



Government of Telangana  
Registration And Stamps Department

1425/2024

Payment Details - Citizen Copy - Generated on 31/01/2024, 04:44 PM

SRO Name: 1507 Uppal

Receipt No: 1593

Receipt Date: 31/01/2024

Name: TEJAL MODI

CS No/Doct No: 1541 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: 937HEI300124

Chargeable Value: 8000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 30-JAN-24

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

SUB-REGISTRAR

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

40000

Transfer Duty /TPT

120000

Deficit Stamp Duty

439900

User Charges

500

Mutation Charges

8000

Total:

608400

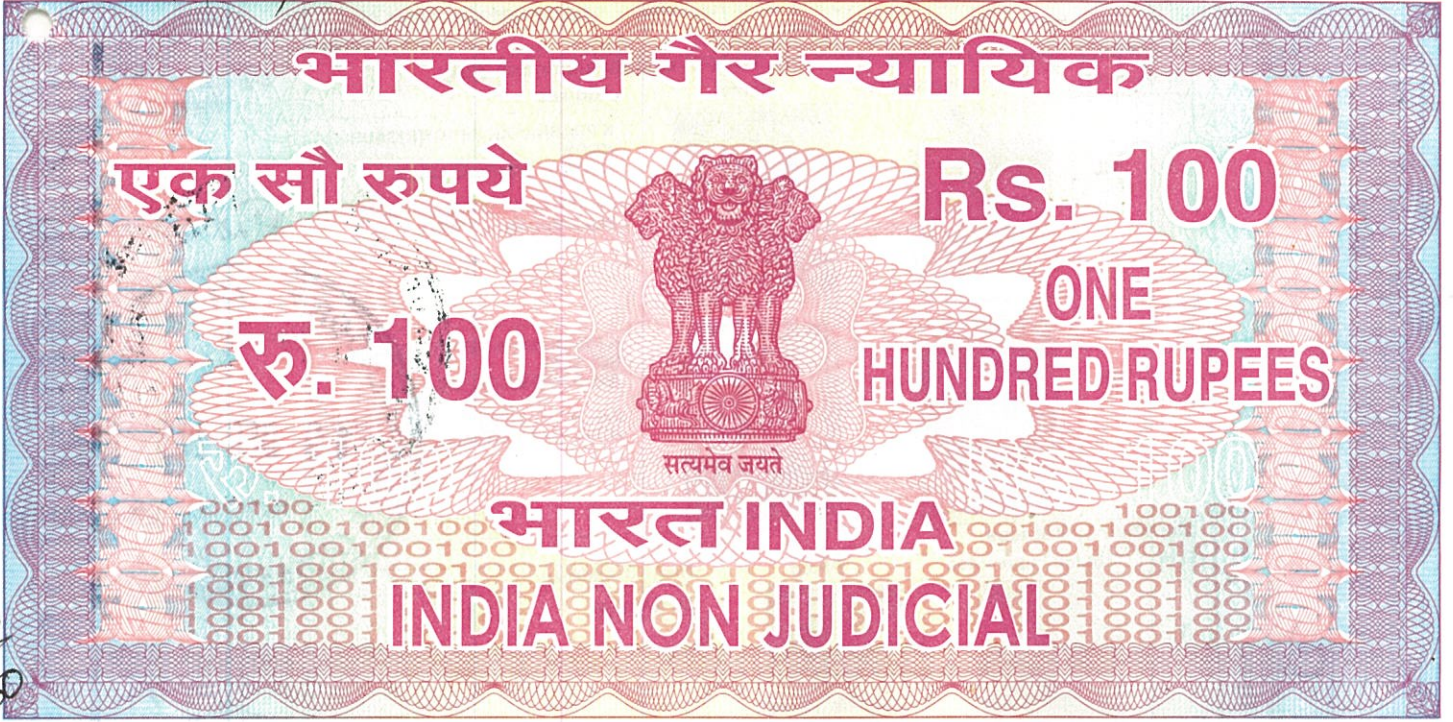
In Words: RUPEES SIX LAKH EIGHT THOUSAND FOUR HUNDRED ONLY

SUB-REGISTRAR  
UPPAL

1541/2024

Doc No 1425/2024

SCANNED

Ad  
1680

తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240130114329644981  
 Date: 30 JAN 2024, 11:46 AM  
 Purchased By:  
 TEJAL MODI  
 W/o SOHAM MODI  
 R/o HYDERABAD  
 For Whom  
 \*\* SELF \*\*

BE 003732  
 M JYOTHI LAXMI  
 LICENSED STAMP VENDOR  
 Lic. No. 59/95  
 Ren.No. 16-09-027/2024  
 Flat No 402 Sai Sunder Tower  
 Lic Colony West Marredpally  
 Secunderabad  
 Ph 8374758455

SALE DEED

This Sale Deed is made and executed on this the 31<sup>st</sup> day of January, 2024 by and between:

Mrs. Tejal Modi, W/o. Shri Soham Modi, aged 54 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 036, hereinafter referred to as the Vendor (Pan No.ADDPM3623R).

IN FAVOUR OF

M/s. Silver Oak Villas LLP, a registered Limited Liability Partnership Firm having its office at 5-4-187/3 & 4, Soham Mansion, II Floor, M. G. Road, Secunderabad-500 003 represented by Mr. Gaurang Mody, S/o. Late Jayantilal Mody, aged about 55 years hereinafter referred to as the Purchaser (Pan No.ADBFS3288A).

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.

For SILVER OAK VILLAS LLP

Designated Partner

**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. 40000/- paid between the hours of 3 and 4 on the 31st day of JAN, 2024 by Sri Gaurang Mody

**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>[1507-1-2024-1541] | K PRABHAKAR REDDY[R]GAURANG MODY<br>LATE JAYANTILAL MODY<br>5-4-187/3 & 4 SOHAM MANSION, MG ROAD SECUNDERABAD. |  |
| 2     | EX   |  | <br>[1507-1-2024-1541] | K PRABHAKAR REDDY (GRAND HOLDER)<br>S/O. K PADMA REDDY<br>5-4-187/3 & 4 SOHAM MANSION, MG ROAD SECUNDERABAD.   |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                   | Photo                                                                                                                          | Name & Address     | Signature                                                                            |
|-------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------|
| 1     |   | <br>CH RAMESH::31/01/24<br>[1507-1-2024-1541] | CH RAMESH<br>HYD.  |   |
| 2     |  | <br>[1507-1-2024-154]                        | M MAHENDAR<br>HYD. |  |

31st day of January, 2024

Signature of Sub Registrar  
UppalBiometrically Authenticated by  
SRO Supendar. Jetty  
on 31-JAN-2024 16:53:59**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                         | Address:                                                                     | Photo                                                                                 |
|-------|---------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX4848<br>Name: Manda Mahendar        | S/O Manda Mallesh Late,<br>Malkajgiri, Hyderabad, Andhra Pradesh, 500056     |  |
| 2     | Aadhaar No: XXXXXXXX3238<br>Name: Chandragiri Ramesh    | S/O Chandragiri Narsing Rao,<br>Hyderabad, Hyderabad, Andhra Pradesh, 500080 |  |
| 3     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Amberpet, Hyderabad, Telangana,<br>500013                          |  |

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Sheet 1 of 8  
Sub Registrar  
Uppal

1. Whereas the Vendor purchased land admeasuring 208 sq. yds., from M/s. Summit Builders by way of sale deed bearing document no. 8394/2018 dated 28.04.2018 registered at SRO, Uppal.
2. The building permit for construction of ground + 2 floors was obtained from GHMC vide file no. 3/C1/00038/2018 vide permit no. 3/C1/03573/2018 dated 27-02-2018.
3. The Vendor constructed the building as per the building permit and obtained occupancy certificate from GHMC vide order no. 3/C1/03823/2021 dated 9<sup>th</sup> March, 2021.
4. The total built-up area of construction on the said land is about 2,610 sft.
5. The Purchaser agreed to purchase and the Vendor has agreed to sell land admeasuring 208 sq yds along with a building constructed thereon consisting of ground, first and second floors having a total built up area of 2,610 sft, being villa no. 96, bearing municipal no. 2-3-4/96, situated in a larger layout admeasuring Ac. 15-10gts., known as Silver Oak Villas, 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), herein after referred to as the Scheduled Property and more fully described in the schedule and plan given herein.
6. The Vendor has agreed to sell the Scheduled Property to the Purchaser for a total consideration of Rs. 80,00,000/-(Rupees Eighty Lakhs Only).
7. The Purchaser has fully paid the entire consideration to the Vendor as per details given hereunder:

| S No. | Cheque no. | Date      | Amount      | Drawn on | Issued to  |
|-------|------------|-----------|-------------|----------|------------|
| 1     | 124009     | 3-11-2022 | 80,00,000/- | YES Bank | Tejal Modi |

8. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell the Scheduled Property unto and in favour of the Purchaser by way of absolute sale.
9. That the Vendor has handed over the vacant possession the Scheduled Property to the Purchaser on this day.
10. The Purchaser shall be responsible for payment of monthly maintenance charges, property tax, water charges, electricity charges, etc., from this day.
11. The Purchaser agrees to abide by the bye-laws, rules and regulations of Silver Oak Welfare Association, a registered society formed for day to day maintenance of the project known as Silver Oak Villas.



For SILVER OAK VILLAS LLP



Designated Partner

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 |                          |           |      |                             |                  |        |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|--------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total  |
| Stamp Duty              | 100            | 0                        | 439900    | 0    | 0                           | 0                | 440000 |
| Transfer Duty           | NA             | 0                        | 120000    | 0    | 0                           | 0                | 120000 |
| Reg. Fee                | NA             | 0                        | 40000     | 0    | 0                           | 0                | 40000  |
| User Charges            | NA             | 0                        | 500       | 0    | 0                           | 0                | 500    |
| Mutation Fee            | NA             | 0                        | 8000      | 0    | 0                           | 0                | 8000   |
| Total                   | 100            | 0                        | 608400    | 0    | 0                           | 0                | 608500 |

Rs. 559900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 40000/- towards Registration Fees on the chargeable value of Rs. 8000000/- was paid by the party through E-Challan/BC/Pay Order No .937HEI300124 dated ,30-JAN-24 of ,YESB/

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

(1). AMOUNT PAID: Rs. 608450/-, DATE: 30-JAN-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6558935532919,PAYMENT MODE:NB-1001138,ATRN:6558935532919,REMITTER NAME: MR. K. PRABHAKAR REDDY,EXECUTANT NAME: MRS. TEJAL MODI,CLAIMANT NAME: SILVER OAK VILLAS LLP).

Date:

31st day of January,2024

Signature of Registering Officer  
Uppal

**Certificate of Registration**

Registered as document no. 1425 of 2024 of Book-1 and assigned the identification number 1 - 1507 - 1425 - 2024 for Scanning on 31-JAN-24 .

Registering Officer  
Uppal  
(J Surender)

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### DESCRIPTION OF THE SCHEDULE PROPERTY

All that constructed area admeasuring 2,610 sft consisting of ground, first and second floors, known as villa no. 96 admeasuring about 208 sq. yds, bearing municipal no.2-3-4/96, 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) under S.R.O. Uppal marked in red in the plan enclosed and bounded by (PTI No. 1010219677).

North by : Sy. No. 293 & Cherlapally Village settlement.

South by : 40' wide road.

East by : Land belonging to M/s. Silver Oak Villas LLP

West by : Land belonging to Ramakrishna Reddy & others.

In witnesses whereof this sale deed is made and executed by the parties hereto in presence of the witnesses mentioned below:

Vendor: Tejal Modi.



Purchaser:

M/s. Silveroak Villas LLP,  
rep. by Gaurang Mody.

FOR SILVER OAK VILLAS LLP



Designated Partner

Witness no. 1:

Name:

Address:

CH. Ramerh.  
Hunderbagh.



Witness no. 2:

Name:

Address:

Mr. Grahender  
Hunderbagh.



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### ANNEXURE - 1 - A

1. Description of the Villa : All that piece and parcel of villa on plot no.96, bearing municipal no. 2-3-4/96, in the project known 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. (Ground, First and Second Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 208 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 870 sft.
- b) In the First Floor : 870 sft.
- c) In the Second Floor : 870 sft.
- Total Built up Area : 2610 sft
5. Executant's Estimate of the MV of the Schedule Property : Rs. 80,00,000/-

Date: 31-01-2024

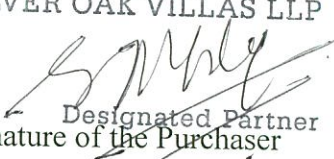
  
Signature of the Vendor

### 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: 31-01-2024

  
Signature of the Vendor  
For SILVER OAK VILLAS LLP

  
Designated Partner  
Signature of the Purchaser

Page 4

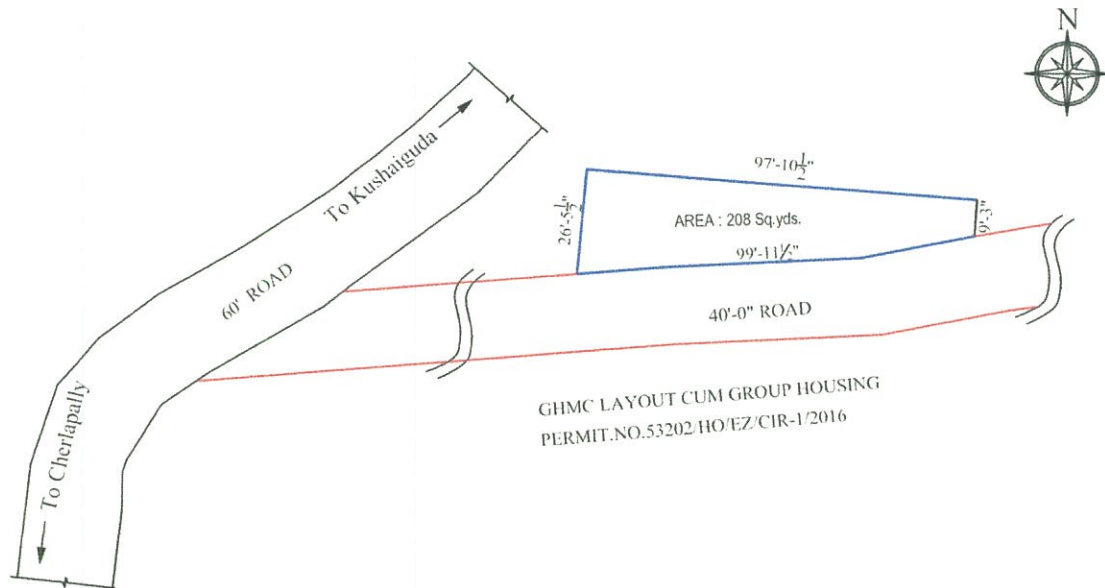
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Uppal



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Plan of land being sold by the Vendor to the Purchaser



Vendor: Tejal Modi.

Purchaser:  
M/s. Silveroak Villas LLP,  
Rep. by Gaurang Mody.

For SILVER OAK VILLAS LLP

Designated Partner

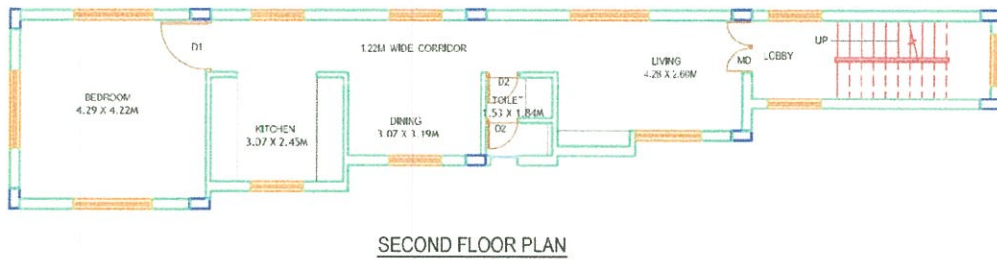
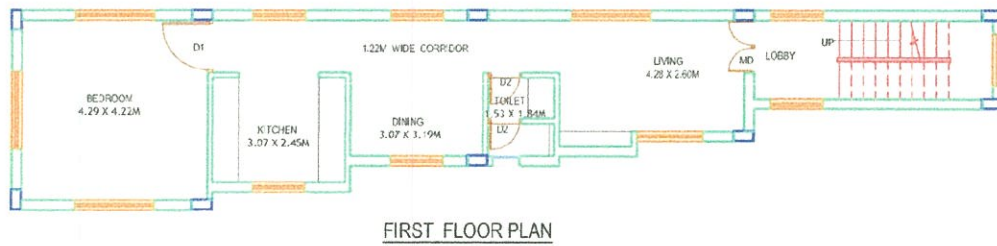
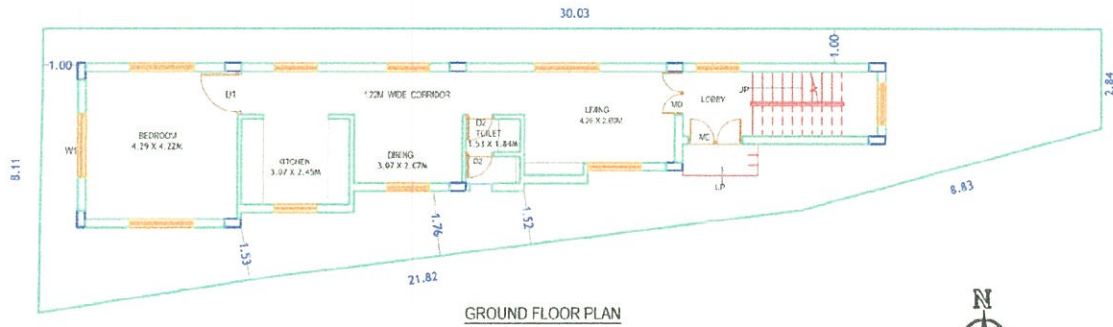
Bk - 1, CS No 1541/2024 & Doct No 1425/2024. Sheet 5 of 8 Sub Registrar Uppal



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Plan of the constructed area being sold by the Vendor to the Purchaser



Vendor: Tejal Modi.

Purchaser:  
M/s. Silveroak Villas LLP,  
Rep. by Gaurang Mody.

*[Signature]*  
For SILVER OAK VILLAS LLP  
*[Signature]*  
Designated Partner

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Uppal



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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<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



## VENDOR:

MRS. TEJAL MODI  
W/O. SHRI. SOHAM MODI  
R/O. PLOT NO. 280  
ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD – 500 034

GPA FOR PRESENTING DOCUMENTS VIDE GPA  
NO.201/BK-IV/2021, DT: 22.02.2021, REGD AT  
BANJARAHILLS (R.O), HYDERABAD.



MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. AT 5-4-187/3 & 4  
SOHAM MANSION  
2<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD.  
& REPRESENTATIVE TO PURCHASER

## PURCHASER:

M/S. SILVER OAK VILLAS LLP  
A REGISTERED LIMITED LIABILITY  
PARTNERSHIP FIRM HAVING ITS  
OFFICE AT 5-4-187/3 & 4  
SOHAM MANSION, II FLOOR, M. G. ROAD  
SECUNDERABAD-500 003 REP. BY  
MR. GAURANG MODY  
S/O. LATE JAYANTILAL MODY



## SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR

We send here with our photograph(s) and finger prints in the form prescribed through our representative, Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Medchal-Malkajgiri District.

SIGNATURE OF THE REPRESENTATIVE

For SILVER OAK VILLAS LLP

Designated Partner

SIGNATURE OF THE PURCHASER

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Uppal



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भारत सरकार  
GOVERNMENT OF INDIA



తేజాల్ మోడి  
Tejal Modi  
పుట్టిన సం./YoB:1970  
స్త్రీ Female



9999 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O: శోహం సతీష్ మోడి,  
ప్లాట్ నె-280, రోడ్ నె-25,  
పెద్దమ్మ దేవాలయం దగ్గర  
జబిల్ హిల్స్, ఖైరతాబాద్,  
బంజారా హిల్స్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
W/O: Soham 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

*[Signature]*



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy  
పుట్టిన తేదీ/DOB: 15/01/1974  
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు దుబాబు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్ ద్వారా).  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3287 9953 9204

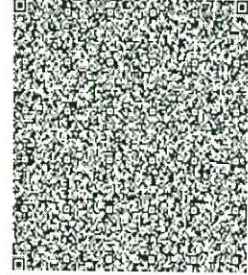
నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India



చిరునామా:  
2-3-64/10/24 1 ఫ్లోర్ కమలా నిలయం  
జైస్వల్ కలనీ, అంబర్‌పేట్, హైదరాబాద్,  
తెలంగాణ - 500013  
Address:  
2-3-64/10/24 1FLOOR KAMALA NILAYAM,  
JAISWAL COLONY, Amberpet, PO:  
Amberpet, DIST: Hyderabad,  
Telangana - 500013



3287 9953 9204

VID : 9197 0409 3118 9935

1947

help@uidai.gov.in

www.uidai.gov.in

*[Signature]*

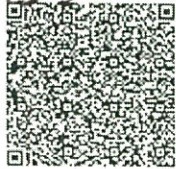


భారత ప్రభుత్వం  
Government of India



గౌరాంగ్ మోడి  
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1967  
పురుషుడు / Male



3669

ఆధార్ - సామాన్యుని హక్కు

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

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

20/05/2013



KL130447863FT



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

చంద్రగిరి రమేష్  
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979  
పురుషుడు / Male

421530 3238

To : Chandragiri Ramesh  
(చంద్రగిరి రమేష్)  
S/O Chandragiri Narsing Rao  
unnikota  
Hyderabad  
Andhra Pradesh - 500080

Date: 09/04/2011

Ref. No : 00010563-00035752-00037535-



UB 02018142 6 IN

ఆధార్ - సామాన్యుని హక్కు

Sub Registrar  
Uppal

Bk - 1, CS No 1541/2024 & Doct No  
1425/2024.  
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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

మండ మహేందర్  
Manda Mahendar

పుట్టిన సంవత్సరం / Year of Birth : 1978  
పురుషుడు / Male

4848



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మండ మహేష్ లేట్, 28-77, ఆల్డ్ నేరెడ్మెట్, గోపల్ స్కూల్, నేరెడ్మెట్, మల్కాగిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500056  
Address: S/O Manda Mahesh Lale, 28-77, Old Neredmet, govt school, Neredmet, Malkajgiri, Hyderabad, Andhra Pradesh, 500056



1247



సహకారం కోసం



సహకారం కోసం



సహకారం కోసం

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**Government of Telangana**  
**REGISTRATION AND STAMPS DEPARTMENT**

No.: 1507-1-1425/2024

Date: 01/02/2024

**CERTIFICATE OF TRANSFER/ MUTATION**

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC)** Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

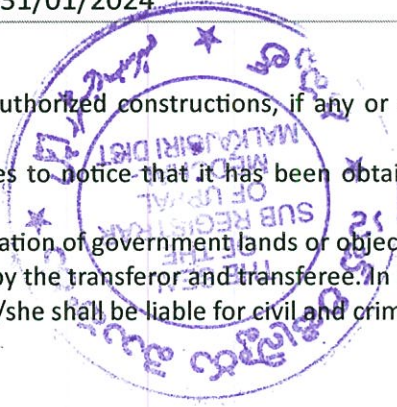
|                                                                  |                                                                                           |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| House No.                                                        | 2-3-4/96                                                                                  |
| PTIN/Assessment No.                                              | 1010219677                                                                                |
| District                                                         | MEDCHAL-MALKAJIRI                                                                         |
| Circle Name                                                      | KAPRA, GHMC                                                                               |
| Locality                                                         | CHINNA CHERLAPALLI                                                                        |
| Transferor ( Name of previous PT Assessee in the Tax Records)    | 1. TEJAL MODI (W/o. SOHAM MODI)<br>2. K PRABHAKAR REDDY (GPA HOLDER) (S/o. K PADMA REDDY) |
| Transferee ( Name of PT Assessee now entered in the Tax Records) | 1. M/S SILVER OAK VILLAS LLP (S/o. NA)<br>2. GAURANG MODY (R/o. LATE JAYANTILAL MODY)     |
| Document Registration No.                                        | 1507-1425/2024 [1]                                                                        |
| Document Registration Date                                       | 31/01/2024                                                                                |

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



OFFICE OF THE  
SUB-REGISTRAR  
UPPAL, MEDICAL - MALKAJIRI DIST



Signature of Sub-Registrar  
(UPPAL)

SUB-REGISTRAR  
UPPAL