



Government of Telangana
Registration And Stamps Department

1426/2024

Payment Details - Citizen Copy - Generated on 31/01/2024, 04:46 PM

SRO Name: 1507 Uppal

Receipt No: 1594

Receipt Date: 31/01/2024

Name: TEJAL MODI

Transaction: Sale Deed

Chargeable Value: 6000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

CS No/Doct No: 1540 / 2024

Challan No:

Challan Dt:

E-Challan No: 150UPZ300124

E-Challan Dt: 30-JAN-24

Bank Name:
E-Challan Bank Name: YESB

Account Description

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges
Mutation Charges

Amount Paid By

Cash

Challan

DD

E-Challan

30000

25000

329900

500

6000

Total:

391400

In Words: RUPEES THREE LAKH NINETY ONE THOUSAND FOUR HUNDRED ONLY

9246165561

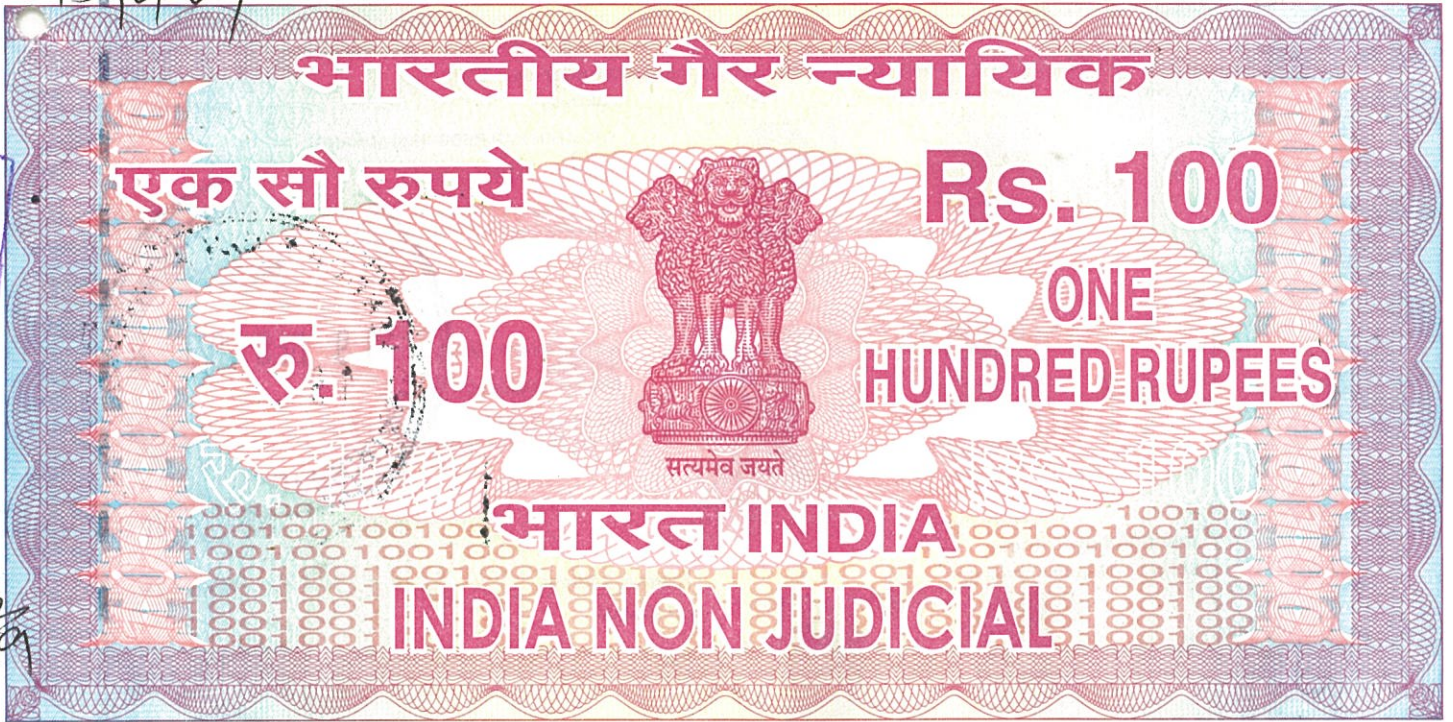
SUB-REGISTRAR
UPPAL

15/40/2024

Doc No 1426/2024

SCANNED

Act
16509



తెలంగాణ తెలంగాణ TELANGANA

BE 003731

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

M JYOTHI *M Jyothi*
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 31st 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.

[Signature]

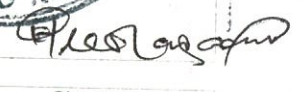
For SILVER OAK VILLAS LLP

[Signature]
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 3 and 4 on the 31st day of JAN, 2024 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		 K PRABHAKAR REDDY [1507-1-2024-154]	K PRABHAKAR REDDY[R]GAURANG MODY . LATE JAYANTILAL MODY 5-4-187/3 & 4 SOHAM MANSION, MG ROAD SECUNDERABAD.	
2	EX		 K PRABHAKAR REDDY [1507-1-2024-1540]	K PRABHAKAR REDDY, (GPA HOLDER) S/O. K PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION, MG ROAD SECUNDERABAD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 [1507-1-2024-1540]	CH RAMESH HYD.	
1		 M MAHENDAR::31 [1507-1-2024-154]	M MAHENDAR HYD.	

31st day of January, 2024

Signature of Sub Registrar
UppalBiometrically Authenticated by
SRO Surendar. Jetty
on 31-JAN-2024 16:54:15

SI No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX4848 Name: Manda Mahendar	Address: S/O Manda Mallesh Late, Malkajgiri, Hyderabad, Andhra Pradesh, 500056	
2	Aadhaar No: XXXXXXXX3238 Name: Chandragiri Ramesh	S/O Chandragiri Narsing Rao, Hyderabad, Hyderabad, Andhra Pradesh, 500080	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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Bk - 1, CS No 1540/2024 & Doct No 1426/2024.
Sheet 1 of 8
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. 15-10 gts., known as Silveroak 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.60,00,000/-(Rupees Sixty 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	124010	3-11-2022	Rs. 60,00,000/-	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, 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	329900	0	0	0	330000
Transfer Duty	NA	0	90000	0	0	0	90000
Reg. Fee	NA	0	30000	0	0	0	30000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	6000	0	0	0	6000
Total	100	0	456400	0	0	0	456500

Rs. 419900/- 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 .150UPZ300124.D59ULJ310124 dated ,30-JAN-24,31-JAN-24 of ,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 391450/-, DATE: 30-JAN-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2846062377237, PAYMENT MODE: NB-1001138, ATRN: 2846062377237, REMITTER NAME: MR. PRABHAKAR REDDY, EXECUTANT NAME: MRS. TEJAL MODI, CLAIMANT NAME: SILVER OAK VILAS LLP). (2). AMOUNT PAID: Rs. 65000/-, DATE: 31-JAN-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4554568670335, PAYMENT MODE: NB-1001138, ATRN: 4554568670335, REMITTER NAME: MR. PRABHAKAR REDDY, EXECUTANT NAME: MRS. TEJAL MODI, CLAIMANT NAME: SILVER OAK VILAS LLP).

Date:

31st day of January, 2024

Signature of Registering Officer
Uppal

Certificate of Registration

Registered as document no. 1426 of 2024 of Book-1 and assigned the identification number 1 - 1507 - 1426 - 2024 for Scanning on 31-JAN-24 .

Registering Officer
Uppal
(J Surender)

Bk - 1, CS No 1540/2024 & Doct No 1426/2024. Sheet 2 of 8 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, 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 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. Ramesh

Hyderabad



Witness no. 2:

Name:

Address:

M. Mahender

Hyderabad





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Uppal

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ANNEXURE - 1 - A

1. Description of the Villa : All that piece and parcel of villa on 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 Floor)
- (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 Schedule Property : Rs. 60,00,000/-

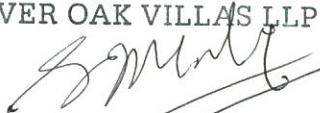
Date: 31-01-2024


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

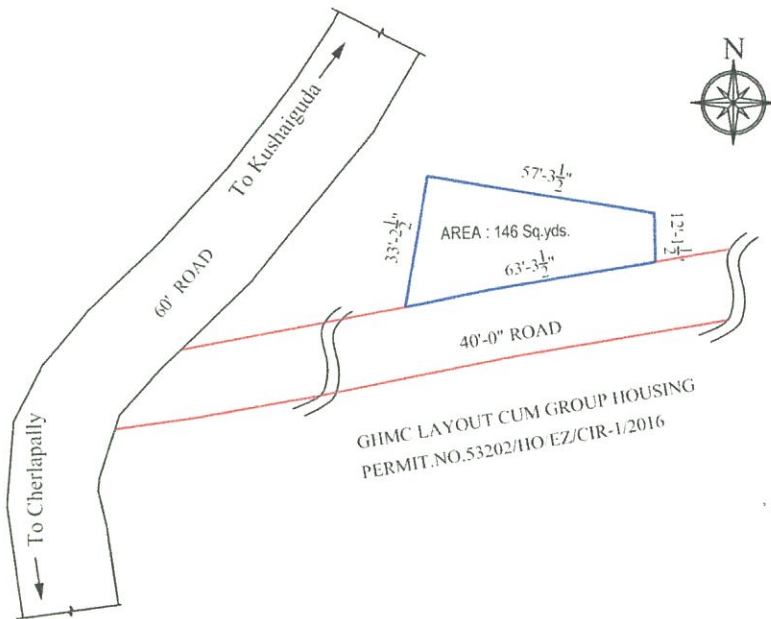
Bk - 1, CS No 1540/2024 & Doct No
1426/2024. Sheet 4 of 8 Sub Registrar
Uppal



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Plan of land being sold by the Vendor to the Purchaser



[Handwritten signature]

Vendor: Tejal Modi.

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

For SILVER OAK VILLAS LLP

[Handwritten signature]
Designated Partner

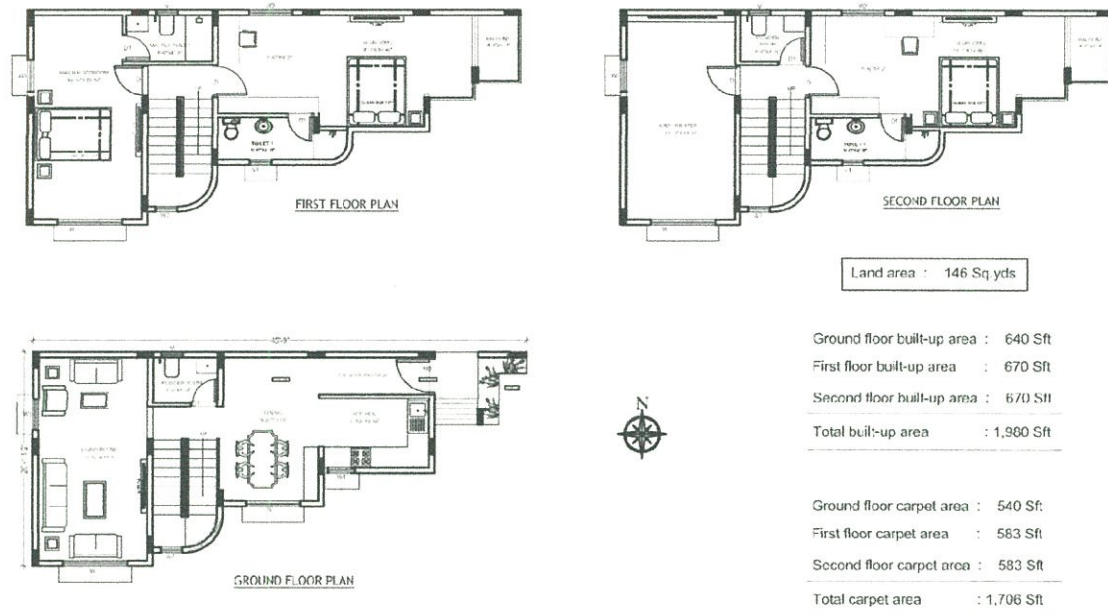
Bk - 1, CS No 1540/2024 & Doct No 1426/2024. Sheet 5 of 8 Sub Registrar Uppal



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



Modi

Vendor: Tejal Modi.

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

For SILVER OAK VILLAS LLP

Gaurang Mody
Designated Partner

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1426/2024. Sheet 6 of 8 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
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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
2ND 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 PURCHASERS

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भारत सरकार
GOVERNMENT OF INDIA



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



9987 3220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతీష్ మోడి,
ప్లాట్ నో-280, రోడ్ నో-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 రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది ధృవీకరణతో మార్గమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆన్‌లైన్ XML యొక్క స్కానింగ్).
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).

9297 6853 9204

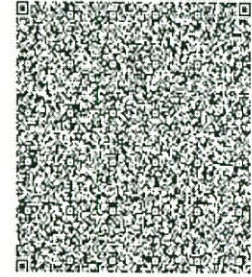
నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా:
2-3-64/10/24 1 ఫ్లోర్ కమలా నిలయం
జైస్వాల్ కలనీ, అంబర్‌పేట్, హైదరాబాద్,
తెలంగాణ - 500013
Details as on: 16/01/2024
Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013



9297 6853 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



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

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చంద్రగిరి రమేష్
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

4400 1500 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 - సామాన్యని హక్కు

Sub Registrar
Uppal

Bk - 1, CS No 1540/2024 & Doct No
1426/2024.
Sheet 8 of 8

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మండ మహేందర్
Manda Mahendar

పుట్టిన సంవత్సరం / Year of Birth : 1978
పురుషుడు / Male

4848

చిరునామా: S/O మండ మహేందర్ లేట్, 28-77, ఆల్డ్ నెరెడ్మెట్, గోవత్ స్కూల్, మేల్కాజిగిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ 500056
Address: S/O Manda Mahesh
Late, 28-77, Old Nerodmet, govt
school, Nerodmet, Malkajgiri,
Hyderabad, Andhra Pradesh,
500056

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్ - సామాన్యని హక్కు



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1507-1-1426/2024

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.	2-3-4/97
PTIN/Assessment No.	1010219678
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	CHINNA CHERLAPALLI
Transferor (Name of previous PT Assessee in the Tax Records)	1. TEJAL MODI (W/o. SOHAM MODI) 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) 2. GAURANG MODY (R/o. LATE JAYANTILAL MODY)
Document Registration No.	1507-1426/2024 [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 - MALKAJGIRI DIST.

Signature of Sub-Registrar
(UPPAL)
SUB-REGISTRAR
UPPAL