



Government of Telangana
Registration And Stamps Department

9154/2016

Payment Details - Citizen Copy - Generated on 29/07/2016, 03:48 PM

SRO Name: 1507 Uppal

Receipt No: 9793

Receipt Date: 29/07/2016

Name: K.PRABHAKAR REDDY

CS No/Doct No: 9598 / 2016

Transaction: Sale Agreement Without Possession

Challan No:

E-Challan No:

Chargeable Value: 12000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt:

Bank Name:

Bank Branch:

E-Challan Bank Name:

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

20,000

0

Deficit Stamp Duty

59,900

0

User Charges

100

0

Total:

80,000

0

In Words: RUPEES EIGHTY THOUSAND ONLY

REFUND
SUB-REGISTRAR
UPPAL

Prepared By: PARAMESHWAR

Signature by SR

SUB-REGISTRAR
UPPAL

5/2/20

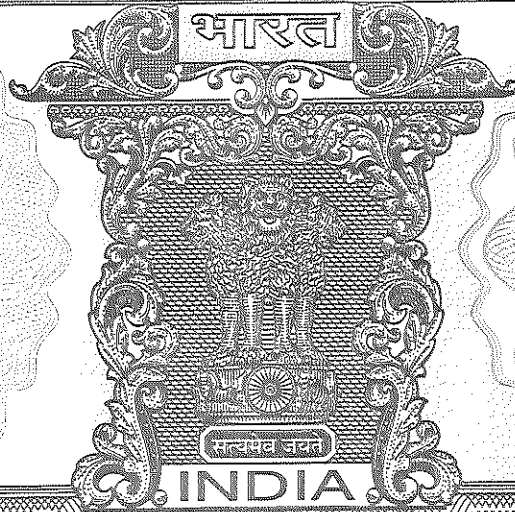
9598/16

9154/2016

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 5130 Dt. 26/3/16 Rs. 50/-

SOLD TO Ramachandryulu s/o Late. L. Raghavendar Rao

For Whom Silver Oak Realty R/o sec'bad

345766
The Advocates' Mutual Aided Co-operative Society Ltd.
Rep. By: Prahlad Paul, Licensed Stamp Vendor,
LIC.No. 1609-025 of 2014, City Civil Court Premises,
Secunderabad, Telangana State, Phone No: 040-27608165

AGREEMENT OF SALE

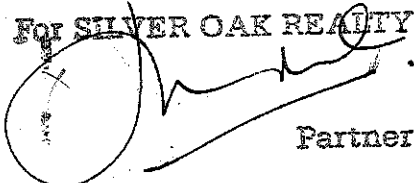
This Agreement of Sale is made and executed on this the 31st day of March 2016 at Secunderabad by and between:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a registered partnership having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 46 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter collectively referred to as the VENDOR which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignees, etc.

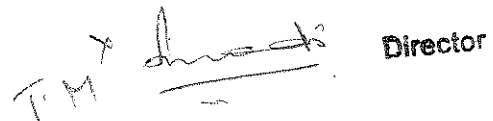
IN FAVOUR OF

M/s. Modi Properties & Investments Pvt Ltd a company incorporated under companies act of 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Director Mrs. Tejal Modi, Wife of Sri Soham Modi, aged about 45 years, Occupation: Doctor, hereinafter referred to as the PURCHASER which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.

For SILVER OAK REALTY

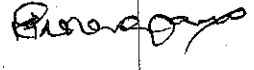
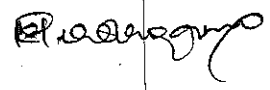

Partner

For Modi Properties & Investments Pvt. Ltd.

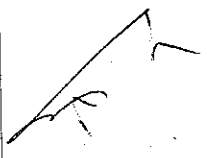

Director

Presentation Endorsement:

Presented in the Office of the Joint 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 3 and 4 on the 29th day of JUL, 2016 by Sri K.Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 TEJAL MODI::29/07 [1507-1-2016-9598]	K.PRABHAKAR REDDY(R)/M/S.MODI PROPERTIES & INVESTMENTS PVT LTD (REP BY DIRECTOR:- TEJAL MODI) . SOHAM MODI 5-4-187/3 & 4 M.G.ROAD., SECUNDERABAD	
2	EX		 SOHAM MODI::29/07 [1507-1-2016-9598]	K.PRABHAKAR REDDY(R)/M/S.SILVER OAK REALTY (MEHTA & MODI HOMES) (REP BY ITS M.PARTNER:-SOHAM MODI) . SATISH MODI 5-4-187/3 & 4,M.G.ROAD., SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 C. RAMESH::29/07/2 [1507-1-2016-9598]	C. RAMESH 1-3-176/D/2, KAVADIGUDA, HYD,	
2		 M. MAHENDAR::29/07 [1507-1-2016-9598]	M. MAHENDAR 28-77, YADAVA BASTI, NEREDMET, HYD,	

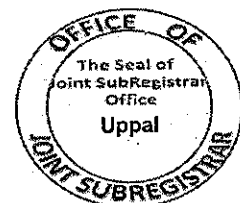
29th day of July, 2016

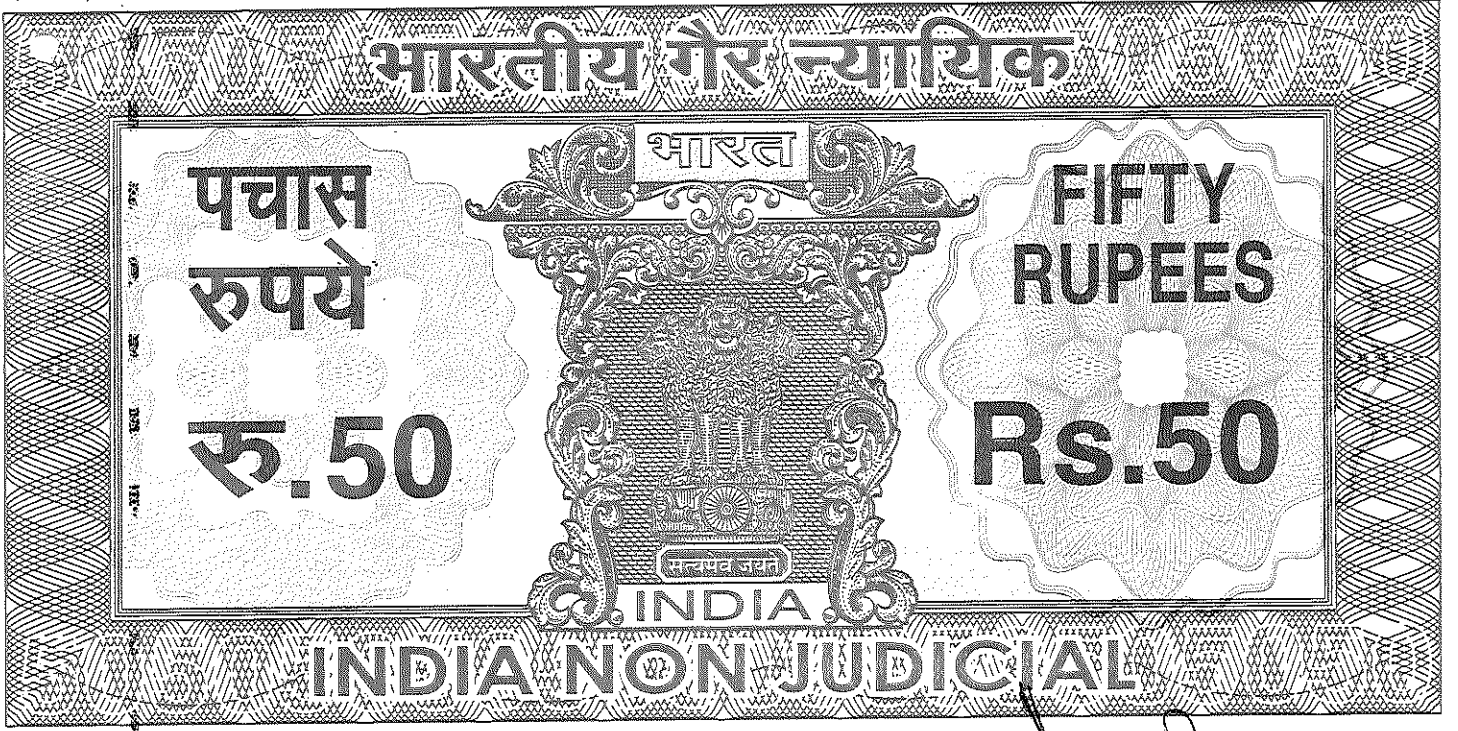
Signature of Joint SubRegistrar 16 Uppal

Bk-1, CS No 9598/2016 & Doct No. 9154/2016. Sheet 1 of 7 Joint SubRegistrar 16 Uppal



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తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 51/31..... Dt. 26/3/16. Rs. 50/-

SOLD TO: Ramacharyulu s/o Late. L. Raghavender Rao

For Whom: Silver Oak Realty R/o sec'bad.

C 345767
The Advocates' Mutually Aided Co-operative Society Ltd.
Rep. By: Pranlad Patel, Licensed Stamp Vendor.
LIC. No. 1809-025 of 2014, City Civil Court Premises,
Secunderabad, Telangana State. Phone No: 040-27808165

-2-

WHEREAS:

- A) The VENDOR is the owner of agricultural land admeasuring Ac.0-16 ½ gts bearing part of Sy. No. 34 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District having purchase the same from Kommu Swamy and others vide Sale Deed bearing document No. 1759/06 dated 27.01.2006 registered at S.R.O, Uppal, R. R. Dist.
- B) The VENDOR herein have agreed to sell and the PURCHASER has agreed to Purchase the Scheduled Property for a total consideration of Rs.1,20,00,000/- (Rupees One Crore and Twenty Lakhs Only) and on the terms and conditions given hereunder.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor have agreed to sell to the Purchaser the Schedule Property for a total consideration of Rs. 1,20,00,000/- (Rupees One Crore and Twenty Lakhs only).
2. That in pursuance of the agreement of sale the PURCHASER paid an amount of Rs. 1,00,00,000/- (Rupees One Crore Only) as advance to the Vendor, who having received the same and acknowledged in a separate stamped receipt.
3. That the VENDOR and PURCHASER have mutually agreed that the balance consideration amount shall be paid within 60 (sixty) days of this agreement.

For SILVER OAK REALTY

Partner

For Modi Properties & Investments Pvt. Ltd.

Director

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

Description of Fee/Duty	In the Form of						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	0	59900	0	0	60000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	20000	0	0	20000
User Charges	NA	0	0	100	0	0	100
Total	100	0	0	80000	0	0	80100

Rs. 59900/- 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. 0/- was paid by the party through Cash.

Date: 29th day of July, 2016

Signature of Registering Officer
Uppal

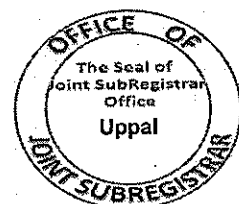
Bk - 1, CS No 9598/2016 & Doct No 9154/2016. Sheet 2 of 7
Joint Sub Registrar 16
Uppal

1వ పుస్తకము 2016 సం॥ 1938 కా.శ.పు. 9154
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1. 9154 2016 జనవరి నెంబరు
2016 సం॥ 29 నెంబరు వ తేది

K. MADHUSUDAN REDDY
JOINT SUB-REGISTRAR-16.
UPPAL.



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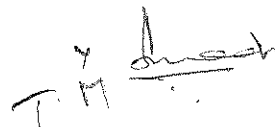


4. That the VENDOR covenant that they are the absolute owners and possessors of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Schedule Property and to transfer all the rights.
5. The VENDOR hereby covenant that the Scheduled Property was the absolute property belonging to them only and no other person other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.
6. The VENDOR hereby declare and covenant that they are the true and lawful owners of the Scheduled Property. The VENDOR hereby covenant that no other person(s) other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.
7. The VENDOR further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
8. The VENDOR hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of the Scheduled Property.
9. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property 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.
10. That the VENDOR shall execute and register sale deeds 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 Property for which proportionate payment has been received by the VENDOR from time to time.
11. The VENDOR hereby grant license to the PURCHASER to enter into the Scheduled Property in order to undertake development works like leveling, clearing, laying access roads, erecting fence or compound wall, etc. The PURCHSER shall not claim possession of the Scheduled Property until the sale consideration is paid and conveyance deeds/GPAs are executed in its favour.

For SILVER OAK REALTY

Partner

For Modi Properties & Investments Pvt. Ltd.

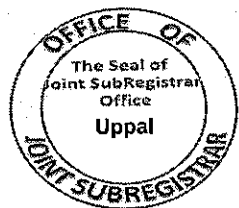

T.M.

Director

Bk-1, CS No. 9598/2016 & Doct No
9154 / 2016. Sheet 3 of 7
Joint SubRegistrar
Uppal



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12. At the request of the PURCHASER the VENDOR have agreed to sign, from time to time, all such documents, deeds, applications, forms that may be required for the purposes of obtaining permits or sanctions from the concerned authorities for change of land use or construction of layout/houses/flats or any other kind of development/construction activity. The VENDOR have also agreed to sign, from time to time, all such documents, deeds, applications, forms that may be required for the purposes of obtaining water and electric power connections.
13. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement entered into herein.
14. The VENDOR and the PRUCHASER hereby undertake to register this agreement of sale as and when called upon by the PURCHASER to do so. The expenses of stamp duty and registration charges of this agreement and all other incidental expenses shall be borne by the PURHCASER in full.

SCHEDULE OF THE PROPERTY

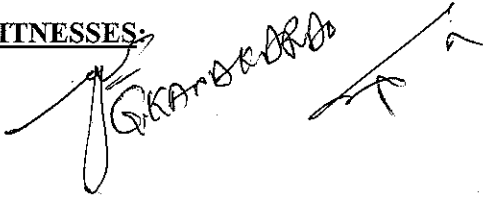
ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 0-16 ½ Gts., forming a part of Sy. Nos. 34 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal marked in red in the plan enclosed and further detailed as under:

North	: Neighbours land in Sy. No. 34
South	: Neighbours land in Sy. No. 34
East	: Land in Sy. No. 31 belonging to Vendor
West	: Land in Sy. No. 35 to 39 belonging to Vendor

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.

A. Sambasiv Rao


For SILVER OAK REALTY


Partner
VENDOR.

For Modi Properties & Investments Pvt. Ltd.


PURCHASER. Director

Bk-1, CS No 9598/2016 & Doct No
91524/2016. Sheet 4 of 7
Joint SubRegistrar
Uppal



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Registration Plan for Agreement of Sale Showing Agricultural Land Forming Part of Survey No. 34, Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Ranga Reddy District, Telangana .

VENDOR: SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES) REPRESENTED BY ITS

MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI

PURCHASER: MODI PROPERTIES & INVESTMENTS PVT LTD REPRESENTED BY ITS DIRECTOR

Mrs. TEJAL MODI W/O. SHRI. SOHAM MODI.

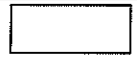
REFERENCE:

SCALE:

INCL:



EXCL:



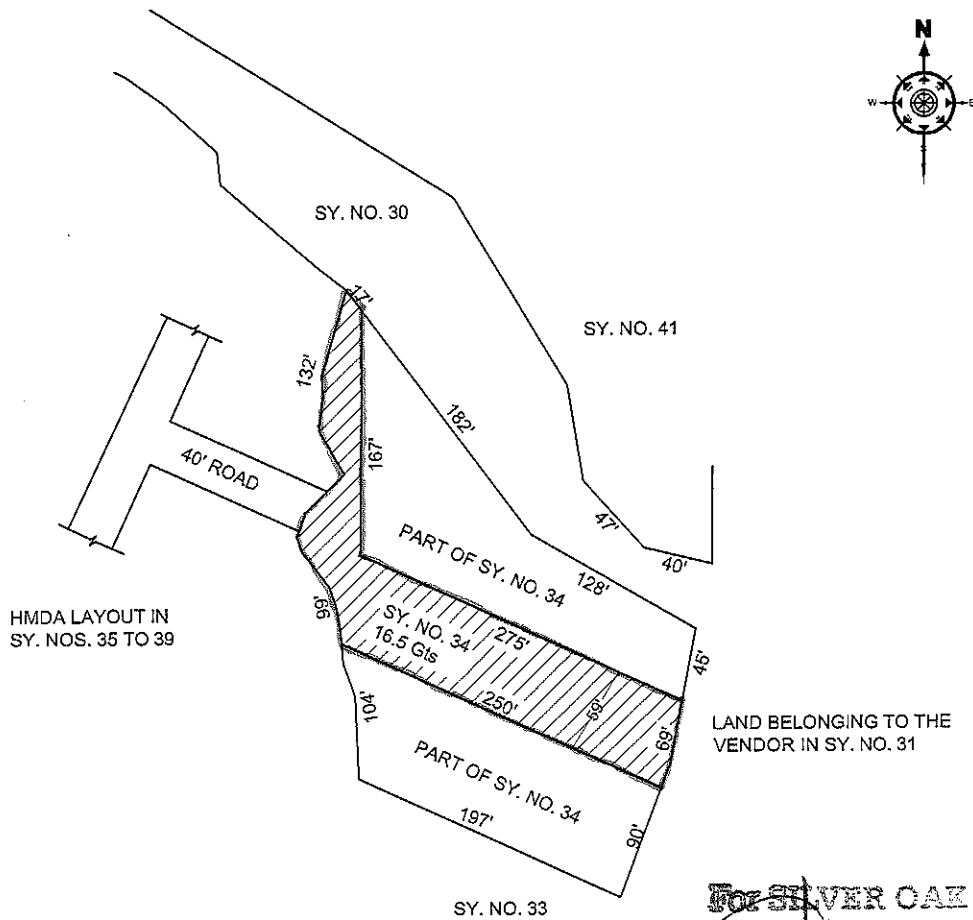
AREA:

Ac.0-16 1/2 gts

SQ.FT

OR

SQ. MTRS.



WITNESSES:

1.

2.

For SILVER OAK REALTY

Partner

SIG. OF THE VENDOR

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE PURCHASER

Bk - 1, CS No 9598/2016 & Doc No
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Uppal

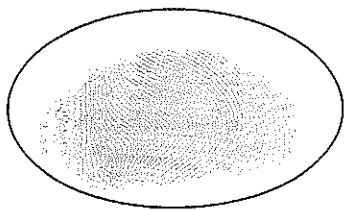


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

SILVER OAK REALTY (formerly known as
Mehta & Modi Homes)

Having its registered office at 5-4-187/3 &4,
II Floor, Soham Mansion, M.G. Road,
Secunderabad - 500 003.

Represented by its Managing Partner
Shri. Soham Modi S/o. Late. Shri. Satish Modi

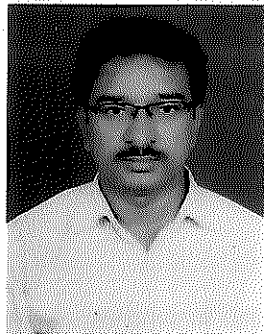
SPA for VENDOR & PURCHASER.

K. PRABHAKAR REDDY

S/o. K. PADMA REDDY

Age. 41

R/o. 5-4-187/3 &4, M.G. Road
SEC-13 AD - 500 003.



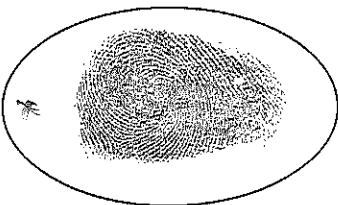
PURCHASER:

MODI PROPERTIES & INVESTMENTS
PRIVATE LIMITED.

Having its registered office at 5-4-187/3 &4,
II Floor, Soham Mansion, M.G. Road,
Secunderabad - 500 003.

Represented by its Director

Dr. Mrs. Tejal Modi W/o. Shri. Soham Modi



Witnesses:

1.

2. A. Saubhagichar

For SILVER OAK REALTY

Partner

Signature of the Executant(s)

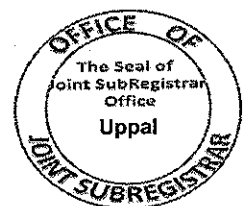
For Modi Properties & Investments Pvt. Ltd.

Director

Bk-1, CS No 9598/2016 & Doct No
9154/2016. Sheet 6 of 7 Joint SubRegistrar16
Uppal



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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCM4761E

नाम /NAME
MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
28-06-1994

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADDPM3623R

नाम /NAME
TEJAL SOHAM MODI

पिता का नाम /FATHER'S NAME
JAYANTI LAL MODI

जन्म तिथि /DATE OF BIRTH
19-10-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
G. RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Permanent Account Number
AKRPR1896C

भारत सरकार
GOVT. OF INDIA

04042007

आयकर विभाग
INCOME TAX DEPARTMENT
P. ABHAKAR REDDY
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AMSRPR8106E

भारत सरकार
GOVT. OF INDIA

0062008

आयकर विभाग
INCOME TAX DEPARTMENT
M. MAHENDAR
MALLES MANDA
20/07/1978
Permanent Account Number
AQAPM0412C

भारत सरकार
GOVT. OF INDIA

0074010

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Handwritten signature

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9154/2016 Sheet 7 of 7 Joint SubRegistrar
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