



Government of Telangana  
Registration And Stamps Department

1016/5

Payment Details - Citizen Copy - Generated on 19/07/2025, 12:06 PM

Receipt No: 11181

Receipt Date: 19/07/2025

SRO Name: 1507 Uppal

Name: K PRABHAKAR REDDY

CS No/Doct No: 10321 / 2025

Challan No:

E-Challan No: 854904100725

Challan Dt:

E-Challan Dt: 10-JUL-25

Transaction: Sale Deed  
Chargeable Value: 5160000

DD No:

DD Dt:

Bank Branch:

Bank Name:  
E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Amount Paid By

Account Description

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

Cash

Challan

DD

E-Challan

25800  
77400  
283700  
1000  
5160  
393060

Total:

In Words: RUPEES THREE LAKH NINETY THREE THOUSAND SIXTY ONLY

RETURN  
31/7  
SUB-REGISTRAR  
UPPAL

SOV-148

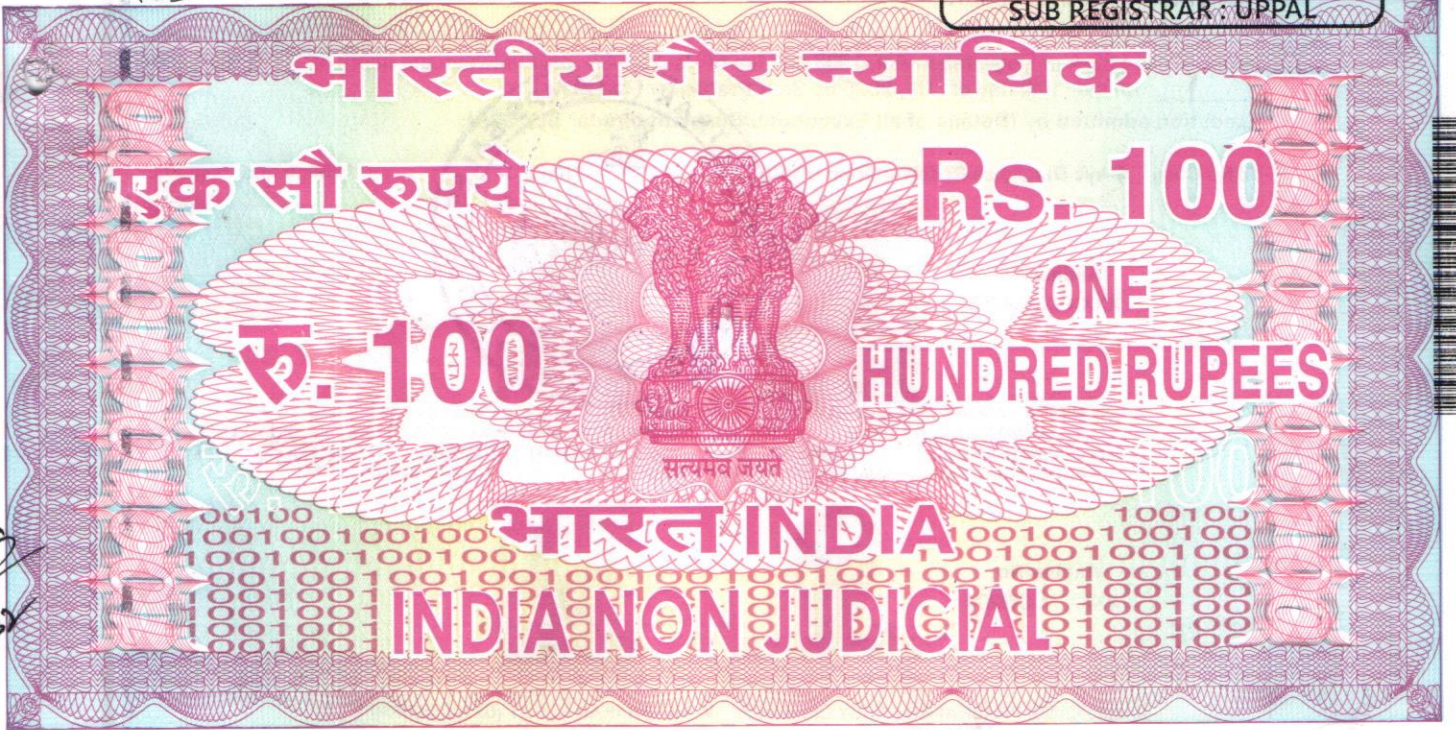
Prepared By: SUNITHA

OTP  
613061

Signature by SR  
SUB-REGISTRAR  
UPPAL



103212025

BOOK - 1 DOC.NO. 10116/2025  
SUB REGISTRAR : UPPAL

తెలంగాణ తెలంగాణ TELANGANA

BM 558168

Tran Id: 250401110111575028  
 Date: 01 APR 2025, 11:02 AM  
 Purchased By:  
 CH. RAMESH  
 S/o LATE CH. NARSING RAO  
 R/o HYD  
 For Whom  
 MODI HOUSING PVT LTD

S. ANJAMMA  
 LICENSED STAMP VENDOR  
 Lic. No. 9/94/R  
 Ren.No. 16-07-03/2024  
 H.NO.3-5-948/11, GANDHI  
 KUTEER, NARAYANAGUDA,  
 HYDERABAD-29  
 Ph 9398802862

**SALE DEED**

This Sale Deed is made and executed on this the <sup>15</sup> day of June 2025 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

1. M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act, having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 54 years, Occupation: Business.
2. M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes), a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G, Road, Secunderabad-500 003., represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business.
3. 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.
4. 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, Kapra Mandal, Medchal-Malkajgiri District.
5. Smt. Palle Renuka, Wife of Shri Palle Bal Reddy, aged 53 years Occupation: Housewife, resident of H. No.2-3-66, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.

For MODI HOUSING PVT. LTD.  
 SILVER OAK VILLAS LLP  
 SILVER OAK REALTY

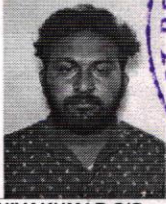
Authorised Rep. Soham Modi



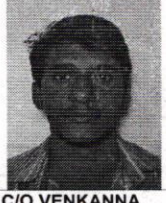
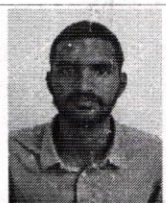
**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar1, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 25800/- paid between the hours of 12 and 1 on the 19th day of JUL, 2025 by Sri K Prabhakar Reddy

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

| SI No Code | E-kyc Details as Received from UIDAI                                                                                                                  | Photo                                                                                                                                                                                                                                                                                         | Thumb Impression/ Signature                                                                                                                                                |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 CL       | Aadhar No<br>XXXXXXXXX4755<br><br>NAME: RAMANCHA SHIVAKUMAR C/O<br>RAMANCHA RAJAJIAH<br>POTHIREDDIPALLE, VEENAVANKA,<br>KARIMNAGAR, TELANGANA, 505129 | <br>RAMANCHA SHIVA KUMAR (SPA<br>HOLDER)[R]RAJENDER KODEPAKA<br>SANJEEVAIAH KODEPAKA<br>3-65 POTHIREDDYPALLI, KARIMNAGAR                                                                                     | <br> |
| 2 EX       | Aadhar No<br>XXXXXXXXX9204<br><br>NAME: KANDI PRABHAKAR REDDY C/O KANDI<br>PADMA REDDY<br>AMBERPET, AMBERPET, HYDERABAD,<br>TELANGANA, 500013         | <br>K. PRABHAKAR REDDY (GPA HOLDER)<br>S/O. K. PADMA REDDY<br>5-4-187/3 AND 4, II FLOOR, SOHAM<br>MANSION, M G ROAD SECUNDERABAD,<br>HYDERABAD VILL., HYDERABAD MDL.,<br>HYDERABAD DIST., TELANGANA, 500003, | <br> |

**Identified by Witness:**

| SI No | E-kyc Details as Received from UIDAI                                                                                        | Photo                                                                                                                                                      | Thumb Impression/Signature                                                                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Aadhar No:<br>XXXXXXXXX0016<br><br>NAME: MALGA RAKESH C/O VENKANNA<br>Bhupalpalle, Bhupalpalle, Warangal, Telangana, 506169 | <br>M RAKESH::19/07/20:<br>[1507-1-2025-10321]<br>M RAKESH<br>WARANGAL. | <br> |
| 2     | Aadhar No:<br>XXXXXXXXX0497<br><br>NAME: VASPARI AJAY S/O VASPARI YELLAIAH<br>Nangnoor, Medak, Andhra Pradesh, 502375       | <br>V AJAY::19/07/2025.12<br>[1507-1-2025-10321]<br>V AJAY<br>MEDAK.    | <br> |

19th day of July,2025

Signature of Joint SubRegistrar1

Uppal

Biometrically Authenticated by  
SRO ADLA VIJAYA JYOTHI  
on 19-JUL-2025 12:16:14

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6. 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, Kapra Mandal, Medchal-Malkajgiri District.
7. Sri. Palle Pratap Reddy, S/o. Late Ram Reddy, aged 67 years Occupation: Business, resident of H. No. 3-1-73/1, Ramanthapur, Hyderabad.
8. 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.
9. 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.
10. Smt. Palle Susheela, W/o. Shri. P. Narasimha Reddy, aged 52 years Occupation: Housewife, resident of H. No.3-1-63, Old Ramanthapur, Hyderabad.
11. Sri. Palle Narayana Reddy, S/o. Late P. Malla Reddy, aged 87 years Occupation: Business, resident of H. No.2-3-61, Cherlapally, Village, Kapra Mandal, Medchal-Malkajgiri District.
12. Sri. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, aged 61 years Occupation: Business, resident of H. No.2-3-63, Cherlapally, Village, Kapra Mandal, Medchal-Malkajgiri District.
13. Sri. Palle Venkat Reddy, S/o. Late P. Malla Reddy, aged 72 years Occupation: Business, resident of H. No.2-3-62, Cherlapally, Village, Kapra Mandal, Medchal-Malkajgiri District.

Parties in Sl. No. 3 to 13 are being represented by their Agreement of Sale cum General Power of Attorney holder, M/s. Silver Oak Realty, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its authorized Signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 54 years (AGPA registered as document no. 4784/08, dated 17-05-2008, registered at SRO Uppal. Hereinafter referred jointly as Vendor and severally as Vendor no.1 & Vendor no. 2 respectively.

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 Authorised Signatory, Mr. Soham Modi, S/o. Late Satish Modi aged about 54 years, hereinafter referred to as the Confirming Party.

IN FAVOUR OF

Mr. Rajender Kodepaka, Son of Mr. Sanjeevaiah Kodepaka, aged about 38 years, Occupation: Service residing at H. No. 14-100, Subhash Colony, Bhupalapally, Jayashankar Bhupapally District, Telangana-506 169, hereinafter referred to as the 'Purchaser' (Pan No.BHEPK1458G, Mobile No.79957 07554).

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 MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

Authorised Rep. Soham Modi

K. Rajender



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                        | 283700    | 0    | 0                           | 0                | 283800 |
| Transfer Duty           | NA             | 0                        | 77400     | 0    | 0                           | 0                | 77400  |
| Reg. Fee                | NA             | 0                        | 25800     | 0    | 0                           | 0                | 25800  |
| User Charges            | NA             | 0                        | 1000      | 0    | 0                           | 0                | 1000   |
| Mutation Fee            | NA             | 0                        | 5160      | 0    | 0                           | 0                | 5160   |
| Total                   | 100            | 0                        | 393060    | 0    | 0                           | 0                | 393160 |

Rs. 361100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 25800/- towards Registration Fees on the chargeable value of Rs. 5160000/- was paid by the party through E-Challan/BC/Pay Order No ,854904100725 dated ,10-JUL-25 of ,SBIN/

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 393110/-, DATE: 10-JUL-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6565666578118, PAYMENT MODE: NB-1001138, ATRN: 6565666578118, REMITTER NAME: RAJENDER KODEPAKA, EXECUTANT NAME: MOD! HOUSING PVT LTD, CLAIMANT NAME: RAJENDER KODEPAKA).

Date:

19th day of July, 2025

Signature of Registering Officer

Uppal

**Certificate of Registration**

Registered as document no. 10116 of 2025 of Book-1 and assigned the identification number 1 - 1507 - 10116 - 2025 for Scanning on 19-JUL-25 .

Registering Officer

Uppal

(A Vijaya Jyothi)

Bk - 1, CS No 10321/2025 & Doct No 10116/2025. Sheet 2 of 21 Joint Sub Registrar 1 Uppal



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Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Sale Deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1. Late Shri P. Sai Reddy, S/o. Late Shri Yella Reddy, Late Shri P. Malla Reddy, S/o. Late Shri Yella Reddy, Late Shri Ram Reddy, S/o. Late Shri Linga Reddy and Late Shri Narsa Reddy (alias Narsi Reddy), S/o. Late Shri Sai Reddy were the original pattedars of agricultural land admeasuring about Ac. 18-10 Gts., 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).
- 1.2. Whereas Shri. P. Sanjeev Reddy is the only son and legal heir of Late Shri. P. Sai Reddy.
- 1.3. Whereas Late Shri P. Malla Reddy was survived by three sons and legal heirs namely Shri P. Narayana Reddy, Shri P. Narsimha Reddy and Shri P. Venkat Reddy.
- 1.4. Whereas Late Shri Narsa Reddy alias Narsi Reddy was survived by his four sons and legal heirs namely Shri P. Prabhakar Reddy, Shri P. Bal Reddy, the husband of Smt. P. Renuka, Shri P. Ravinder Reddy and Shri P. Sanjeev Reddy. Shri P. Bal Reddy had gifted the agriculture land belonging to him admeasuring about Ac. 1-39 Gts., in Sy. Nos. 11 (Ac. 0-10 Gts.), Sy. No. 12 (Ac. 0-08 Gts.), Sy. No. 15 (Ac. 0-07 Gts.), Sy. No. 16 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. 0-04 Gts.) Sy. No. 116 (Ac. 0-05 Gts.), Sy. No. 117 (Ac. 0-04 Gts.), Sy. No. 148 (Ac. 0-04 Gts.), Sy. No. 149 (Ac. 0-08 Gts.) and Sy. No. 294 (Ac. 0-17 Gts.) of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District to his wife Smt. P. Renuka by way of gift settlement deed bearing document no. 3050/04 dated 12.03.2004 registered at SRO, Uppal.
- 1.5. Where Late Shri P. Ram Reddy was survived by his three sons and legal heirs namely Late Shri Sarabha Reddy, Late Shri Narsimha Reddy and Shri Pratap Reddy. Late Shri. Sarabha Reddy was survived by his two sons namely Shri P. Purushotham Reddy and Shri P. Venkat Ram Reddy. Late Shri. P. Narsimha Reddy is presumed dead as he is missing for over 2 decades. Late Shri. P. Narsimha Reddy was survived by his wife Smt. P. Susheela, and son Shri P. Narendra Reddy.
- 1.6. After the death of the original pattedars referred above, Sri. Palle Sanjeev Reddy, Sri. Palle Prabhakar Reddy, Smt. Palle Renuka, Sri. Palle Ravinder Reddy, Sri. Palle Pratap Reddy, Sri. Palle Purushotham Reddy, Sri. Palle Venkat Ram Reddy, Smt. Palle Susheela, Palle Narayana Reddy, Palle Narsimha Reddy, Palle Venkat Reddy and Shri. P. Sanjeev Reddy (collectively referred to as Original Owners) being the only legal heirs of the original pattedars became the lawful owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.
- 1.7. After due proceedings of the MRO/RDO, the names of the Original Owners were mutated in the revenue records. Pahanis for the year 2002-03 reflect their names as owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District. Patta Passbook and title book have been issued to them by the Mandal Revenue Office, Kapra Mandal, Medchal-Malkajgiri District as per the details given below.

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

K. Rajendra



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| Sl. No. | Name of Pattedar                     | Patta & Passbook no. | Title book no. |             | Extent        |
|---------|--------------------------------------|----------------------|----------------|-------------|---------------|
| 1.      | P. Sanjeev Reddy                     | 20 & 177970          | 10420          | Sy. No. 14  | Ac. 1-06 Gts. |
|         |                                      |                      |                | Sy. No. 18  | Ac. 1-00 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 1-28 Gts. |
| 2.      | P. Prabhakar Reddy                   | 9 & 177959           | 10409          | Sy. No. 11  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-04 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-17 Gts. |
| 3.      | P. Bal Reddy                         | 7 & 177957           | 10407          | Sy. No. 11  | Ac. 0-10 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-08 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-04 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-17 Gts. |
| 4.      | P. Ravinder Reddy                    | 10 & 177960          | 10410          | Sy. No. 11  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-06 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-04 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-17 Gts. |
| 5.      | P. Pratap Reddy                      | 14 & 177964          | 10414          | Sy. No. 14  | Ac. 0-15 Gts. |
|         |                                      |                      |                | Sy. No. 18  | Ac. 0-13 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-23 Gts. |
| 6.      | P. Purushotham Reddy                 | 24 & 114695          | 12506          | Sy. No. 14  | Ac. 0-08 Gts. |
|         |                                      |                      |                | Sy. No. 18  | Ac. 0-06 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-12 Gts. |
| 7.      | P. Venkat Ram Reddy                  | 12 & 114694          | 12505          | Sy. No. 14  | Ac. 0-08 Gts. |
|         |                                      |                      |                | Sy. No. 18  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-12 Gts. |
| 8.      | P. Susheela Reddy                    | 13 & 114696          | 12507          | Sy. No. 14  | Ac. 0-15 Gts. |
|         |                                      |                      |                | Sy. No. 18  | Ac. 0-13 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-23 Gts. |
| 9.      | P. Narayana Reddy                    | 4 & 177954           | 10404          | Sy. No. 11  | Ac. 0-13 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-12 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-05 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-23 Gts. |
| 10.     | P. Narsimha Reddy                    | 6 & 177956           | 10406          | Sy. No. 11  | Ac. 0-12 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-11 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-05 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-22 Gts. |
| 11.     | P. Venkat Reddy                      | 5 & 177955           | 10405          | Sy. No. 11  | Ac. 0-13 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-12 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-05 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-22 Gts. |
| 12.     | P. Sanjeev Reddy<br>S/o. Narsi Reddy | 8 & 177958           | 10408          | Sy. No. 11  | Ac. 0-10 Gts. |
|         |                                      |                      |                | Sy. No. 12  | Ac. 0-09 Gts. |
|         |                                      |                      |                | Sy. No. 15  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 16  | Ac. 0-07 Gts. |
|         |                                      |                      |                | Sy. No. 17  | Ac. 0-04 Gts. |
|         |                                      |                      |                | Sy. No. 294 | Ac. 0-17 Gts. |

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

Authorised Rep. Soham Modi

K. Rajender

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- 1.8. By virtue of the above referred documents, recitals and records, the Original Owners became the absolute owners and possessors of about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.
- 1.9. Whereas a portion of the land, admeasuring about Ac. 0-39 Gts., referred above was encroached and effected in the existing road. The Original Owners were in possession of the balance land admeasuring about Ac. 17-11 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Whereas vide a registered Partition Deed bearing no. 12389/2007, dated 31.10.2007 executed between the Original Owners the share of land of Shri P. Sanjeev Reddy was separated by metes and bounds. Whereas the Remaining Owners (i.e., the Original Owners minus P. Sanjeev Reddy) became the absolute owners and possessors of undivided share in the balance land admeasuring about Ac. 15-37 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District.
- 1.10. The Remaining Owners have retained about Ac. 0-05 gts., out of the above land and sold the remaining land admeasuring Ac. 15-32 gts., to Vendor no. 2 herein by way of sale deeds / Agreement of sale cum GPA, details of which are given below and registered at SRO Uppal. Vendor no. 2 has paid the entire consideration to the Remaining Owners and the same has been acknowledged by them.

| Sl. No. | Type of document     | Document no. | Document date | Area         |
|---------|----------------------|--------------|---------------|--------------|
| 1       | Sale deed            | 12465/07     | 05.10.2007    | Ac. 4-00 gts |
| 2       | Sale deed            | 1359/08      | 07.02.2008    | Ac. 3-00 gts |
| 3       | Sale deed            | 4783/08      | 17.05.2008    | Ac. 0-35 gts |
| 4       | Agr. of sale cum GPA | 4784/08      | 17.05.2008    | Ac. 7-37 gts |

- 1.11. Vendor no. 2 has sold land admeasuring Ac.0-22 gts., out of the above said land to Shri Ramkrishna Reddy and others vide sale deed bearing no. 7459/2008 dated 31.07.2008, registered at SRO Uppal.
- 1.12. Accordingly, Vendor no. 2 became absolute owner of land admeasuring Ac. 15-32 gts., forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District. The said Ac. 15-32 gts., is hereinafter referred to as the Total Land. All flats and villas developed or proposed to be developed along with clubhouse, amenities, commercial block, etc., on the Total Land are together herein referred to as the Housing Project.
- 1.13. Vendor no. 2 obtained building permit from GHMC to divide the said land into several plots, details of which are given under. In total the land was divided into 68 + 27 + 113 plots through permits obtained from GHMC. Other parcels of land were sold to 3<sup>rd</sup> parties, who in turn have obtained permits for construction thereon.
- 1.14. The Vendor sold 89 plots (nos. 1 to 95, excluding plot nos. 29 to 32, 82 & 95) to M/s. Silveroak Villas LLP 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 no. 2 has further agreed to sell plot nos. 29 to 32, 82 & 95 to M/s. Silveroak Villas LLP on release of mortgage from GHMC. M/s. Silveroak Villas LLP has developed a portion of the Total 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 a portion of the Total Land. M/s. Silveroak Villas LLP has further developed a clubhouse on a portion of the Total Land for the common enjoyment of all owners/occupants in the Housing Project.

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1.15. Vendor no. 2 has further sold additional parcels of land forming a part of the Total Land as per details given below:

1.15.1. 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.

1.15.2. 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.

1.15.3. Land admeasuring about 208 sq yds was sold to M/s. Summit Housing LLP by way of sale deed bearing no. 7525/2017 dated 12.06.2017 registered at SRO, Uppal. This land was developed into a villa by Mrs. Tejal Modi who had in turn purchased the land by way of sale deed bearing no. 8394/2018 dated 28.04.2018 registered at SRO, Uppal. The villa is numbered as 97.

1.16. Vendor no. 2 has sold 88 plots to the Vendor no. 1 herein by way of agreement of sale dated 07-11-2019, registered as document no. 16252/19, at SRO, Uppal. Vendor no. 2 has further agreed to sell plot nos. 102, 104, 106, 108, 110 & 112 to Vendor no. 1 on release of mortgage from GHMC. Vendor no. 1 has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

1.17. Vendor no. 2 has sold 20 plots to 10 individuals all belonging to the Mehta Family herein by way of agreement of sale dated 07-11-2019 registered as document no. 16253/19 at SRO, Uppal. The details of the ownership of individual plots of land is given in the said agreement of sale. The Mehta Family has paid the entire consideration to Vendor no. 2 and the same is acknowledged by Vendor no. 2.

## 2. DETAILS OF PERMITS:

2.1 Building permit and other statutory permits/NOCs have been obtained from appropriate authorities for all units in the Housing Project as per details given below.

2.2 Vendor no. 2 has made 3 applications for building permit for developing the Housing Project to GHMC on the Total Land and obtained building permits as per the following details.

2.2.1 Permit for 68 villas (numbered as Villa nos. 1 to 68) and a club house was obtained from GHMC in file No. 56688/19/12/2015/HO, permit no. 53202/HO/EZ/Cir-1/2016 dated 03.05.2017.

2.2.2 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.

2.2.3 Permit for 114 villas (numbered as Villa nos. 101 to 214) and a Commercial Complex was obtained from GHMC in file no. 1/C1/06389/2018, Permit No. 1/C1/15777/2019 dated 31.10.2019.

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- 2.3 M/s. Summit Builders obtained permit for construction of an apartment complex consisting of stilt + 4 upper floors in file no. 2/C1/09124/2017, permit no. 2/C1/08908/2017, dated 15.09.2017. The flats are numbered as 99-1A, 99-1B, 99-2A, 99-2B, 99-3A, 99-3B, 99-4A & 99-4B.
- 2.4 The permit for villa no. 96 was obtained from GHMC in file no. 3/C1/00038/2018, permit no. 3/C1/03573/2018 dated 27-02-2018.
- 2.5 The permit for villa no. 97 was obtained from GHMC in file no. 3/C1/08328/2017, permit no. 3/C1/09546/2017 dated 08-10-2017.
- 2.6 Out of the Total Land permit for construction of 114 villas and the commercial complex along with other amenities was obtained for land admeasuring about Ac. 6-18 gts., which is hereinafter referred to as the Scheduled Land and more fully described in the foot of this document.

### 3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor, M/s. Silveroak Villas LLP, along with members of Mehta Family and Mrs. Tejal Modi propose to develop the total land in accordance with the permit for construction / development into a Housing Project as per details given below:
- 3.1.1. M/s. Silveroak Villas LLP shall develop plot nos. 1 to 95 along with villas constructed thereon at its own risk and cost.
- 3.1.2. M/s. Silveroak Villas LLP shall develop the clubhouse and common amenities/utilities appurtenant to plot nos / villa nos. 1 to 95 at its risk and cost.
- 3.1.3. Mrs. Tejal Modi shall develop villa nos. 96 & 97 along with an apartment complex on plot no. 99 at its risk and cost.
- 3.1.4. Vendor no. 1 shall subdivide a portion of the Scheduled Land relating to villa nos. 101 to 214 by providing roads, utility services like water supply, electric power connection, sewage and develop open spaces/parks as provided in the building permit at its risk and cost i.e., Vendor no. 1 shall be responsible for developing the Layout.
- 3.1.5. Vendor no. 1 through its agency agrees to construct villas for each prospective purchaser of a plots of land as given herein. The cost of construction of the villa shall be paid by the prospective purchaser to Vendor no.1 or its nominee.
- 3.1.6. Members of the Mehta Family shall construct villa on 20 plots purchased by them at their risk and cost.
- 3.1.7. Villas of a standard look and type shall be constructed on each plot. Each plot shall be sold along with a villa constructed thereon.
- 3.1.8. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
- 3.1.9. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.10. Each villa shall have a separately metered electric power connection.
- 3.1.11. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.

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- 3.1.12. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
- 3.1.13. The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.14. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years from date of handing over possession of the completed villa or till the end of year 2026, whichever is later and all the villas in the project of Silveroak Villas shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any objections / objections.
- 3.1.15. The Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2034,
- 3.1.16. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of the villas.
- 3.2. The proposed project of development on the entire Total Land is styled as 'Silver Oak Villas' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Silver Oak Villas shall always be called as such and shall not be changed. The apartment complex is styled as 'Silver Oak Residency'.
- 3.3. The Vendor no. 1, M/s. Silveroak Villas LLP, members of the Mehta Family and Mrs. Tejal Modi shall be free to sell their share of plots/villas/flats to prospective purchasers without any let or hindrance or further reference to each other. The proposed housing complex of flats (Silver Oak Residency) and villas (Silver Oak Villas) shall be integrated into a single gated community with shared amenities and facilities like clubhouse, roads, infrastructure for water, electricity, etc. Prospective purchasers of these flats shall be entitled to enjoy the common amenities and facilities along with prospective purchasers of Silver Oak Villas.

#### 4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the vacant plot of land and/or constructed villa with plot of land to any intending purchaser.
- 4.2 The Vendor proposes to sell a vacant plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Plot.
- 4.3 Further, Vendor no. 1 and the Purchaser have agreed that Vendor no. 1 (through its nominees / agencies) shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

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- 4.4 The Purchasers of the villas in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual villa owners in the Housing Project.
- 4.5 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor or its nominees.
- 4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 The Vendor has executed sale deed in favour of the Purchaser on the condition that the Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor (or its nominees/agency) for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.
- 4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.
- 4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.

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5 DETAIL OF PLOT BEING SOLD:

- 5.6 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure-A attached to this deed.
- 5.7 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.
- 5.8 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.9 The plan of the Scheduled Plot is attached as Annexure-B herein and the layout plan of the Housing Project is attached as Annexure-C herein.

6 SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure-A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure-A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

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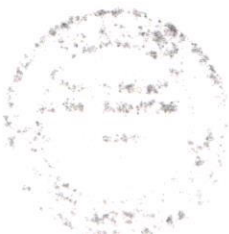
7 OWNERS ASSOCIATION:

- 7.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 7.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor. It is proposed that the monthly maintenance charges payable by the Purchaser to the Association/Vendor shall be Rs. 2/- per sft from the deemed date of completion of the Scheduled Villa. The rate shall be subject to change and periodic upward revision
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 7.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 7.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

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8 NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 8.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Land or Scheduled Plot and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

9 COMPLIANCE OF STATUTORY LAWS:

- 9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 9.1.1 The defense services or allied organizations.
- 9.1.2 Airports Authority of India.
- 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

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- 9.1.4 Fire department.
- 9.1.5 Electricity and water supply board.
- 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 9.1.7 Irrigation department.
- 9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.

**DESCRIPTION OF THE SCHEDULED LAND**

All that portion of the land area to the extent of Ac.6-18 gts., forming a party of survey 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) and bounded by:

|          |                                                                      |
|----------|----------------------------------------------------------------------|
| North By | Cherlapally Village                                                  |
| South By | Neighbours land in Sy. Nos. 5, 8, 9, 10, 13, 168                     |
| East By  | Neighbours land in Sy. Nos. 133, 136 & 137                           |
| West By  | HUDA Layout Developed by Silver oak Realty and Silver Oak Villas LLP |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESSES:**

1. 

2. 

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

  
Authorised Rep. Soham Modi

VENDOR  
(M/s. Modi Housing Pvt. Ltd.,  
Silver Oak Realty &  
Silver Oak Villas LLP rep by Mr. Soham Modi)



PURCHASER

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**ANNEXURE - A**

|    |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                              |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Names of Purchaser:                                                                                                                                                                                                                                                                                                              | Mr. Rajender Kodepaka, S/o. Mr. Sanjeevaiah Kodepaka                                                                                                                                                                                                                                         |
| 2. | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                       | R/o. H. No. 14-100, Subhash Colony, Bhupalapally, Jayashankar Bhupalapally District, Telangana-506 169.                                                                                                                                                                                      |
| 3. | Pan no. of Purchaser:                                                                                                                                                                                                                                                                                                            | BHEPK1458G                                                                                                                                                                                                                                                                                   |
| 4. | Aadhaar card no. of Purchaser:                                                                                                                                                                                                                                                                                                   | 3787 5458 5917                                                                                                                                                                                                                                                                               |
| 5. | Name address & registration no. of Owners Association                                                                                                                                                                                                                                                                            | M/s. Silver Oak Welfare Association' having its office at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no. 370 of 2021, dated 15.06.2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District. |
| 6. | Details of Scheduled Plot:                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                              |
|    | a. Plot no.:                                                                                                                                                                                                                                                                                                                     | 148                                                                                                                                                                                                                                                                                          |
|    | b. Plot area:                                                                                                                                                                                                                                                                                                                    | 161 Sq. yds.                                                                                                                                                                                                                                                                                 |
| 7. | Total sale consideration:                                                                                                                                                                                                                                                                                                        | Rs. 51,60,000/- (Rupees Fifty One Lakh and Sixty Thousand Only)                                                                                                                                                                                                                              |
| 8. | Details of Payments:                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                              |
|    | a. Rs.20,00,000/-(Rupees Twenty Lakhs Only) paid by way of banker cheque no.113543, dated 20-02-2021 issued by State Bank of India, RACPC, Himayathnagar, Hyderabad.                                                                                                                                                             |                                                                                                                                                                                                                                                                                              |
|    | b. Rs.25,00,000/-(Rupees Twenty Five Lakhs Only) paid by way of banker cheque no.095290, dated 04-12-2021 issued by State Bank of India, RACPC, Himayathnagar, Hyderabad.                                                                                                                                                        |                                                                                                                                                                                                                                                                                              |
|    | c. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of online transfer.                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |
| 9. | <b><u>Description of the Scheduled Plot:</u></b>                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                              |
|    | All that land forming plot no. 148, admeasuring about 161 sq. yds, in the housing project named 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) and bounded by: |                                                                                                                                                                                                                                                                                              |
|    | North by : Plot No. 149                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                              |
|    | South by : Plot No. 147                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                              |
|    | East by : 30' wide road                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                              |
|    | West by : Park                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                              |

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

Authorised Rep. Soham Modi

VENDOR

(M/s. Modi Housing Pvt. Ltd., Silver Oak Realty &  
Silver Oak Villas LLP rep by Mr. Soham Modi)

K. Rajender

PURCHASER

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Uppal



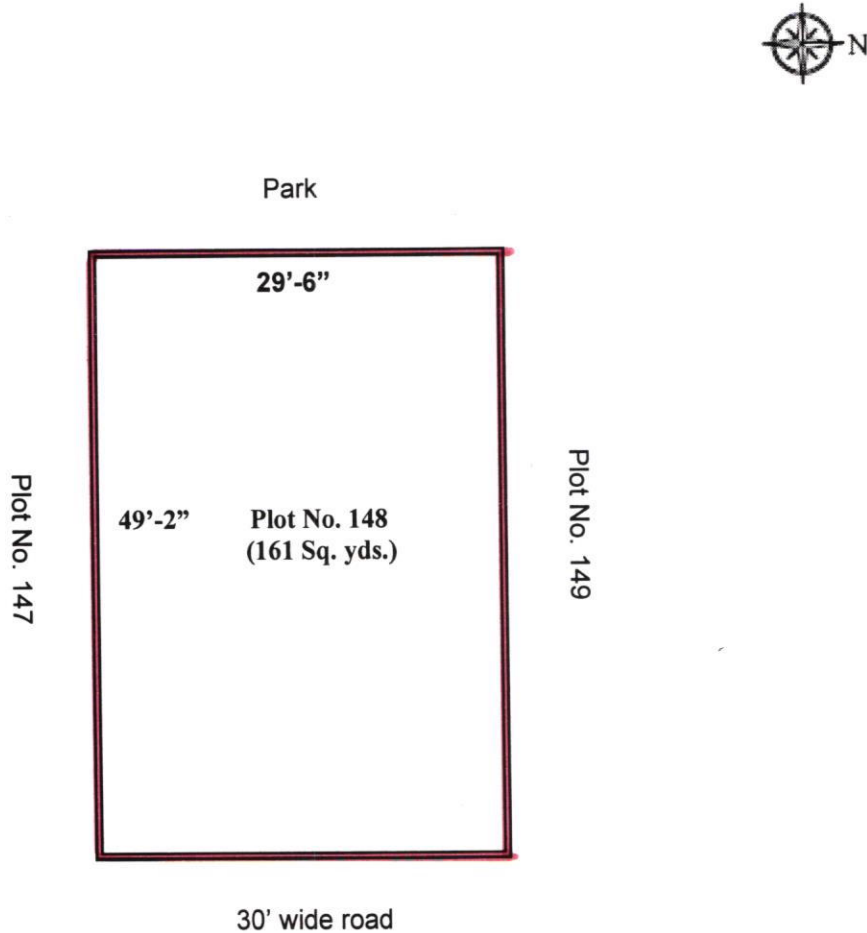
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ANNEXURE – B

Plan of the Scheduled Plot:



For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

Authorised Rep. Soham Modi

VENDOR

(M/s. Modi Housing Pvt. Ltd., Silver Oak Realty &  
Silver Oak Villas LLP rep by Mr. Soham Modi)

K. Rajender

PURCHASER

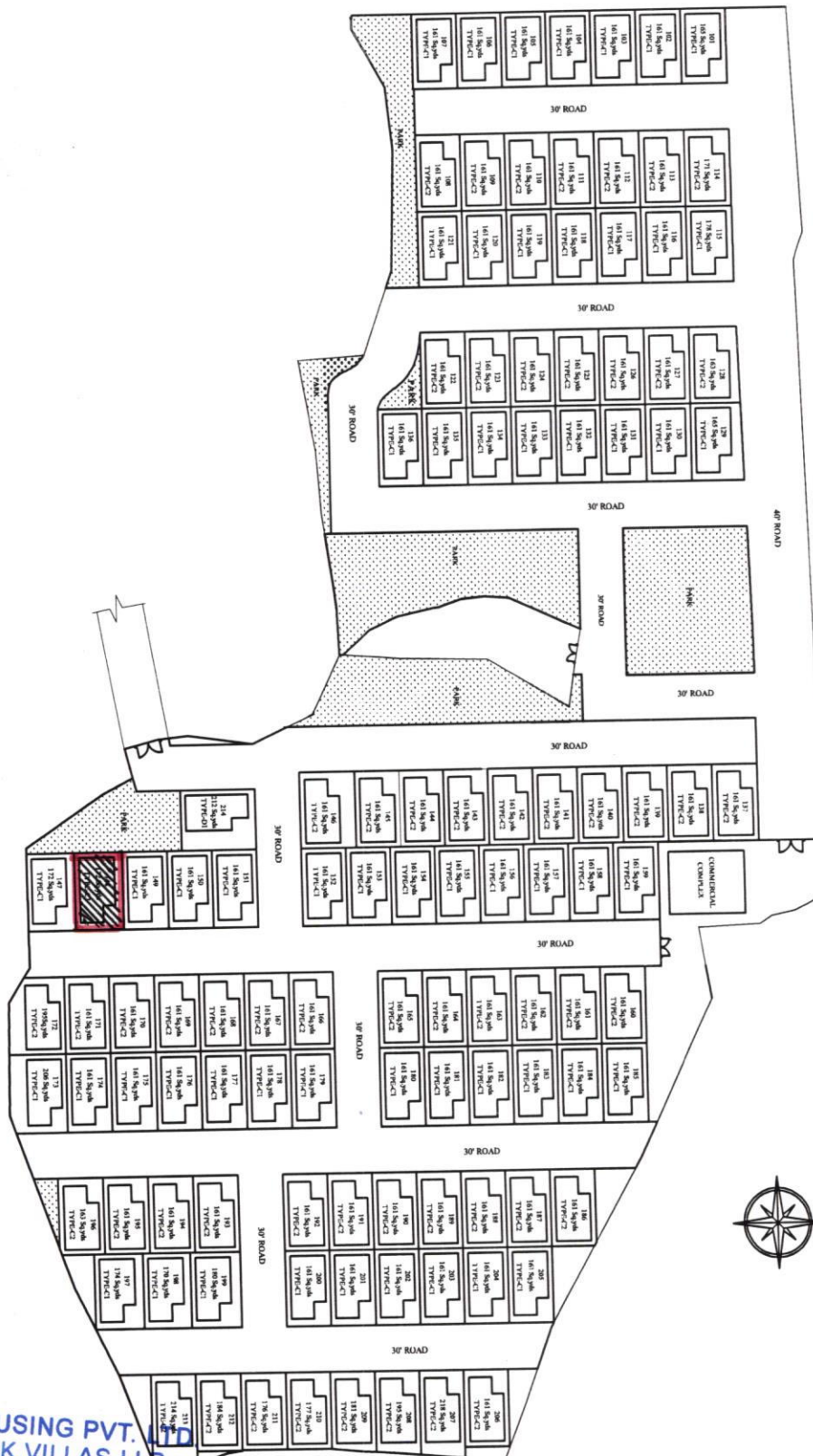
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10116/2025. Sheet 15 of 21 Joint Sub Registrar  
Uppal



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Layout plan of the Housing Project:



For MODI HOUSING PVT.  
SILVER OAK VILLAS LL  
SILVER OAK REALTY

Authorised Rep. Soham Modi  
VENDOR

(M/s. Modi Housing Pvt. Ltd., Silver Oak Realty & Silver Oak Villas LLP rep by Mr. Soham Modi)

K. Rajender  
PURCHASER



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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 |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



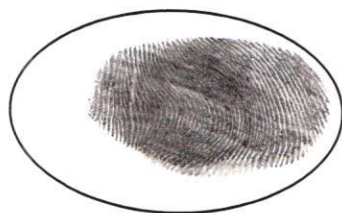
## VENDOR:

M/S. MODI HOUSING PVT. LTD. &  
M/S. SILVER OAK REALTY

&  
M/s. SILVER OAK VILLAS LLP  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
SOHAM MANSION, II FLOOR, M. G. ROAD  
SECUNDERABAD – 500 003,  
REP BY ITS AUTHORISED SIGNATORY:-  
MR. SOHAM MODI, S/O. LATE SATISH MODI.

**GPA FOR PRESENTING DOCUMENTS**  
**VIDE GPA NO. 387/BK-IV/2021, Dt. 08.10.2021,**  
**REGD. AT SRO, UPPAL:**

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



## PURCHASER:

MR. RAJENDER KODEPAKA  
S/O. MR. SANJEEVAIAH KODEPAKA  
R/O. H. NO. 14-100, SUBHASH COLONY  
BHUPALAPALLY  
JAYASHANKAR BHUPAAPALLY DISTRICT  
TELANGANA-506 169.



**SPECIAL POWER OF ATTORNEY:-** VIDE FILE  
No. 4764/Imp/2025, Dt. 26-06-25 @ DR. RAJENDRA  
MEDICAL  
MR. RAMANCHA SHIVA KUMAR  
S/O. MR. RAMANCHA RAJAIAH  
R/O. 3-65, POTHIREDDIPALLE  
VEENAVANKA MANDAL  
KARIMNAGAR, TELANGANA-505 129.  
AADHAAR NO. 3794 4099 4755.



## SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI HOUSING PVT. LTD.  
SILVER OAK VILLAS LLP  
SILVER OAK REALTY

Authorised Rep. Soham Modi

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF PURCHASER

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भारत सरकार  
GOVERNMENT OF INDIA



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



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం.  
280, రోడ్ నెం-25, పెద్దమ్మ  
తెంబలయం దగ్గర జుబిలీ హిల్స్  
ఖైరాతాబాద్, బంజారా హిల్స్  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MODI HOUSING PRIVATE  
LIMITED

31/12/2002  
Permanent Account Number

AADCM5906D



*[Handwritten signature]*



భారత ప్రభుత్వం  
Government of India



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

ఆధార్ అనేది సుదీర్ఘ బాధ్యత వహించే, పౌరసత్వం లేదా పుట్టిన తేదీ కి  
కాదు. ఇది దృఢీకరణలో మార్పులు ఉపయోగించాలి (ఆన్లైన్ వర్టిఫికేషన్  
లేదా QR కోడ్ / ఆఫ్లైన్ 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).

3287 6953 9204

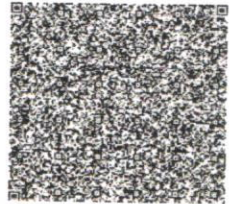
నా ఆధార్, నా సుధీర్ఘ



భారత విశిష్ట సుధీర్ఘ ప్రాధికార సంస్థ  
Unique Identification Authority of India



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



3287 6953 9204

VID : 9197 0409 3118 9935

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Government of India

ఆధార్

Download Date: 01/07/2020

Issue Date: 26/06/2020

రాజేందర్ కోడేపాక  
Rajender Kodepaka  
పుట్టిన తేదీ/DOB: 04/10/1986  
పురుషుడు/ MALE

3787 5458 5917  
VID : 9153 5629 0837 5118  
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

ఆధార్

వివరాలు:  
C/O సంజీవయ్య కోడేపాక, 14-100, సుభాష్ కాలనీ,  
భూపాలపల్లి, భూపాల పల్లి, వరంగల్,  
తెలంగాణ - 506169

Address:  
C/O Sanjeevaiah Kodepaka, 14-100, subhash  
colony, bhupalapally, Bhupalpalle, Warangal,  
Telangana - 506169

3787 5458 5917  
VID : 9153 5629 0837 5118

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAJENDER KODEPAKA  
SANJEEVAIAH KODEPAKA

04/10/1986  
Permanent Account Number  
BHEPK1458G

K. Rajender  
Signature

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, यू टी आई सी एल,  
प्लॉट नं: 3, सेक्टर 11, सी बी डी बेलपुर,  
नवी मुंबई-400 614.

K. Rajender

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10116/2025

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Download Date: 29/09/2021

Issue Date: 09/09/2021

రామచంద్ర శివకుమార్  
Ramancha Shivakumar  
పుట్టిన తేదీ/DOB: 13/03/1991  
పురుషుడు/ MALE  
Mobile No: 9000168277  
**3794 4099 4755**  
VID : 9196 4355 5427 8255

నా ఆధార్ - నా గుర్తింపు

భారతీయ విశిష్ట పరిచయ ప్రాధికారం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:  
నంబండ్రికులు: రామచంద్ర రాజయ్య, 3-65, వీణవంక  
మండల్, పోతిరెడ్డిపల్లె, కరీంనగర్,  
తెలంగాణ - 505129

Address :  
C/O: Ramancha Rajaiah, 3-65,  
Veenavanka Mandal, Pothireddipalle,  
Karimnagar,  
Telangana - 505129

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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

మల్గా రాకేశ్  
Malga Rakesh  
తండ్రి : మల్లా వెంకన్న  
Father : MALLA VENKANNA  
పుట్టిన సంవత్సరం/Year of Birth: 1991  
పురుషుడు / Male  
**2982 6082 0016**

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: ఇంటి నెం 14-27  
సుభాష్ కాలనీ, భూపాలపల్లి (సిటీ)  
భూపాలపల్లి, వరంగల్ జిల్లా, ఆంధ్ర ప్రదేశ్  
506169

Address: H NO 14-27,  
SUBHASH COLONY,  
Bhupalpalle, Bhupalapalli,  
Warangal, Andhra Pradesh,  
506169

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భారత ప్రభుత్వం  
Government of India

Aadhaar no issued: 20/04/2012

వస్పరీ అజయ్  
Vaspari Ajay  
పుట్టిన తేదీ DOB: 20/12/2004  
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ వైమోటికేషన్ లేదా QR కోడ్ / ఆఫ్‌లైన్ 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).

**9027 7044 0497**

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

విరునామా:  
S/O వస్పరీ ఎల్లయ్య, ఇంటి నెం. 3-57, రాంపూర్,  
నంగనూర్, రాంపూర్, మెదక్,  
ఆంధ్రప్రదేశ్ - 502375

Address:  
S/O Vaspari Yellaiah, H.No. 3-57, Rampoor,  
Nangnoor, PO: Rampur, DIST: Medak,  
Andhra Pradesh - 502375

**9027 7044 0497**

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

No.: 1507-1-10116/2025

Date: 19/07/2025

**CERTIFICATE OF TRANSFER/ MUTATION**

As per the powers conferred on the Sub-Registrar under Sub-section (3) & (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)**.

|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VLTN/Assessment No.</b>                                              | 6011019499                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Survey No.</b>                                                       | 11,12,14,15,16,17,18,294                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Plot No.</b>                                                         | 148                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>District</b>                                                         | MEDCHAL-MALKAJGIRI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Circle Name</b>                                                      | KAPRA, GHMC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Locality</b>                                                         | CHERLAPALLI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Transferor ( Name of previous PT Assessee in the Tax Records)</b>    | <ol style="list-style-type: none"> <li>1. PALLE NARAYANA REDDY (S/o. LATE P MALLA REDDY)</li> <li>2. PALLE RAVINDER REDDY (S/o. LATE NARSA REDDY ALIAS NARSI REDDY)</li> <li>3. M/S SILVER OAK VILLAS LLP REP BY SOHAM MODI (AUTHORIZED SIGNATORY) (S/o. LATE SATISH MODI)</li> <li>4. M/S MODI HOUSING PVT. LTD REP BY SOHAM MODI (DIRECTOR) (S/o. LATE SATISH MODI)</li> <li>5. PALLE PRABHAKAR REDDY (S/o. LATE NARSA REDDY ALIAS NARSI REDDY)</li> <li>6. PALLE SUSHEELA (W/o. P NARASIMHA REDDY)</li> <li>7. M/S SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA &amp; MODI HOMES ) REP BY SOHAM MODI (AUTHORIZED SIGNATORY) (S/o. LATE SATISH MODI)</li> <li>8. K. PRABHAKAR REDDY (GPA HOLDER) (S/o. K. PADMA REDDY)</li> <li>9. PALLE RENUKA (W/o. PALLE BAL REDDY)</li> <li>10. PALLE PURUSHOTHAM REDDY (S/o. LATE P SARABHA REDDY)</li> <li>11. PALLE VENKAT REDDY (S/o. LATE P MALLA REDDY)</li> <li>12. M/S SILVER OAK REALTY (AGPA HOLDER) REP BY SOHAM MODI (AUTHORIZED SIGNATORY) (S/o. LATE SATISH MODI)</li> <li>13. PALLE SANJEEV REDDY (S/o. LATE P SAI REDDY )</li> <li>14. PALLE PRATAP REDDY (S/o. LATE RAM REDDY)</li> <li>15. PALLE VENKAT RAM REDDY (S/o. LATE P SARABHA REDDY)</li> <li>16. PALLE NARSIMHA REDDY (S/o. LATE P MALLA REDDY)</li> </ol> |
| <b>Transferee ( Name of PT Assessee now entered in the Tax Records)</b> | 1. RAJENDER KODEPAKA (R/o. SANJEEVAIAH KODEPAKA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Document Registration No.</b>                                        | 1507-10116/2025 [1]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Document Registration Date</b>                                       | 19/07/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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.



Signature of Sub-Registrar  
( UPPAL )