

Government of Telangana  
Registration And Stamps Department

7524/2017

Payment Details - Citizen Copy - Generated on 13/06/2017, 12:01 PM

Receipt No: 8194

Receipt Date: 13/06/2017

OO Name: 1507 Uppal

Name: SOHAM MODI  
Transaction: Sale Deed  
Chargeable Value: 3240000  
Bank Name:  
Challan Bank Name: SBH

DD No:

CS No/Doct No: 7770 / 2017  
Challan No:  
Challan Dt:  
DD Dt:  
Bank Branch:  
E-Challan Bank Branch: SBH INB

E-Challan No: 584IL3090617  
E-Challan Dt: 12-JUN-17

Account Description  
Registration Fee  
Transfer Duty /TPT  
Deficit Stamp Duty  
User Charges

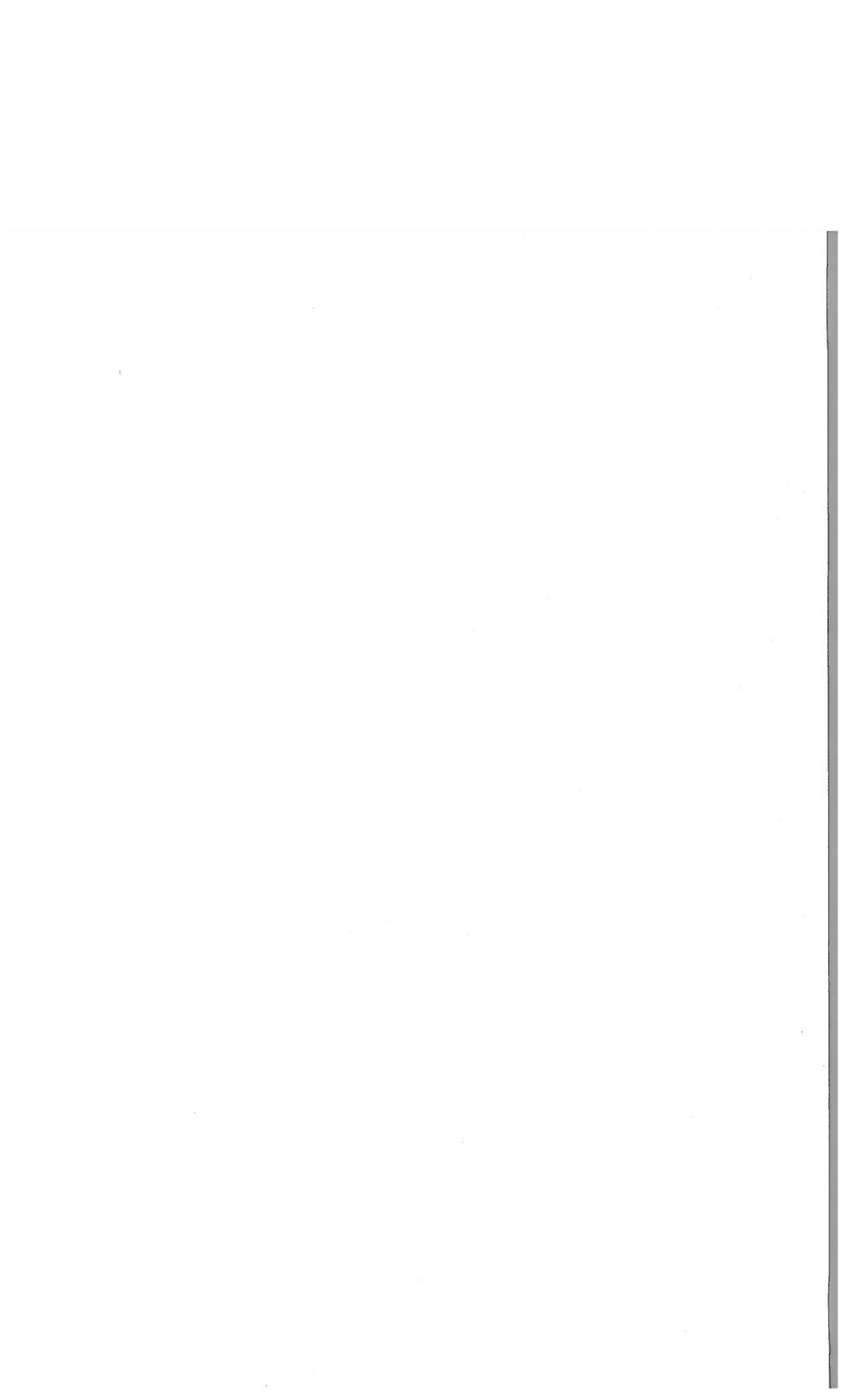
Amount Paid By  
Challan DD  
SUB-REGISTRAR  
UPPAL

E-Challan  
16200  
48600  
129500  
100  
194400

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

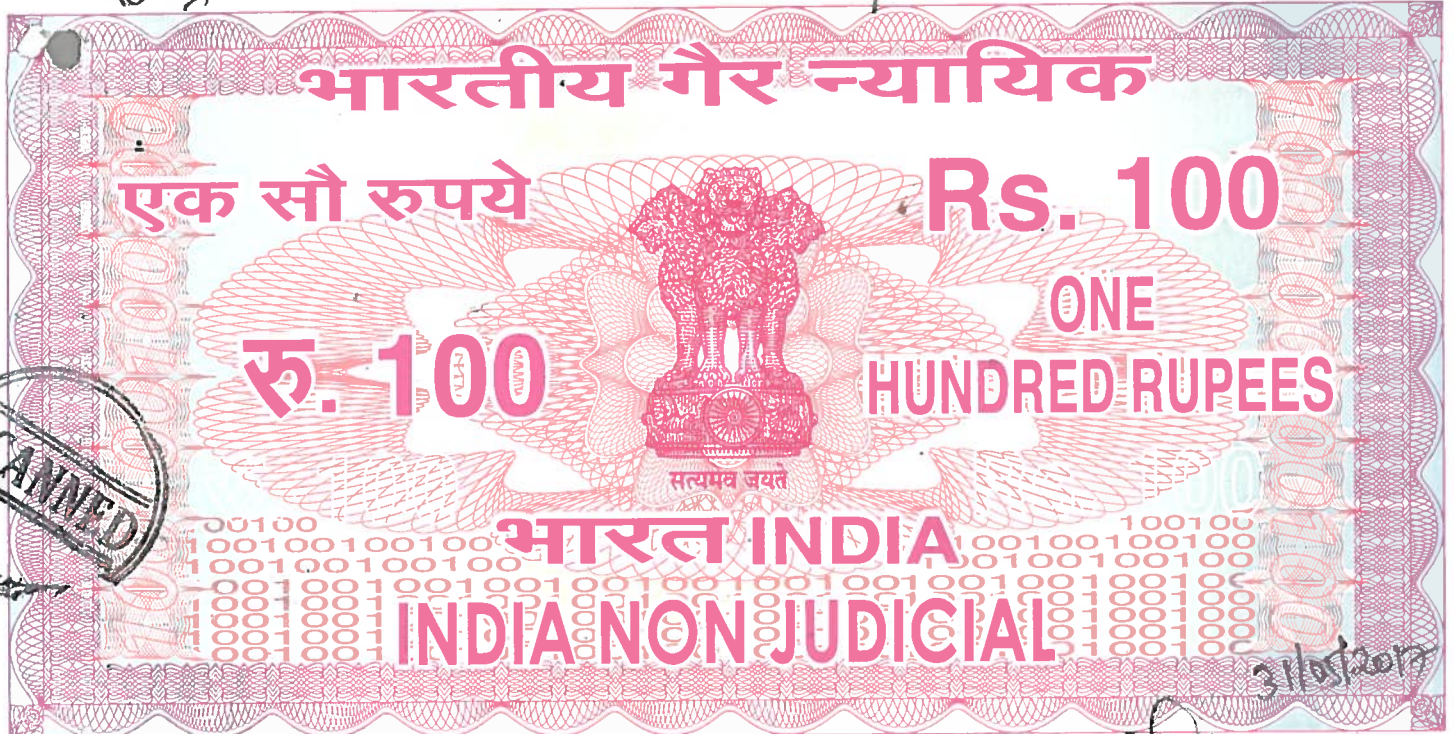
Prepared By: PARAMESHWAR

*Praveen*  
Signature by SR  
REGISTRAR  
UPPAL



7524/2017

7524/2017



తెలంగాణ తెలంగాణ TELANGANA

*[Signature]* H 419755

S.No. 13652 Date: 31-05-2017

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

Sold to: Ramesh

S/o. W/o. D/o. Late Narsing Rao

For Whom: Summit Builders

**SALE DEED**

This Sale Deed is made and executed on this the 12<sup>th</sup> of June 2017 at Secunderabad by :

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. Late. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter collectively referred to as the VENDOR

**IN FAVOUR OF**

M/s. Summit Builders a registered partnership firm 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 aged about 47 years hereinafter referred to as the PURCHASER



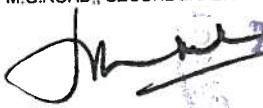
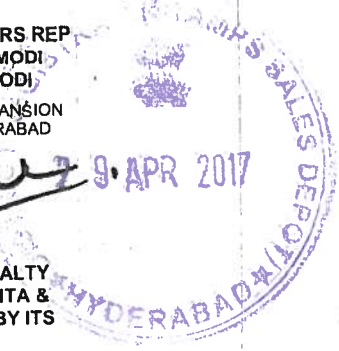



The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representatives, executors, nominee, assignees, etc.

*[Signature]*  
For SILVER OAK REALTY  
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. 16200/- paid between the hours of 12 and 1 on the 13th day of JUN, 2017 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SOHAM MODI: 13/06 [1507-1-2017-7770]	M/S.SUMMIT BUILDERS REP BY ITS MP:-SOHAM MODI S/O. LATE.SATISH MODI 5-4-187/3 & 4 SOHAM MANSION M.G.ROAD, SECUNDERABAD	 9. APR 2017 
2	EX		 SOHAM MODI: 13/06 [1507-1-2017-7770]	M/S.SILVER OAK REALTY (FORMERLY AS MEHTA & MODI HOMES) REP BY ITS MP:-SOHAM MODI S/O. LATE.SATISH MODI PLOT.NO.280 RD.NO.25,JUBILEE HILLS., HYDERABAD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1507-1-2017-7770]	K.PRABHAKARREDDY 2-3-84,AMBERPET,HYD	
2		 CH.V.RAMANAREDDY [1507-1-2017-7770]	CH.V.RAMANAREDDY GREEN HILL COLONY,HYD	

13th day of June, 2017

Signature of  Sub Registrar  
Uppal

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 Sub Registrar Sheet 1 of 5 Uppal  
*Rise*





**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 equivalent to 31,218 Sq.yds.
- C. The Purchaser herein have approached the Vendor to sell a portion of the above land admeasuring 648 sq.yds (equivalent to 541.81 sq.mtrs) which was left for future development forming a part of the above referred land and the Vendor herein have agreed to sell the said land to the Purchaser. Land admeasuring 648 sq.yds (equivalent to 541.81sq.mtrs) forming a part of Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana is hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder.
- D. The Vendor herein have agreed to sell and the Purchaser have agreed to purchase the Schedule Property for a total consideration of **Rs.32,40,000/-** (Rupees Thirty Two Lakhs and Forty Thousand only) and on the terms and conditions given hereunder.

**NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:**

1. In pursuance of the agreement the Purchaser has paid the aforesaid total consideration of **Rs.32,40,000/-** (Rupees Thirty Two Lakhs and Forty Thousand only) and the receipt of which admitted and acknowledged by the Vendor.
2. That the Purchaser has verified the title and extent of the Schedule Property and is fully satisfied with the title and extent of the property. The Purchaser agrees to not raise any objection on this count hereafter.
3. That the Vendor has delivered to the Purchaser physical possession of the Scheduled Land. Henceforth, the Vendors shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or any one claiming through them. There is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor herein above mentioned.
4. The Vendors have delivered all copies of the title deeds link documents, tax receipts etc., to the Purchaser on this date.

**FOR SILVER OAK REALTY**  
  
**Partner**

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	129500	0	0	0	129600
Transfer Duty	NA	0	48600	0	0	0	48600
Reg. Fee	NA	0	16200	0	0	0	16200
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>194400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>194500</b>

Rs. 178100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16200/- towards Registration Fees on the chargeable value of Rs. 3240000/- was paid by the party through E-Challan/BC/Pay Order No ,584IL3090617 dated ,12-JUN-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 194400/-, DATE: 12-JUN-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 019512472, REMITTER NAME: K. PRABHAKAR REDDY , EXECUTANT NAME: SILVER AOK REALTY, CLAIMANT NAME: SUMMIT BUILDERS) .

Date:

13th day of June, 2017

23<sup>వ</sup> జూన్ 1939

Signature of Registering Officer  
Uppal

*(Handwritten Signature)*

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1వ పుస్తకము 2017 సం॥ 193. శా.శ.పు. 7524 వ  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం  
 గుర్తింపు నెంబరు 1507-1-7524-2017 ఇవ్వడమైనది  
 2017 సం॥ 13<sup>వ</sup> జూన్ నెల 13 వ తేది.

*(Handwritten Signature)*  
 నబ-రిజిస్ట్రారు  
 ఉప్పల్



5. The VENDOR hereby declare, covenant and agree with the Purchaser that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the Purchaser with respect to the title and assist the Purchaser in getting mutation effected in Municipal/ Revenue records or Government Authorities at the expense of the Purchaser.

**SCHEDULE OF THE LAND**

ALL THAT land admeasuring about 648 sq yds (equivalent to 541.81 sq.mtrs) forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Kapra Mandal (old Ghatkesar Mandal), Medchal Malkazgiri District (old Ranga Reddy District) under S.R.O. Uppal marked in red in the plan enclosed.

North by : Cherlapally Village Settlement  
South by : 40' wide road  
East by : Vendors' Land  
West by : Sy. No. 293

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

Partner  
VENDOR.

For SUMMIT BUILDERS

Partner  
PURCHASER.



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Uppal

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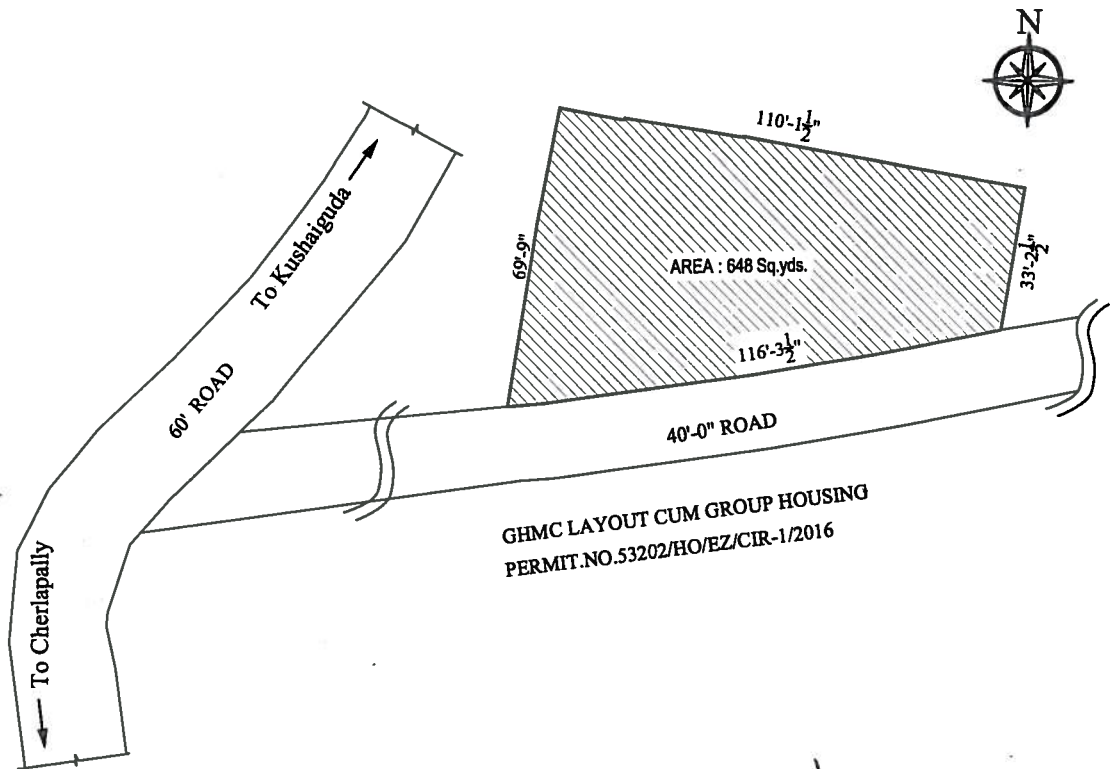
Registration Plan for Sale Deed showing a portion of land in Sy. Nos. 11,12, 14 to18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkazgiri District, Telangana .

VENDOR: M/S. SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES)  
REP. BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. SHRI. SATISH MODI.

PURCHASER: M/S. SUMMIT BUILDERS REP. BY ITS PARTNER SHRI. SOHAM MODI  
S/O. LATE. SHRI. SATISH MODI.

REFERENCE: SCALE: INCL:  EXCL:

PLOT AREA: 648, SQ.YDS OR 541.81 SQ. MTRS OR SQ.FT



**WITNESSES:**

- 1.
- 2.

For SILVER OAK REALTY

Partner  
SIG. OF THE VENDOR

For SUMMIT BUILDERS

SIG. OF THE PURCHASER



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Uppal

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**VENDOR:**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

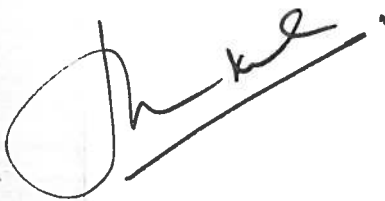

नाम /NAME  
**SOHAM SATISH MODI**

पिता का नाम /FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर /SIGNATURE  
*Signature*

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





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
**AWSP6104E**

Signature





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA  
ANJI REDDY CHEERUKA  
05/03/1972  
Permanent Account Number  
**AHNPC8363Q**

Signature





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