

1604

16253/2019



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

W 021346

S.No. 17765 Date: 25-09-2019

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: SILVER OAK REALTY

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.

For SILVER OAK REALTY

[Signature]

Partner

For SILVER OAK VILLAS LLP

[Signature]

Designated Partner

[Signature]

Asadkhan S. Mehta

[Signature]

Shangha D. Mehta

U.S.S. D. Mehta

Harid. Mehta

T.T. Mehta

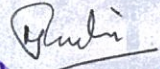
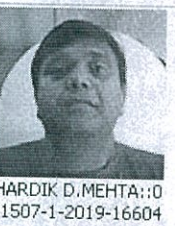
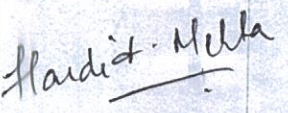
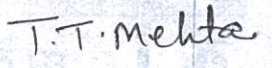
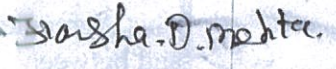
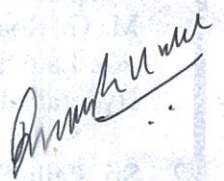
Phulsi

[Signature]

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 3 and 4 on the 07th day of NOV, 2019 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RUCHI H. MEHTA::07 [1507-1-2019-16604]	RUCHI H. MEHTA W/O. HARDIK D. MEHTA FLAT NO.401, MAHESWAHRI RESIDENCY,D. V. COLONY,SECUNDERABAD,HYDERAB AD,Telangana,500003, MINISTER ROAD	
2	CL		 HARDIK D. MEHTA::0 [1507-1-2019-16604]	HARDIK D. MEHTA S/O. DEEPAK U. MEHTA FLAT NO. 401, MAHESHWARI RESIDENCY,D. V. COLONY,SECUNDERABAD,HYDERAB AD,Telangana,500003, MINISTER ROAD	
3	CL		 TEJAL T. MEHTA::07/ [1507-1-2019-16604]	TEJAL T. MEHTA W/O. TEJAS D. MEHTA 10-3-163/1, FLAT NO. 601, A BLOCK, AMSRI,OLD LANCER LANE,SECUNDERABAD,HYDERABAD, Telangana,500003, SECUNDERABAD	
4	CL		 TEJAS D. METHA::07/ [1507-1-2019-16604]	TEJAS D. METHA S/O. DEEPAK U. MEHTA FLAT NO. 601, A BLOCK, AMSRI CENTRAL COU,OLD LANCER LANE,SECUNDERABAD,HYDERABAD, Telangana,500003, SECUNDERABAD	
5	CL		 HARSHA D. MEHTA::: [1507-1-2019-16604]	HARSHA D. MEHTA S/O. DEEPAK U. MEHTA FLAT NO. 401, MAHESHWARI RESIDENCY,D. V. COLONY,SECUNDERABAD,HYDERAB AD,Telangana,500003, MINISTER ROAD	
6	CL		 DEEPAK U. MEHTA::C [1507-1-2019-16604]	DEEPAK U. MEHTA S/O. LATE UTTAMLAL MEHTA FLAT NO. 401, MAHESHWARI RESIDENCY,D. V. COLONY,SECUNDERABAD,SECUNDE RABAD,Telangana,500003, MINISTER ROAD	
7	CL		 RAJASHRI K. MEHTA [1507-1-2019-16604]	RAJASHRI K. MEHTA W/O. KARNA S. MEHTA 21, BAPU BAGH COLONY,P. G. ROAD,HYDERABAD,HYDERABAD,Tela ngana,500003, SEUNDERABAD	



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Uppal

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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.
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.

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 Hills, Hyderabad – 500 034, hereinafter referred to as the CONSENTING PARTY.

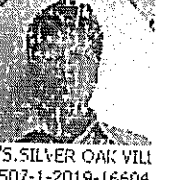
For SILVER OAK REALTY

For SILVER OAK VILLAS LLP

Partner

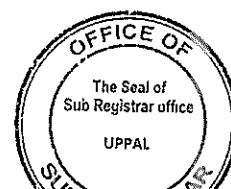
Designated Partner

Bk - 1, CS No 16604/2019 & Doct No 16253/1 Dec. 9 Sheet 2 of 12 Sub Registrar Uppal

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
8	CL		 ARADHANA S. MEHTA [1507-1-2019-16604]	ARADHANA S. MEHTA W/O. SUDHIR U. MEHTA 21, BAPU BAGH COLONY P. G. ROAD, HYDERABAD, HYDERABAD, Telan gana, 500003, SECUNDERABAD	Aradhana S Mehta
9	CL		 KARNA S. MEHTA:0 [1507-1-2019-16604]	KARNA S. MEHTA S/O. SUDHIR U. METHA 21, BAPU BAGH COLONY, P. G. ROAD, HYDERABAD, HYDERABAD, Tela ngana, 500003, SEUNDERABAD	Karna S Mehta
10	CL		 SUDHIR U. MEHTA:0 [1507-1-2019-16604]	SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA 21, BAPU BAGH COLONY, P. G. ROAD, SECUNDERABAD, HYDERABAD, Telangana, 500003, SEUNDERABAD	Sudhir U Mehta
11	EX		 M/S. SILVER OAK REA [1507-1-2019-16604]	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	Soham Modi
12	EX		 M/S. SILVER OAK VILL [1507-1-2019-16604]	M/S. SILVER OAK VILLAS LLP REP BY SOHAM MODI S/O. LATE SATISH MODI PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD, HYDERABAD, Telan gana, 500034, JUBILEE HILLS	Soham Modi
13	EX		 M/S. SILVER OAK REA [1507-1-2019-16604]	M/S. SILVER OAK REALTY REP BY SOHAM MODI S/O. LATE SATISH MODI PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HY DERABAD, HYDERABAD, Telan gana, 500034, JUBILEE HILLS	Soham Modi

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P RAMA RAO:07/11, [1507-1-2019-16604]	P RAMA RAO HYD.	P Rama Rao

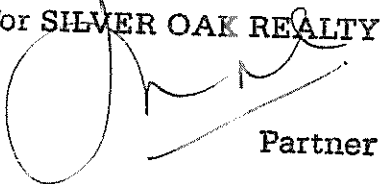


INFAVOUR OF

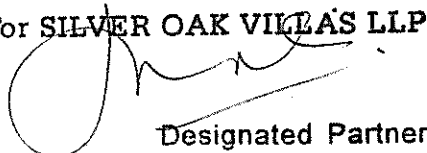
1. Shri. Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 63 years, Occupation: Business, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003.
2. Shri. Karna S. Mehta, S/o. Shri. Sudhir U. Mehta, aged about 29 years, Occupation: Business, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003.
3. Smt. Aradhana S. Mehta, W/o. Shri. Sudhir U. Mehta, aged about 61 years, occupation: Business, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003.
4. Smt. Rajashri. K. Mehta, W/o. Shri. Karna S. Mehta, aged about 23 years, Occupation: Busienss, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003.
5. Shri. Deepak U. Mehta, S/o. Late Uttamlal Mehta, aged about 67 years, Occupation: Business, R/o. Flat No. 401, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad – 500 003.
6. Smt. Harsha D. Mehta, W/o. Shri. Deepak U. Mehta, aged about 66 years, Occupation: Housewife, R/o. Flat No. 401, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad – 500 003
7. Shri. Tejas D. Mehta, S/o. Shri. Deepak U. Mehta aged 43years, Occupation: Business, resident of 10-3-163/1, Flat No. 601, A-Block, Amsri Central Court, Old Lancer Lane, Secunderabad – 500 025.
8. Smt. Tejal T. Mehta, W/o. Shri. Tejas D. Mehta, aged about 41years, Occupation: Housewife, R/o. 10-3-163/1, Flat No. 601, A-Block, Amsri Central Court, Old Lancer Lane, Secunderabad – 025.
9. Shri. Hardik D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 37 years, occupation: Business, R/o. Flat No. 401, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad – 500 003.
10. Smt. Ruchi H. Mehta, W/o. Shri. Hardik D. Mehta, aged about 33 years, Occupation: Housewife, R/o. Flat No. 401, Maheshwari Residency, D.V. Colony, Minister Road, Secunderabad – 500 003 hereinafter collectively referred as the PURCHASERS and severally as Purchaser No. 1, Purchaser No. 2, Purchaser No. 3, Purchaser No. 4, Purchaser No. 5, Purchaser No. 6, Purchaser No. 7, Purchaser No. 8, Purchaser No.9, Purchaser No. 10 respectively.

The expressions of Vendor, Consenting Party and Purchasers 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.

For SILVER OAK REALTY

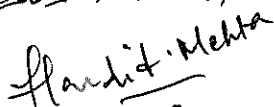

Partner

For SILVER OAK VILLAS LLP

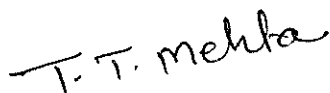

Designated Partner



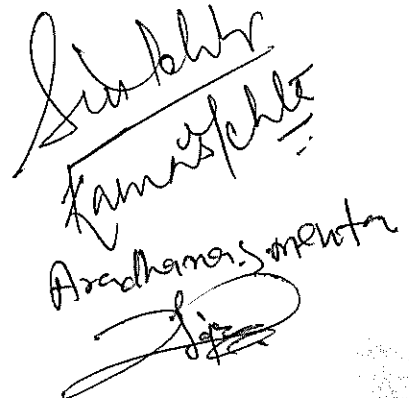
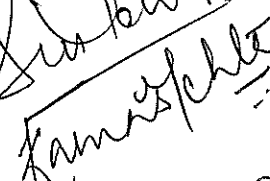
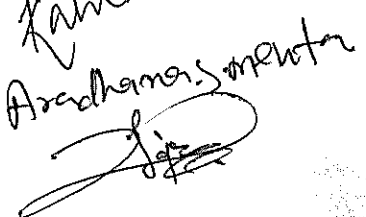


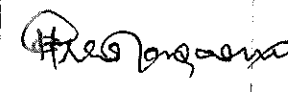








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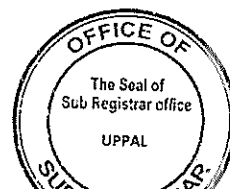
07th day of November, 2019

Signature of Sub Registrar
Uppal

Aadhaar Details		E-KYC Details as received from UIDAI:	
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandī Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5844 Name: Pydimarri Rama Rao	S/O Pydimarri Suryanarayana Murthy, Hyderabad, Rangareddi, Andhra Pradesh, 500047	
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: XXXXXXXX6922 Name: Rajshree Mehta	C/O Karna S Mehta, Secunderabad, Hyderabad, Telangana, 500016	
7	Aadhaar No: XXXXXXXX2676 Name: Harsha Mehta	W/O Deepak Uttam Lal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
8	Aadhaar No: XXXXXXXX8979 Name: Tejas Deepak Mehta	S/O Deepak Utham Lal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
9	Aadhaar No: XXXXXXXX(2926 Name: Aradhana S Mehta	Secunderabad, Hyderabad, Telangana, 500016	

Bk - 1, CS No 16304/2019 & Doct No 16253/1205
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Uppal

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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, 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, 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.
- 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 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) has been 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.

For SILVER OAK REALTY

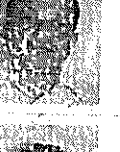
For SILVER OAK VILLAS LLP

Partner

Designated Partner

Bk - 1, CS No 16604/2019 & Doct No
16253 / 2019 Sheet 4 of 12 Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
10	Aadhaar No: XXXXXXXX6707 Name: Hardik Deepak Mehta	S/O Deepak Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
11	Aadhaar No: XXXXXXXX1285 Name: Ruchi Mehta	W/O Hardik Deepak Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
12	Aadhaar No: XXXXXXXX4372 Name: Deepak Uttamlal Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
13	Aadhaar No: XXXXXXXX1702 Name: Tejal Tejas Mehta	W/O Tejas Deepak Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500025	
14	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Telangana, 500016	
15	Aadhaar No: XXXXXXXX9942 Name: Karna S Mehta	S/O Sudhir Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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	80925	0	0	0	81025
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	101025	0	0	0	101125

Rs. 80925/- 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. 16205000/- was paid by the party through E-Challan/BC/Pay Order No ,223RMV071119 dated ,07-NOV-19 of ,YESB/

Online Payment Details Received from SBI e-P

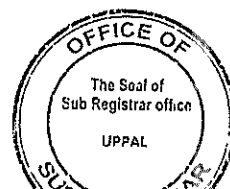
(1). AMOUNT PAID: Rs. 101025/-, DATE: 07-NOV-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7957327621918,PAYMENT MODE:NB-1000200,ATRN:7957327621913,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: SILVER OAK REALTY AND OTHERS,CLAIMANT NAME: MR. SUDHIR U. MEHTA AND OTHERS).

Date:

07th day of November 2019

Signature of Registering Officer
Uppal

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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.

I. The Purchaser has approached the Vendor for purchase of some plots to develop villas on the same 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.

- i. The Vendor shall sell 20 plots out of the 114 plots to the Purchaser by way of this agreement.
- ii. The Purchaser shall construct villas on the said plots.
- 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 Modi Housing) for the balance 94 plots and the said plots shall be sold to the Modi Housing 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 the Purchasers and 94 villas proposed to be developed by Modi Housing 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.

For SILVER OAK REALTY

For SILVER OAK VILLAS LLP

Partner

Designated Partner

Trushka D. Mehta.

T. T. Mehta.

Prachi

Sanjay
Kamath
Arundhan S. Mehta.

Prachi U. Mehta
Tejal Modi
Prachi Mehta

Bk-1, CS No 16604/2019 & Doct No

16604/2019 Sheet 5 of 12 Sub Registrar
Uppal

1వ పుస్తకము 2019 సం॥ 194 శా.శ.పు. 16253 వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1/16252/19 ఇవ్వబడినది
2019 సం॥ నవంబర్ నెల 2 వ తేది.


పబ్ రిజిస్ట్రార్
ఉప్పల్



- 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. The Purchasers shall not sell the plots to intending customers as vacant land i.e., the plots must be sold along with a villa constructed thereon.

J. The details of the layout of the proposed Housing Project is attached as Annexure – A herein.

K. The Purchasers shall become absolute owners of plots that have been assigned to them under this agreement and they shall be free to sell them to prospective purchasers along with villa constructed thereon without reference to each other. The details of the 20 plots being sold by the Vendor to the Purchasers, allotment of each plot to individual purchaser and area of each plot are given in Annexure – B attached herein, without possession.

L. 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.

M. The parties hereto are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor has agreed to sell to the Purchasers and the Purchasers have agreed to purchase 20 (Twenty) plots which are mentioned in the schedule given under having a total area of 3,241 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.1,62,05,000/ (Rupees One Crore Sixty Two Lakhs and Five 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 Purchasers have 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 Purchasers and indemnifies the Purchasers 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.

For SILVER OAK REALTY

For SILVER OAK VILLAS LLP

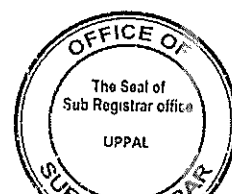
Partner

Designated Partner

Bk - 1, CS No 16604/2019 & Doct No
6253 / 2019 Sheet 6 of 12 Sub Registrar
Uppal



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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 PURCHASERS 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 PURCHASERS 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.

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.

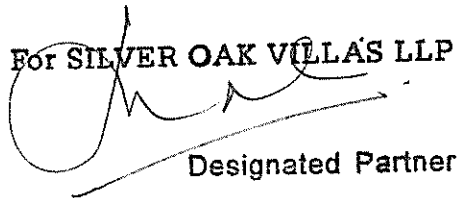
For SILVER OAK REALTY



Partner

Resos. D. mehta,
Hardik. Mehta

For SILVER OAK VILLAS LLP



Designated Partner

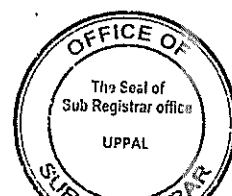
Jasbir. D. mehta.
T. T. mehta
Purbi

Subhojit
Kanishk
Aradhana mehta
JK

Bk-1, CS No 16604/2019 & Doct No
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Uppal



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SCHEDULE OF THE PLOTS - B

Details of 20 plots totally admeasuring 3,241 sq. yds, forming a part of the Scheduled Land sold by the Vendor to the Purchasers is given under.

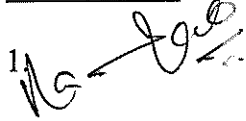
Sl. No.	Plot Nos.	Area of plot in sq. yds,	Sale consideration payable by each individual purchaser to the Vendor in Rs.	Allotment of plots to each individual purchaser
1.	101	165	8,25,000	Mr. Deepak U. Mehta
2.	103	161	8,05,000	Mr. Deepak U. Mehta
3.	105	161	8,05,000	Mr. Deepak U. Mehta
4.	107	161	8,05,000	Mrs. Harsha D. Mehta
5.	109	161	8,05,000	Mrs. Harsha D. Mehta
6.	111	161	8,05,000	Mrs. Harsha D. Mehta
7.	113	161	8,05,000	Mr. Tejas D. Mehta
8.	125	161	8,05,000	Mrs. Tejal T. Mehta
9.	117	161	8,05,000	Mr. Hardik D. Mehta
10.	119	161	8,05,000	Mrs. Ruchi H. Mehta
11.	115	178	8,90,000	Mr. Sudhir U. Mehta
12.	121	161	8,05,000	Mr. Sudhir U. Mehta
13.	123	161	8,05,000	Mr. Sudhir U. Mehta
14.	127	161	8,05,000	Mrs. Aaradhana S. Mehta
15.	130	161	8,05,000	Mrs. Aaradhana S. Mehta
16.	132	161	8,05,000	Mrs. Aaradhana S. Mehta
17.	134	161	8,05,000	Mr. Karna S. Mehta
18.	136	161	8,05,000	Mr. Karna S. Mehta
19.	138	161	8,05,000	Smt. Rajashri K Mehta
20.	140	161	8,05,000	Smt. Rajashri K. Mehta
20 Plots	Total	3,241 sq. yds,	1,62,05,000	

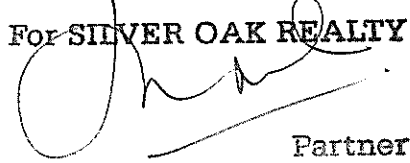
IN WITNESS WHEREOF the VENDOR, CONSENTING PARTY and the PURCHASERS have affixed their signatures on this Agreement of Sale on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

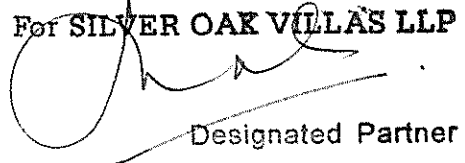
WITNESSES:

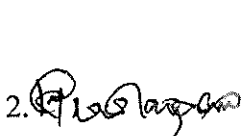
For **SILVER OAK REALTY**

For **SILVER OAK VILLAS LLP**

1. 

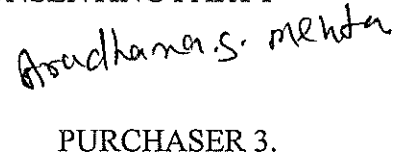

Partner
VENDOR


Designated Partner
CONSENTING PARTY

2. 

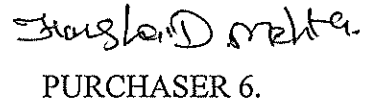

PURCHASER 1.

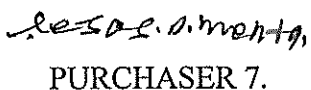

PURCHASER 2.


PURCHASER 3.


PURCHASER 4.


PURCHASER 5.


PURCHASER 6.


PURCHASER 7.


PURCHASER 8.

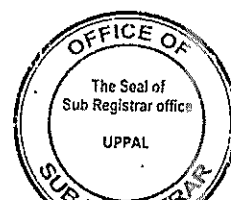

PURCHASER 9.


PURCHASER 10.



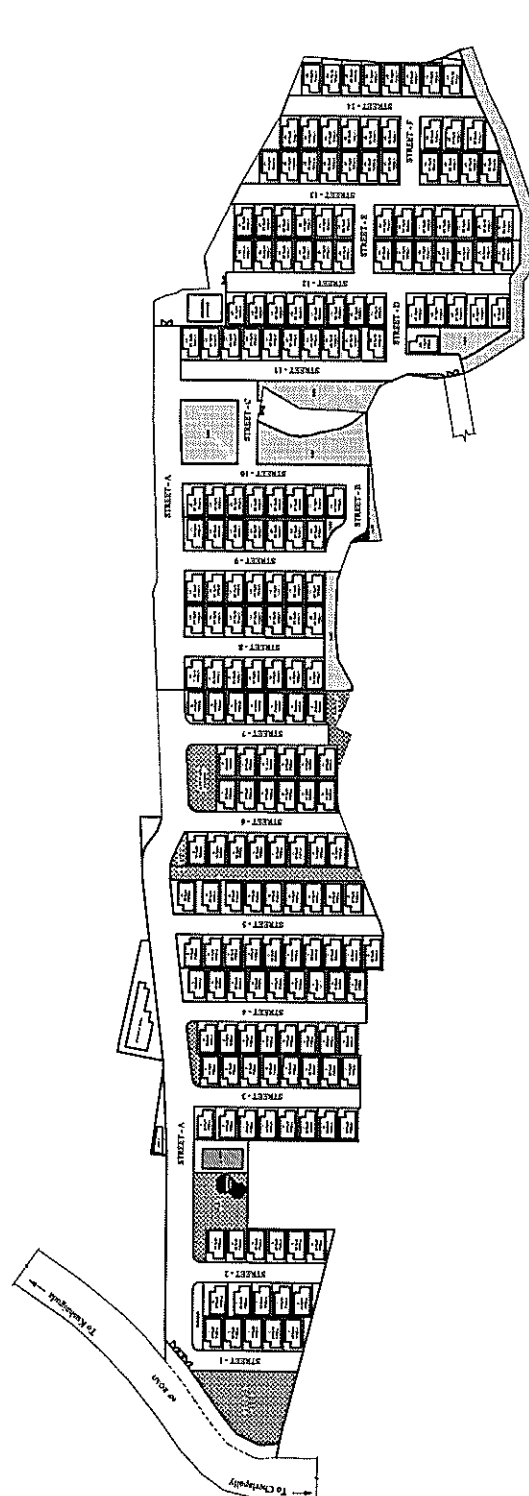
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16253 / 2019. Sheet 8 of 12 Sub Registrar
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Annexure - I

Plan of the housing project on the Scheduled Land.



*Subh
Karnas/Chh
Aardhamans-menk*

For SILVER OAK REALTY

For SILVER OAK VILLAS LLP

Partner

Designated Partner

VENDOR

CONSENTING PARTY

Rekhi

T.T. Mehla PURCHASER



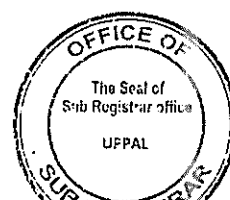
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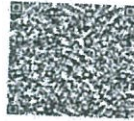




भारत सरकार
GOVERNMENT OF INDIA



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



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వీరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర బుబిలీ హిల్స్,
ఖైరాతాబాద్, బంజరా 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

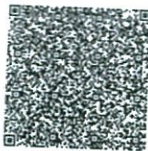
Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



సుధీర్ కె మెహతా
Sudhir U Mehta
పుట్టిన తేదీ / DOB: 07/10/1956
పురుషుడు / Male



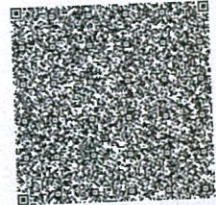
1402

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వీరునామా: S/O ఉత్తమ్లల్ మెహతా, డి 304, వెల్కిన్
పార్క్, ఫబిందీయా దగ్గర, సెకుండరాబాద్, సెకింద్రాబాద్,
బేగంపేట, హైదరాబాద్, తెలంగాణ,
500016



Address: S/O Uttamlal Mehta, D 304, welkin
Park, Near Fabindia, Secunderabad,
Secunderabad, Begumpet, Hyderabad,
Secunderabad, Telangana, 500016

1402



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KARNA MEHTA

SUDHIR UTTAMLAL MEHTA

11/04/1990

Permanent Account Number

BIGPM7576J

Signature

भारत
सरकार



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इस कार्ड को खोने / कानोस करवाया सुविधा करें / लौटार
आयकर वेब सेवा इकाई, एनएसडीएस
तीसरी मंजिल, सफ़ायर चैंबर,
बॉम्बे टेलिफोन एक्सचेंज के नजदीक
बॉम्बे, पुना - 411 045

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please inform / return to:
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3rd Floor, Sapphire Chambers,
Near Bomar Telephone Exchange,
Bombar, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in



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Government of India



ఆరాధనా ఎస్ మెహతా
Aradhana S Mehta
పుట్టిన తేదీ / DOB: 20/07/1958
స్త్రీ / Female



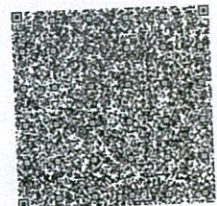
2926

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
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వీరునామా: డి 304, వెల్కిన్ పార్క్, ఫబిందీయా దగ్గర,
సెకుండరాబాద్, సెకింద్రాబాద్, బేగంపేట, హైదరాబాద్,
సెకింద్రాబాద్, తెలంగాణ, 500016



Address: D 304, Welkin Park, Near
Fabindia, Secunderabad, Secunderabad,
Begumpet, Hyderabad, Secunderabad,
Telangana, 500016

2926



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Government of India



రాజ్ శ్రీ మెహతా
Rajshree Mehta
పుట్టిన తేదీ / DOB: 26/07/1995
స్త్రీ / Female



6922



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వీరునామా: C/O కర్నా ఎస్ మెహతా, ఫ్లాట్ నెం-డి304, 3వ ఫోర్
వెల్కిన్ పార్క్, ప్రకాష్ నగర్, ఫబిందీయా దగ్గర, బేగంపేట,
సెకింద్రాబాద్, బేగంపేట, హైదరాబాద్, తెలంగాణ, 500016



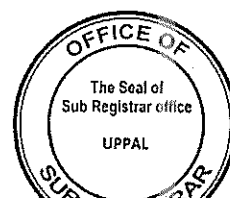
Address: C/O Karna S Mehta, flat no-D304, 3rd
floor welkin park, prakash nagar, near fabindia,
begumpet, Secunderabad, Begumpet,
Hyderabad, Telangana, 500016

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162531-20CS Sheet 10 of 12 Sub Registrar
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GOVERNMENT OF INDIA

దీపక్ ఉత్తమల్ మెహతా
Deepak Uttam Lal Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1952
పురుషుడు / Male

4372

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ఉత్తమల్ మెహతా
10-3-163/1 A-601
అమర్ సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లాన్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address: S/O Uttam Lal Mehta
10-3-163/1 A-601, Amari Central Court Apts,
Old Lancer Lane,
Secunderabad,
Himmatnagar, Hyderabad,
Andhra Pradesh, 500025

1947
1800 180 1847

1947
1800 180 1847

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

హర్షా మెహతా
Harsha Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1954
స్త్రీ / Female

2676

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O దీపక్ ఉత్తమల్ మెహతా
10-3-163/1 A-601, అమర్ సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లాన్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address: W/O Deepak Uttam Lal Mehta
10-3-163/1 A-601, Amari Central Court A
Old Lancer Lane, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

తేజస్ దీపక్ మెహతా
Tejas Deepak Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1976
పురుషుడు / Male

8979

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O దీపక్ ఉత్తమల్ మెహతా
హ.నె 10-3-163/1, ఫ్లాట్ నెం. 601-ఆ, అమర్ సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లైన్స్
హిమ్మత్ నగర్ పి.ఓ, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address: S/O Deepak Uttam Lal Mehta
H.No 10-3-163/1, Flat No. 601-A, Amari C
Old Lancer Lines
Himmat Nagar P.O., Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

తేజల్ తేజస్ మెహతా
Tejal Tejas Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1976
స్త్రీ / Female

1702

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O తేజస్ దీపక్ మెహతా, హ.నె 10-3-163/1, ఫ్లాట్ నెం. 601-ఆ, అమర్ సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లైన్స్, హిమ్మత్ నగర్ పి.ఓ, సెకండరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address: W/O Tejas Deepak Mehta, H.No 10-3-163/1, Flat No 601-A, Amari Central Court Apartments, Old Lancer Lines, Himmat Nagar P.O., Secunderabad, Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

హర్దిక్ దీపక్ మెహతా
Hardik Deepak Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1980
పురుషుడు / Male

6707

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O దీపక్ ఉత్తమల్ మెహతా
10-3-163/1 A-601, అమర్ సెంట్రల్ కోర్ట్ ఆఫ్
ఓల్డ్ లాన్సర్ లాన్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

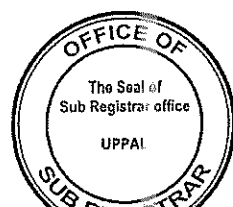
Address: S/O Deepak Uttam Lal Mehta
10-3-163/1 A-601, Amari Central Court A
Old Lancer Lane, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

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16253 / 213 Sheet 11 of 12 Sub Registrar
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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

W/O రీతిం చితుమహా
గం-3-64/10 ఆ-401, అమృత నగర కర్తవ్య
కట్ట బస్సు రోడ్, నీలంజన
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500025

Address :

W/O Hardik Deepak Mehta
10-3-163/1 A-601, Amsri Central Court A
Old Lancer Lane, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ప్యిడమరీ సూర్యనారాయణ
మూర్తి, 24-3/14/2 ప్ నె 28
విష్ణుపురి కాంపస్, నేలర్ లైబరీ
మల్కాజ్ గిరి, హైదరాబాద్, రంగారెడ్డి
జిల్లా ప్రదేశ్, 500047

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

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బాక్స్ నెం. 1947,
హైదరాబాద్ - 500001

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
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

1027 28203 00049 9204



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రుచి మెహతా
Ruchi Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1985
స్త్రీ / Female

1027 28203 00049 1285

(Signature)

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



ప్యిడమరీ రామ రావు
Pydimarri Rama Rao

పుట్టిన సంవత్సరం / Year of Birth: 1963
పురుషుడు / Male

1027 28203 00049 5844



ఆధార్ - సామాన్యుని హక్కు

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16253 / 2019

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[Signature]

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