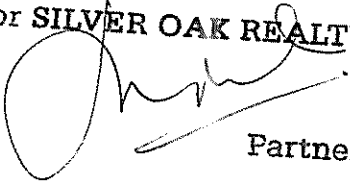
For MODI HOUSING PVT LT

Authorised Signatory

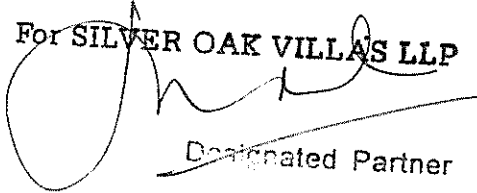
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- ii. The Purchaser shall develop the Housing Project on part of the Scheduled Land at its risk and cost.
 - iii. The Vendor shall pay the building permit fees and charges to GHMC and other authorities.
 - iv. The Purchaser shall develop all common amenities like roads, parks and provide utility services like water, electricity, drainage, etc. at its cost that are appurtenant of plots being purchased by it.
 - v. The Vendor shall pay all taxes, levies, charges, etc., related to the Housing Project that are payable for the period prior to the date of this agreement. The Vendor shall be responsible for cost of obtaining NOCs from any statutory authorities or government to enable the Purchaser to develop the Housing Project.
 - vi. The lands or plots not specifically sold by the Vendor shall continue to be owned by the Vendor herein.
 - vii. The Vendor has identified a group of purchasers (hereinafter referred to as the Mehtas) for the balance 20 plots and the said plots shall be sold to the Mehtas shortly.
 - viii. The Housing Project consisting of about 95 villas developed by the Consenting Party, 2 villas and one apartments building consisting 8 flats developed by Mrs. Tejal Modi, 20 villas proposed to be developed by Mehtas and 94 villas proposed to be developed by the Purchaser shall become part of a single housing project with shared amenities like roads, parks, open spaces, utilities, compound wall, entrance gate along with the clubhouse developed by the Consenting Party (west of villa nos. 23 & 24). Such common amenities shall be enjoyed by the prospective purchasers of the plots/villas/flats developed on the Scheduled Land without anyone claiming ownership of such common areas.
 - ix. The overall design, elevation and color scheme of the villas being developed in plot nos. 101 to 214 shall be in line with villas already developed by the Consenting Party.
 - x. All prospective purchasers of the flats/plots/villas in the housing project on the Scheduled Land shall become members of the Association that shall be formed for managing the common amenities of the housing project. They shall abide by its rules and make payment of corpus fund, monthly maintenance charges and other charges to the Association as per its rules.
 - xi. Plot nos. 208 to 213 (6 plots) have been mortgaged to GHMC as a precondition for releasing of building permit. The Vendor agrees to sell these plots to the Purchaser or its nominees on a later date as and when the development is completed and mortgage is released by GHMC.
- J. The details of the layout of the Housing Project is attached as Annexure – I herein. The details of the plots (88 numbers) being sold by the Vendor to the Purchaser and area of each plot are given in Annexure – B attached herein.
- K. At the request of the Vendor the Consenting Party has agreed to join in executing this Agreement as confirmation of it accepting the terms and conditions mentioned herein.
- L. The parties hereto are desirous of recording the same into writing.

For SILVER OAK REALTY

Partner

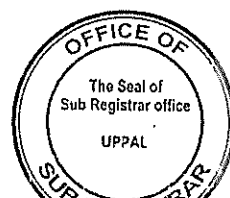
For SILVER OAK VILLAS LLP

Designated Partner

For MODI HOUSING PVT. LTD.

Authorised Signatory

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162521 2019 Sheet 5 of 11 Sub Registrar
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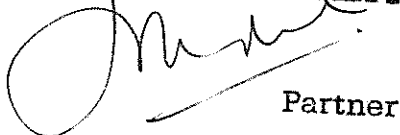
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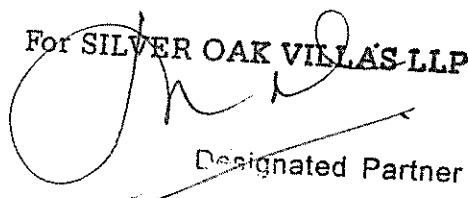
NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase 88 (Eighty eight) plots which are mentioned in the schedule given under having a total area of 14,436 sq. yds, forming a part of Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlpally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal Malkajgiri District (old Ranga Reddy District) for a total consideration of Rs.7,21,80,000/- (Rupees Seven Crores Twenty One Lakhs and Eighty Thousand Only) calculated at the rate of Rs. 5,000/- per sq. yds. These plots are collectively hereinafter referred to as the Scheduled Plots.
2. That the Purchaser has agreed to pay the total sale consideration mentioned herein to the Vendor within one year from the date of this agreement.
3. The VENDOR hereby covenants that the Scheduled Plots are the absolute property belonging to it only and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Plots or any portion thereof. The Vendor gives warranty of title to the Purchaser and indemnifies the Purchaser against any loss it may be put to on account of defect in the title of the Scheduled Plots.
4. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Plots/ Scheduled Land payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.
5. That the VENDOR shall execute and register sale deeds, agreement of sale, agreement of sale cum GPA, GPA or other deeds either in favour of the Purchaser or in favour of its nominees on receipt of the agreed consideration. It is hereby agreed that the PURCHASER shall be entitled for registration of sale deeds/GPAs in its favour or in favour of its nominees, for a part/ portion of the Scheduled Plots for which proportionate payment has been received by the VENDOR from time to time.
6. The VENDOR shall permit the PURCHASER to enter into the Scheduled Land/Scheduled Plots in order to undertake development works like making roads, compound wall, provision of utility services, development of parks and villas etc.
7. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement entered into herein.

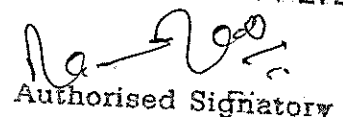
For SILVER OAK REALTY


Partner

For SILVER OAK VILLAS LLP

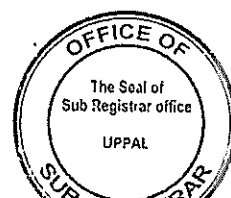

Designated Partner

For MODI HOUSING PVT LTD


Authorised Signatory

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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-Malkajgiri District (old Ranga Reddy District) under S.R.O. Uppal marked in red in the plan enclosed.

North by : Cherlapally Village and Sy. Nos. 133 & 136.
South by : Sy. Nos. 5, 8, 9, 10, 168 & 296.
East by : Sy. No. 137
West by : Main Road.

SCHEDULE -B

DETAILS OF PLOTS BEING SOLD BY THE VENOR TO THE PURCHASEER.

Details of 88 plots totally admeasuring 14,436 sq. yds, forming a part of the Scheduled Land sold by the Vendor to the Purchaser is given under.

S. No	Plot No.	Area of plot in Sq. yds,	Sale consideration in Rs.
1	102	161	805,000
2	104	161	805,000
3	106	161	805,000
4	108	161	805,000
5	110	161	805,000
6	112	161	805,000
7	114	171	855,000
8	116	161	805,000
9	118	161	805,000
10	120	161	805,000
11	122	161	805,000
12	124	161	805,000
13	126	161	805,000
14	128	163	815,000
15	129	165	825,000
16	131	161	805,000
17	133	161	805,000
18	135	161	805,000
19	137	161	805,000
20	139	161	805,000
21	141	161	805,000
22	142	161	805,000
23	143	161	805,000
24	144	161	805,000
25	145	161	805,000

For SILVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Designated Partner

For MODI HOUSING PVT LTD

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Authorised Signatory

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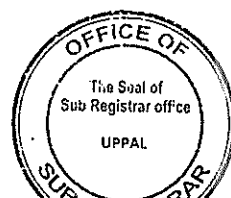
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26	146	161	805,000
27	147	172	860,000
28	148	172	860,000
29	149	161	805,000
30	150	161	805,000
31	151	161	805,000
32	152	161	805,000
33	153	161	805,000
34	154	161	805,000
35	155	161	805,000
36	156	161	805,000
37	157	161	805,000
38	158	161	805,000
39	159	161	805,000
40	160	161	805,000
41	161	161	805,000
42	162	161	805,000
43	163	161	805,000
44	164	161	805,000
45	165	161	805,000
46	166	161	805,000
47	167	161	805,000
48	168	161	805,000
49	169	161	805,000
50	170	161	805,000
51	171	161	805,000
52	172	195	975,000
53	173	206	1,030,000
54	174	161	805,000
55	175	161	805,000
56	176	161	805,000
57	177	161	805,000
58	178	161	805,000
59	179	161	805,000
60	180	161	805,000
61	181	161	805,000
62	182	161	805,000
63	183	161	805,000
64	184	161	805,000
65	185	161	805,000
66	186	161	805,000
67	187	161	805,000
68	188	161	805,000
69	189	161	805,000
70	190	161	805,000

For SILVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Designated Partner

For MODI HOUSING PVT LTD

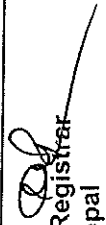
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Authorised Signatory

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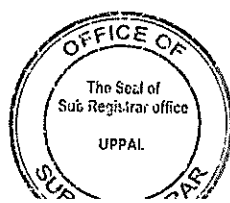
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71	191	161	805,000
72	192	161	805,000
73	193	161	805,000
74	194	161	805,000
75	195	161	805,000
76	196	163	815,000
77	197	174	870,000
78	198	170	850,000
79	199	180	900,000
80	200	161	805,000
81	201	161	805,000
82	202	161	805,000
83	203	161	805,000
84	204	161	805,000
85	205	161	805,000
86	206	161	805,000
87	207	218	1,090,000
88	214	212	1,060,000
		14,436.00	72,180,000

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

WITNESSES:

1. *[Signature]*
2. *Hardik Mehra*

For SILVER OAK REALTY

[Signature]

Partner

VENDOR.

For SILVER OAK VILLAS LLE

[Signature]

Designated Partner

CONSENTING PARTY.

For MODI HOUSING PVT L

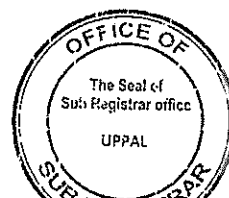
[Signature]

Authorized Signatory

PURCHASER.

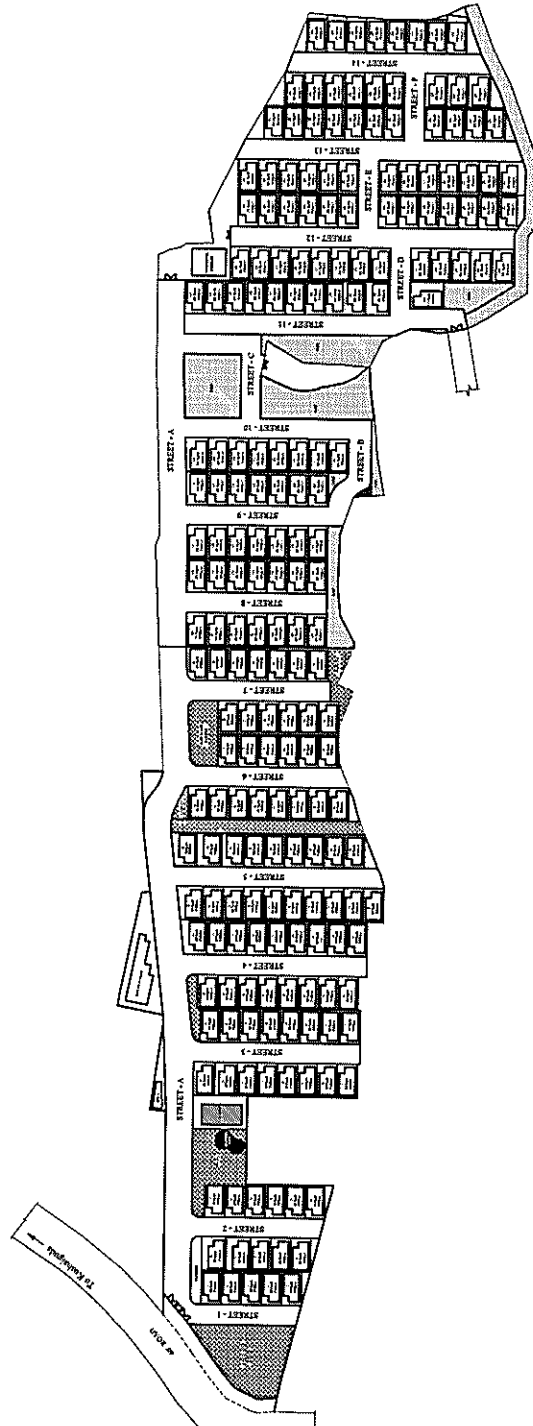
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Annexure – I

Plan of the housing project on the Scheduled Land.



For SILVER OAK REALTY

Partner

VENDOR

For SILVER OAK VILLAS LLP

~~Designated Partner~~

CONSENTING PARTY

MODI HOUSING PVT L

Authorized Signatory
PURCHASER

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भारत सरकार
GOVERNMENT OF INDIA



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

[Signature]
4389



ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సతీష్ మోడి, ప్లాట్ నె-

280, రోడ్ నె-25, పెద్దమ్మ

దేవాలయం దగ్గర బబిల్ హిల్స్,

ఖైరతాబాద్, బంజారా హిల్స్,

హైదరాబాద్

ఆంధ్ర ప్రదేశ్, 500034

Address:

S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



పిడిమర్రీ రామ రావు
Pydimarri Rama Rao

పుట్టిన సంవత్సరం/Year of Birth: 1963
పురుషుడు / Male

5844



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O పిడిమర్రీ సూర్యనారాయణ
మూర్తి, 24-3/14/2 ప్లట్ నె 28
విష్ణుపురి కాలనీ, నేఆర్ లైబ్రరీ
మల్కాజ్ గిరి, హనుమాన్, రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 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

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎ. హిల్స్ ప్లాట్ నెం. 1947,
హనుమాన్, రంగారెడ్డి-500047



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

9204



ఆధార్ - సామాన్యని హక్కు

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

To
Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

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

Amberpet

Amberpet, Hyderabad

Andhra Pradesh - 500013

10/07/2013

[Signature]



భారత ప్రభుత్వం
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హార్దిక్ దీపక్ మెహతా
Hardik Deepak Mehta

పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

6707



ఆధార్ - సామాన్యని హక్కు

[Signature: Hardik Mehta]



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O దీపక్ ఉత్తామిల్ మెహతా
గం-3-163/1 A-601, ఆంసరి సెంట్రల్ కోర్ట్ ఆ
ఫ్ ఓల్డ్ లాన్సర్ లాన్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address :

S/O Deepak Uttamial Mehta
10-3-163/1 A-601, Ansari Central Court A
Old Lancer Lane, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

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