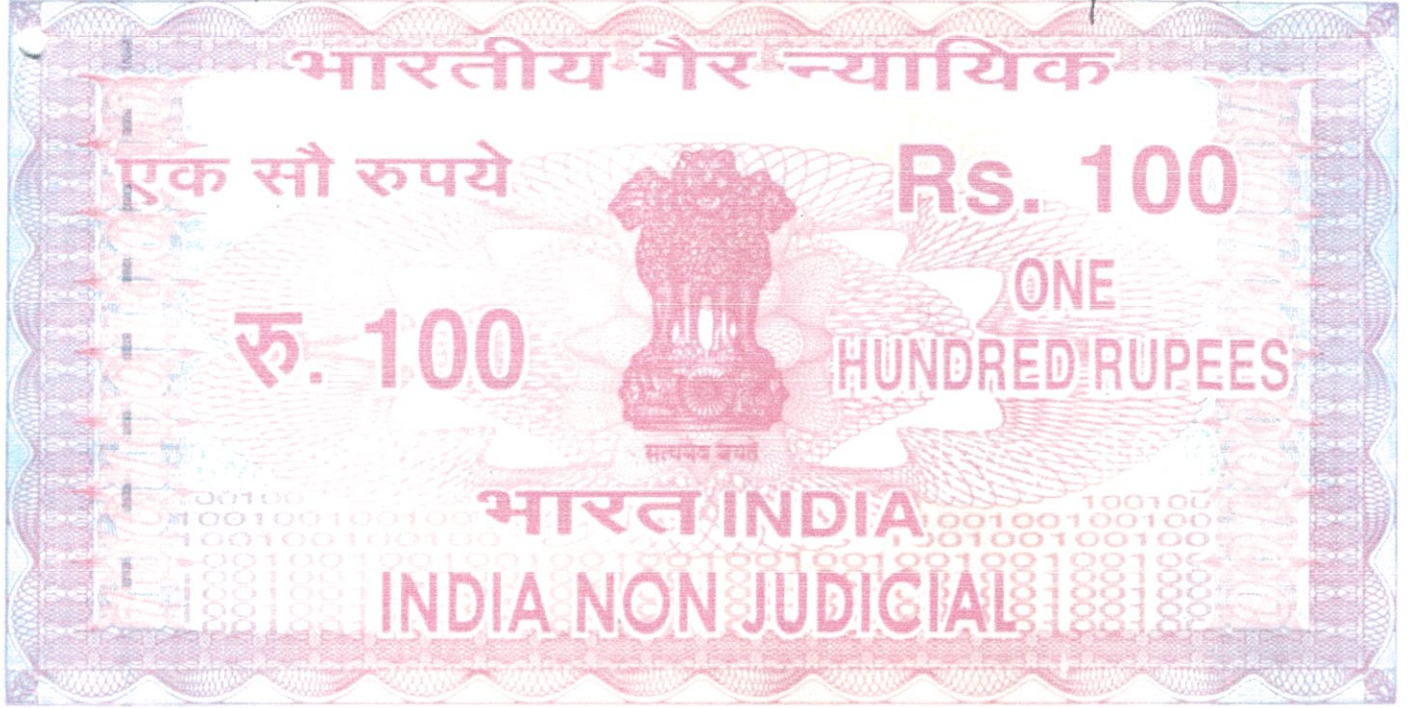


7543/2023

Doct No. 7219/2023



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 21360, Date: 03-11-2022, Rupees: 100/-
 Sold to : Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd.
 For whom: Silver Oak Villas LLP

ST-0 AU 057682
 S. ANJAMMA
 Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
 H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
 Hyderabad-29. Cell: 9398802862, 9866378260

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 1st day of February' 2023 at S.R.O. Uppal, Medchal-Malkajgiri District by and between:

Mrs. Tejal Modi, Wife of Shri Soham Modi, aged 54 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 036, hereinafter referred to as the Vendor.

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, Occupation: Business, hereinafter referred to as the Purchaser.

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.

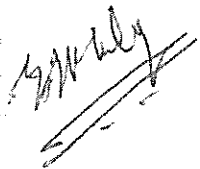
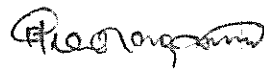
For SILVER OAK VILLAS LLP

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. 30000/- paid between the hours of 11 and 12 on the 04th day of MAY, 2023 by Sri K.Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GAURANG MODY: 04/05 [1507-1-2023-7543]	GAURANG MODY S/O. LATE JAYANTILAL MODY HNO.5-4-187/3,&4,SOHAM MANSION, MG ROAD,SECUNDERABAD	
2	EX		 [1507-1-2023-7543]EX-5	KANDI PRABHAKAR REDDY (GPA HOLDER) S/O. K PADMA REDDY HNO.2-3-64/10/24,KAMALA NILAYAM JAISWAL COLONY, AMBERPET,HYD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1507-1-2023-7543]WI	B SHEKAPPA HYD.	
2		 M VENKAIAH: 04/05/20 [1507-1-2023-7543]	M VENKAIAH HYD.	

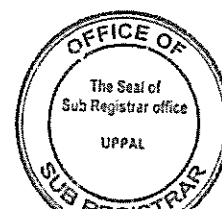
04th day of May,2023

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4730 Name: Bore Shekappa	S/O Bore Shivappa Late, Borabanda, Rangareddi, Andhra Pradesh, 500018	
2	Aadhaar No: XXXXXXXX9886 Name: Merugu Venkaiah	LAT MERUGU NARASIAH, Secunderabad, Hyderabad, Telangana, 500016	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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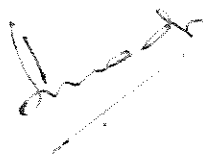


Bk - 1, CS No 7543/2023 & Doct No
7219/2023. Sheet 1 of 9 Sub-Registrar
Uppal

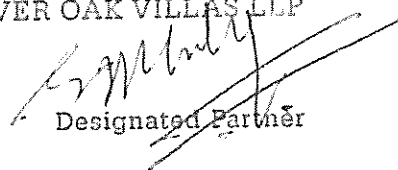
1. Whereas the Vendor purchased land admeasuring 146 sq yds from M/s. Summit Builders by way of sale deed bearing document no. 8392/2018 dated 28.04.2018 registered at SRO, Uppal.
2. The building permit for construction of ground + 2 floors was obtained from GHMC vide file no. 3/C1/08328/2017 vide permit no. 3/C1/09546/2017 dated 08-10-2017.
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 9th March, 2021.
4. The total built-up area of construction on the said land is about 1,980 sft.
5. The Purchaser agreed to purchase and the Vendor has agreed to sell land admeasuring 146 sq yds along with a building constructed thereon consisting of ground, first and second floors having a total built up area of 1,980 sft, being villa no. 97, bearing municipal no. 2-3-4/97, situated in a larger layout admeasuring Ac. 15-32 gts., 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 parties hereto are desirous of reducing the terms and conditions of sale into writing as under:
7. The Vendor has agreed to sell the Scheduled Property to the Purchaser for a total consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs Only)
8. 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	124010	3-11-2022	Rs. 60,00,000/-	YES Bank	Tejal Modi

9. That the Vendor has not handed over the vacant possession the Scheduled Property to the Purchaser.
10. The Purchaser shall be responsible for payment of monthly maintenance charges, property tax, water charges, electricity charges, etc., after the possession is handed over to the Purchaser.
11. The Vendor agrees to execute a registered sale deed in favour of the Purchaser as and when called for.
12. 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

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX3669

S/O Jayanti Lal,

Name: Gaurang Mody

Secunderabad, Hyderabad, Telangana, 500016



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	29900	0	0	0	30000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	30000	0	0	0	30000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	60400	0	0	0	60500

Rs. 29900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 30000/- towards Registration Fees on the chargeable value of Rs. 6000000/- was paid by the party through E-Challan/BC/Pay Order No .287VDA020523 dated .02-MAY-23 of YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 60450/-, DATE: 02-MAY-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0502450269317, PAYMENT MODE: NB-1001138, ATRN: 0502450269317, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: MRS. TEJAL MODI, CLAIMANT NAME: SILVER OAK VILLAS LLP).

Date:

04th day of May, 2023

Signature of Registering Officer

Uppal

Certificate of Registration

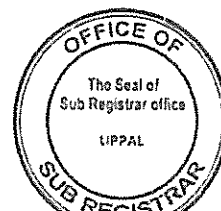
Registered as document no. 7219 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 7219 - 2023 for Scanning on 04-MAY-23 .

Registering Officer

(D Sony)

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Sheet 2 of 9
Sub-Registrar Uppal

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DETAILS OF THE SCHEDULE PROPERTY

All that constructed area admeasuring 1,980 sft consisting of ground, first and second floors known as villa no. 97, bearing municipal no. 2-3-4/97 situated in a larger layout admeasuring Ac. 15-32 gts., known as Silver Oak Villas along with land admeasuring about 146 sq yds, 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. 1010219678).

North by : Cherlapally Village settlement.

South by : 40' wide road.

East by : Cherlapally Village settlement

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

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



Vendor: Tejal Modi.

Purchaser:
M/s. Silver Oak Villas LLP,
rep. by Gaurang Mody.

For SILVER OAK VILLAS LLP


Designated Partner

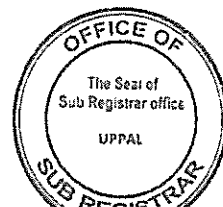
Witness no. 1: 
Name: B. SHEKAPPA
Address: HYDERABAD.

Witness no. 2: 
Name: M. VENKAIAH
Address: HYDERABAD.

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Uppal



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ANNEXTURE - A

1. Description of the Villa : All that piece and parcel of villa on bearing plot no.97 bearing municipal no. 2-3-4/97 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 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 146 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 640 sft
- b) In the First Floor : 670 sft
- c) In the Second Floor : 670 sft
- Total Built up Area : -----
1980 Sft

5. Executant's Estimate of the MV
of the Villa : Rs. 60.00,000/-

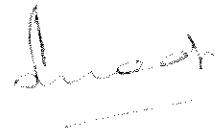


Date: 01-02-2023

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.

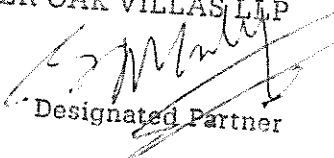


Date: 01-02-2023

Signature of the Vendor

Signature of the Purchaser

For SILVER OAK VILLAS LLP

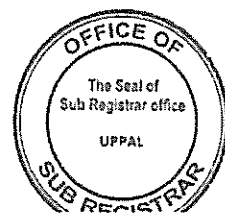


Designated Partner

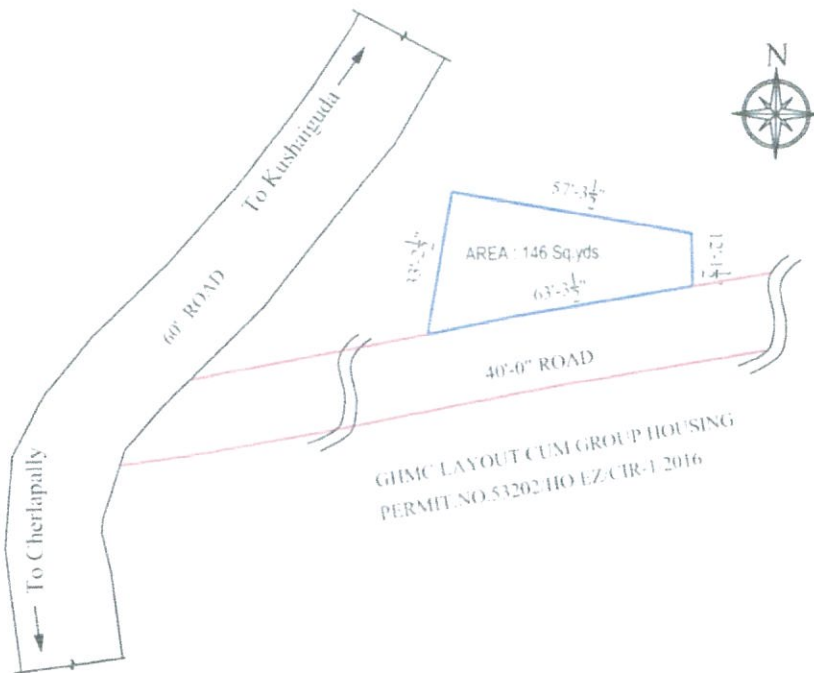
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Sheet 4 of 9
Sub Registrar
Uppal



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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.

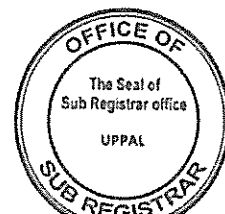
For SILVER OAK VILLAS LLP


Designated Partner

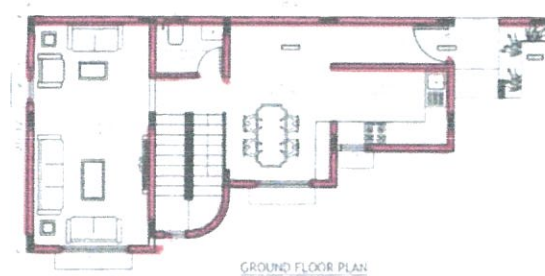
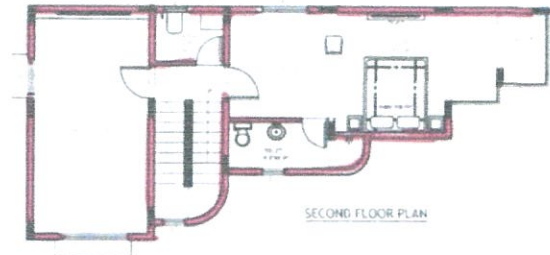
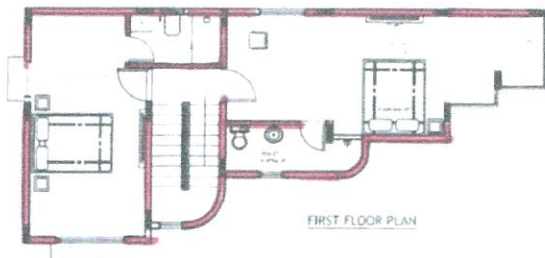
Bk - 1, CS No 7543/2023 & Doct No
7219/2023. Sheet 5 of 9 Sub Registrar
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Plan of the constructed area being sold by the Vendor to the Purchaser



Land area 146 Sq yds

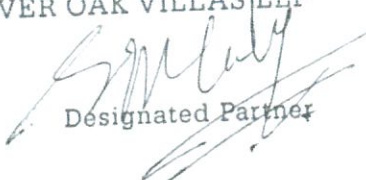
Ground floor built-up area 640 Sft
First floor built-up area 670 Sft
Second floor built-up area 670 Sft
Total built-up area 1980 Sft

Ground floor carpet area 540 Sft
First floor carpet area 583 Sft
Second floor carpet area 583 Sft
Total carpet area 1706 Sft


Vendor: Tejal Modi.

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

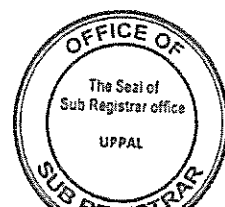
FOR SILVER OAK VILLAS LLP


Designated Partner

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7219/2023. Sheet 6 of 9 Sub Registrar
Uppal

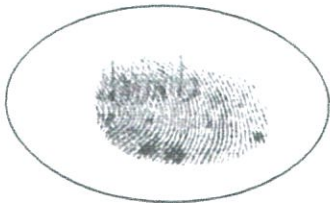


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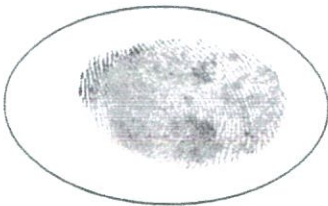
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



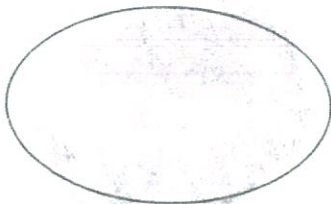
VENDOR:

MRS. TEJAL MODI
W/O. SHRI SOHAM MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD-500 036



GPA FOR PRESENTING DOCUMENTS **VIDE GPA NO. 201/BK-IV/2021, Dt. 22-02.2021,** **REGD. AT SRO, BANJARAHILLS (R.O):**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4
SOHAM MANSION
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR
For SILVER OAK VILLAS LLP

SIGNATURE(S) OF PURCHASER



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