



Government of Telangana
Registration And Stamps Department

7526/2017

Payment Details - Citizen Copy - Generated on 13/06/2017, 12:21 PM

SRO Name: 1507 Uppal

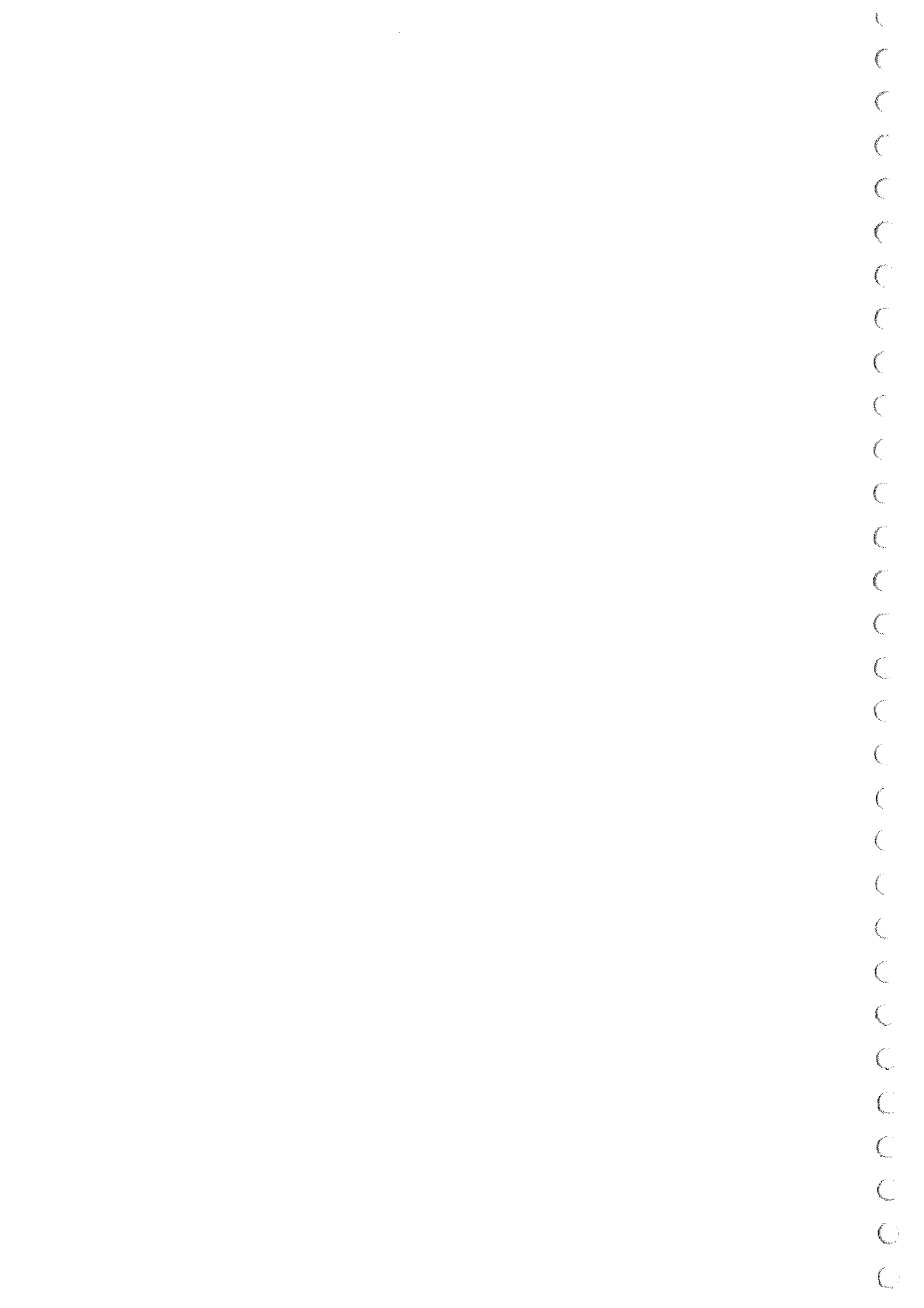
Receipt No: 8197

Receipt Date: 13/06/2017

Name: GAURANG MODY		CS No/Doc No: 7818 / 2017	
Transaction: Sale Agreement Without Possession		Challan No:	E-Challan No: 488UNA090617
Chargeable Value: 52760000	DD No:	Challan Dt:	E-Challan Dt: 12-JUN-17
Bank Name:	DD Dt:	Bank Branch:	
E-Challan Bank Name: SBH		E-Challan Bank Branch: SBH INB	
Account Description	Amount Paid By		
Registration Fee	Cash	Challan	DD
Deficit Stamp Duty	50000		E-Challan
User Charges			20000
			263700
Total:			100
			283800
In Words: RUPEES TWO LAKH EIGHTY THREE THOUSAND EIGHT HUNDRED ONLY			

Prepared By: PARAMESHWAR

Revised
Signature by SR
REGISTRAR
UPPAL



05/01/2018

7526/2017



తెలంగాణ తెలంగాణ TELANGANA
S.No. 6295 Date: 09-03-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: SILVER OAK VILLAS LLP

G 823858
K. SATISH KUMAR
LICENSED STAMP VENDOR
LIC No. 16-05-059/2012,
R.No. 16-05-029/2015
Plot No. 227, Opp. Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 31st day of March, 2017 at Hyderabad by and between:

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, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its duly authorized representative Mr. Gaurang Mody (Director, Modi Properties Pvt. Ltd.,) S/o. of Mr. Jayantilal Mody, aged about 49 years hereinafter referred as the VENDOR.

AND

M/s. Silver Oak Villas LLP a Limited Liability Partnership Firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Designated Partner Shri Soham Modi, son of late Sri Satish Modi, aged about 47 years hereinafter referred as the PURCHASER.

The expressions of Vendor and Purchaser shall mean include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successor in interest assignees, nominees and the like.

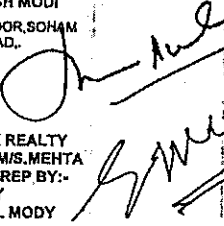
For SILVER OAK REALTY

For SILVER OAK VILLAS LLP

Designated Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 and 1 on the 13th day of JUN, 2017 by Sri Gaurang Mody
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SOHAM MODY:13jue [1507-1-2017-7918]	M/S.SILVER OAK VILLAS LLP REP BY ITS:-SOHAM MODI S/O. LATE.SATISH MODI 5-4-187/3 & 4 II FLOOR,SOHAM MANSION,M.G.ROAD., SECUNDERABAD	
2	EX		 GAURANG MODY:13jue [1507-1-2017-7818]	M/S.SILVER OAK REALTY (FORMERLY AS M/S.MENTA & MODI HOMES) REP BY:- GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4 II FLOOR,SOHAM MANSION,M.G.ROAD., SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 K.PRABHAKAR REDDY [1507-1-2017-7918]	K.PRABHAKAR REDDY AMBERPET, HYD
2		 CH.V.RAMANAREDDY [1507-1-2017-7818]	CH.V.RAMANAREDDY GREEN HILLS COLONY, HYD

13th day of June, 2017

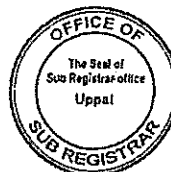
Signature of Sub Registrar

Uppal

Bk: 1, CS No 7818/2017 & Doct No
7526/2017 Sheet 1 of 8
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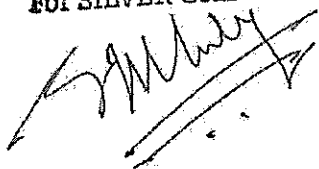
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WHEREAS:

- A. The Vendor herein is the sole and absolute owner and possessor of land admeasuring about Ac. 6-18 Gts. equivalent to 31,218 sq yds forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal-Malkajgiri District (old Ranga Reddy District) having purchased the same from P. Sanjeeva Reddy & others vide Sale Deeds bearing document Nos. 12465/2007 dated 05.10.2007 (Ac.4-00 gts) and 1359/2007 dated 07.02.2008 (Ac.3-00 gts) registered at SRO, Uppal, Ranga Reddy District.
- B. Out of the total land of Ac.7-00 gts the Vendor has re-conveyed in favour of Shri. Ramakrishna Reddy & others a portion of land admeasuring Ac. 0-22 gts equivalent to 2,662 sq yds vide sale deed No. 7459/2008 dated 31.07.2008 registered at SRO, Uppal, Ranga Reddy District. The Vendor is in possession of the balance land admeasuring Ac. 6-18 gts.
- C. The Vendor has further purchased Ac. 7-37 gts., forming a part of Sy. Nos. 11, 12, 13, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District. purchased from P. Sanjeev Reddy and others, by way of Agreement of Sale cum GPA registered as document no. 4784/08 dated 17.05.2008 at SRO, Uppal.
- D. The Vendor has made an application for building permit under group housing scheme to GHMC (File no.56688/19/12/2015) for an extent of 21,378 sq yds of land (herein after referred to as the Scheduled Land and more fully described in the schedule given hereunder) out of the total land owned by it. GHMC has favorably considered the application for building permit and has issued a demand letter for payment of fees and charges (letter no. 56688/19/12/2015 dated 30.03.2017). The details of proposed development are as follows:
- The land is proposed to be divided into 68 plots of land.
 - Villas are proposed to be constructed on each plot.
 - Provision has been made for roads, parks and other open areas as required in the bye-laws.
 - Amenities block is proposed to be constructed on about 436 sq.yds of land.
 - An additional portion of land admeasuring about 1002 sq yds (208 sq. yds + 794 sq.yds) is earmarked for future development. A housing complex is proposed to be constructed on that land.
- E. The details of the layout of the proposed group housing is attached as Annexure - A herein. The details of the plot number and area of each plot are given in Annexure - B attached herein.
- F. The Purchaser has approached the Vendor for developing the group housing scheme for which application for building permit has been applied for. The Purchaser has made the following proposal to the Vendor and the Vendor has accepted the same.
- The Vendor shall sell plot nos. 1 to 28, 33 to 68 (64 plots) to the Purchaser by way of this agreement at the rate of Rs. 5,000/- per sq yd.
 - The Purchaser shall develop the entire group housing scheme on the Scheduled Land at its risk and cost.
 - The Purchaser shall pay the building permit fees and charges to GHMC and other authorities.
 - The Purchaser shall develop all common amenities like roads, parks, amenities block and provide utility services like water, electricity, drainage, etc. at its cost.

For SILVER OAK REALTY



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	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	263700	0	0	0	263800
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	283800	0	0	0	283900

Rs. 263700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 52760000/- was paid by the party through E-Challan/BC/Pay Order No. 488UNA090617 dated 12-JUN-17 of SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 283800/-, DATE: 12-JUN-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 019279491, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: SILVER OAK VILLAS (LLP).

Date:

13th day of June, 2017

Signature of Registering Officer
Uppal

23 JUNE 2017 1939

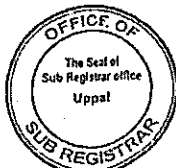
Bk No 7818/2017 & Doct No 7526/2017 Sheet 2 of 8 Sub Registrar Uppal

1వ పుస్తకము 2017 నం|| 1939 శా.స.పు. 7526 వ
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు సెంటరు 1507-1-2526:2017 ఇవ్వబడినది
2017 నం|| 1939 నెల|| 13 వ తేది.

సబ్-రిజిస్ట్రారు
ఉప్పల



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- e. The Vendor shall pay all taxes, levies, charges, etc., related to the group housing scheme that are payable for the period prior to the date of this agreement. The Vendor shall be responsible for cost of obtaining NOCs from any statutory authorities or government to enable the Purchaser to develop the group housing scheme.
- f. The lands or plots not specifically sold to the Purchaser shall continue to be owned by the Vendor herein.
- g. Other open areas, roads and land pertaining to the amenities block in the group housing scheme on the Scheduled Land that is not specifically sold to the Purchaser shall be enjoyed by the prospective purchasers of the plots/villas without anyone claiming ownership of such common areas.
- h. Plot nos. 29 to 32 (4 plots) have been mortgaged to GHMC as a precondition for releasing of building permit. The Vendor agrees to sell these plots to the purchaser or its nominees on a later date and at a price agreed to mutually.

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

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor has agreed to sell to the Purchaser and the Purchaser have agreed to purchase plot nos. 1 to 28 and 33 to 68 (64 plots) having a total area of 10,552 sq yds forming a part of Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal Malkajgiri District (old Ranga Reddy District) for a total consideration of Rs. 5,27,60,000/- (Rupees Five Crores Twenty Seven Lakhs Sixty Thousand only) calculated at the rate of Rs. 5,000/- per sq yd. These plots are collectively hereinafter referred to as the Scheduled Plots.
2. That the Purchaser has agreed to pay the total sale consideration mentioned herein to the Vendor within one year from the date of this agreement.
3. The VENDOR hereby covenants that the Scheduled Plots are the absolute property belonging to it only and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Plots or any portion thereof. The Vendor gives warranty of title to the Purchaser and indemnifies the Purchaser against any loss it may be put to on account of defect in the title of the Scheduled Plots.
4. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Plots/ Scheduled Land payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.
5. That the VENDOR shall execute and register sale deeds, agreement of sale, agreement of sale cum GPA, GPA or other deeds either in favour of the Purchaser or in favour of its nominees on receipt of the agreed consideration. It is hereby agreed that the PURCHASER shall be entitled for registration of sale deeds/GPAs in its favour or in favour of its nominees, for a part/ portion of the Scheduled Plots for which proportionate payment has been received by the VENDOR from time to time.
6. The VENDOR shall permit the PURCHASER to enter into the Scheduled Land for the group housing scheme including the Scheduled Plots in order to undertake development works like making roads, compound wall, construction of villas, construction of amenities block, provision of utility services, development of parks, etc.

For SILVER OAK REALITY

For SILVER OAK REALITY

For SILVER OAK VILLAS LLP

Partner

Designated Partner

Designated Partner



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7. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement entered into herein.

SCHEDULE OF THE LAND

ALL THAT land admeasuring about 21,378 sq yds forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal Malkajgiri District (old Ranga Reddy District) under S.R.O. Uppal marked in red in the plan enclosed.

North by : Village Settlement

South by : Sy. Nos. 5, 8, 9, 10, 13 & 168

East by : Vendors' Land

West by : 60' wide road (Proposed 100' wide road)

SCHEDULE OF THE PLOTS

Details of plot nos. 1 to 28 and 33 to 68 (64 plots) forming a part of the Scheduled Land being sold by Vendor to the Purchaser is given under, *Admeasuring 10,552 Sq. Yds.*

Sl. No.	Plot No.	Area of plot in sq yds	Sale consideration in Rs.
1.	1	161	8,05,000
2.	2	161	8,05,000
3.	3	161	8,05,000
4.	4	161	8,05,000
5.	5	161	8,05,000
6.	6	161	8,05,000
7.	7	161	8,05,000
8.	8	161	8,05,000
9.	9	196	9,80,000
10.	10	197	9,85,000
11.	11	161	8,05,000
12.	12	161	8,05,000
13.	13	161	8,05,000
14.	14	161	8,05,000
15.	15	161	8,05,000
16.	16	161	8,05,000
17.	17	161	8,05,000
18.	18	161	8,05,000
19.	19	161	8,05,000
20.	20	161	8,05,000
21.	21	161	8,05,000
22.	22	161	8,05,000
23.	23	179	8,95,000
24.	24	161	8,05,000
25.	25	161	8,05,000
26.	26	161	8,05,000
27.	27	161	8,05,000
28.	28	161	8,05,000

For SILVER OAK REALTY

Partner

For SILVER OAK VILLAS LLP

Shared Partner

For SILVER OAK VILLAS LLP

Designated Partner

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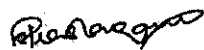
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29.	33	161	8,05,000
30.	34	161	8,05,000
31.	35	161	8,05,000
32.	36	161	8,05,000
33.	37	161	8,05,000
34.	38	161	8,05,000
35.	39	161	8,05,000
36.	40	161	8,05,000
37.	41	196	9,80,000
38.	42	161	8,05,000
39.	43	161	8,05,000
40.	44	161	8,05,000
41.	45	161	8,05,000
42.	46	161	8,05,000
43.	47	161	8,05,000
44.	48	161	8,05,000
45.	49	161	8,05,000
46.	50	161	8,05,000
47.	51	161	8,05,000
48.	52	161	8,05,000
49.	53	161	8,05,000
50.	54	161	8,05,000
51.	55	161	8,05,000
52.	56	161	8,05,000
53.	57	161	8,05,000
54.	58	161	8,05,000
55.	59	191	9,55,000
56.	60	196	9,80,000
57.	61	197	9,85,000
58.	62	184	9,20,000
59.	63	161	8,05,000
60.	64	161	8,05,000
61.	65	161	8,05,000
62.	66	161	8,05,000
63.	67	161	8,05,000
64.	68	161	8,05,000
Total		10,552	5,27,60,000

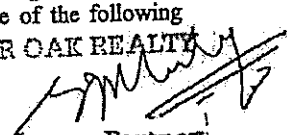
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

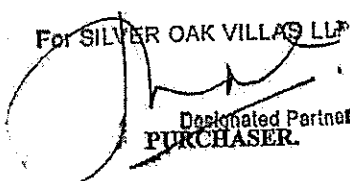
1. 

2. 

For SILVER OAK REALTY


VENDOR Partner

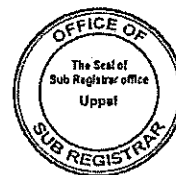
For SILVER OAK VILLAS LLP


Designated Partner,
PURCHASER.



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Annexure - A

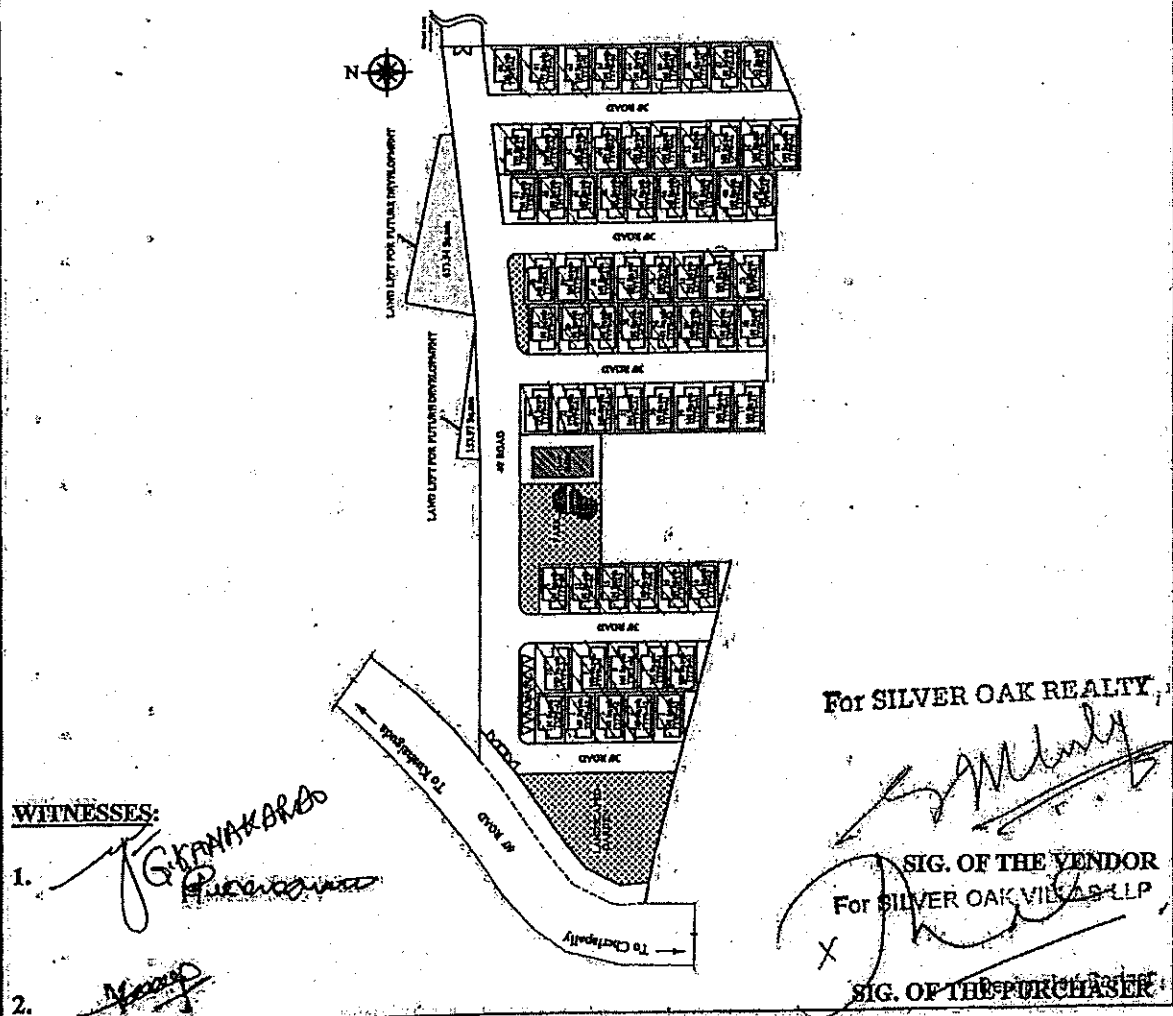
Registration Plan for Agreement of Sale showing 64 Nos of residential plots in the proposed gated community lay-out cum group housing forming part of Survey Nos. 11,12, 14 to 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana.

VENDOR: SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES) REPRESENTED BY ITS DULY AUTHORISED REPRESENTATIVE SHRI. GAURANG MODY S/O. SHRI. JAYANTILAL MODY

PURCHASER: M/S. SILVER OAK VILLAS LLP REPRESENTED BY ITS DESIGNATED PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI.

REFERENCE: **SCALE:** **INCL:** **EXCL:**

PLOTTED AREA: **10,552, SQ.YDS** **OR** **SQ. MTRS** **OR** **SQ.FT**



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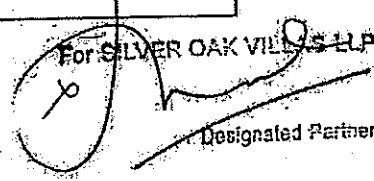
ANNEXURE - B
Details of of Plot Nos and area of each plot

Plot No.	Plot Area in sq yds	Plot No.	Plot Area in sq yds
1	161	51	161
2	161	52	161
3	161	53	161
4	161	54	161
5	161	55	161
6	161	56	161
7	161	57	161
8	161	58	161
9	196	59	191
10	197	60	196
11	161	61	197
12	161	62	184
13	161	63	161
14	161	64	161
15	161	65	161
16	161	66	161
17	161	67	161
18	161	68	161
19	161		
20	161		
21	161		
22	161		
23	179		
24	161		
25	161		
26	161		
27	161		
28	161		
33	161		
34	161		
35	161		
36	161		
37	161		
38	161		
39	161		
40	161		
41	196		
42	161		
43	161		
44	161		
45	161		
46	161		
47	161		
48	161		
49	161		
50	161		

For SILVER OAK REALTY



For SILVER OAK VILLAS LLP

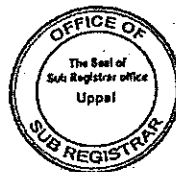


Designated Partner



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VENDOR:

[illegible]

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
19414974
Tamil Nadu
ANANDAPURAM
19414974

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2017 & Doct No
Sheet 8 of 8 Sub Registrar
Uppal



The Seal of
Sub Registrar office
Uppal