

Government of Telangana
Registration And Stamps Department

7525 / 2017

Payment Details - Citizen Copy - Generated on 13/06/2017, 11:58 AM

Receipt Date: 13/06/2017

RO Name: 1507 Uppal

Receipt No: 8193

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 1040000
Bank Name:
E-Challan Bank Name SBH

DD No:


CS No/Doct No: 7771 / 2017
Challan No:
Challan Dt:
DD Dt:
Bank Branch:
E-Challan Bank Branch: SBH INB

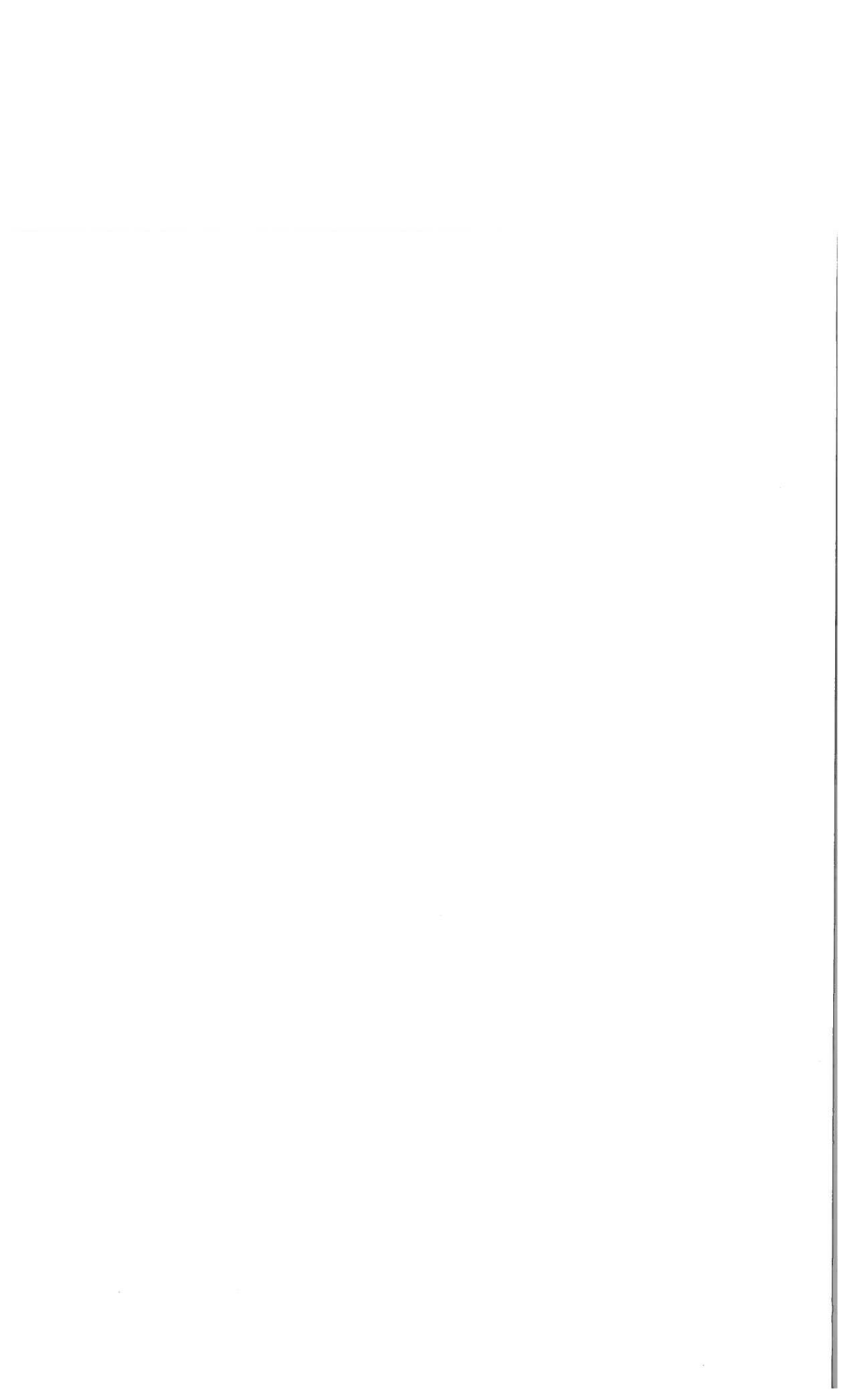
E-Challan No: 631CUL090617
E-Challan Dt: 12-JUN-17

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				5200
Transfer Duty /TPT				15600
Deficit Stamp Duty				41500
User Charges				100
Total:				62400

Total:
In Words: RUPEES SIXTY TWO THOUSAND FOUR HUNDRED ONLY

Prepared By: PARAMESHWAR

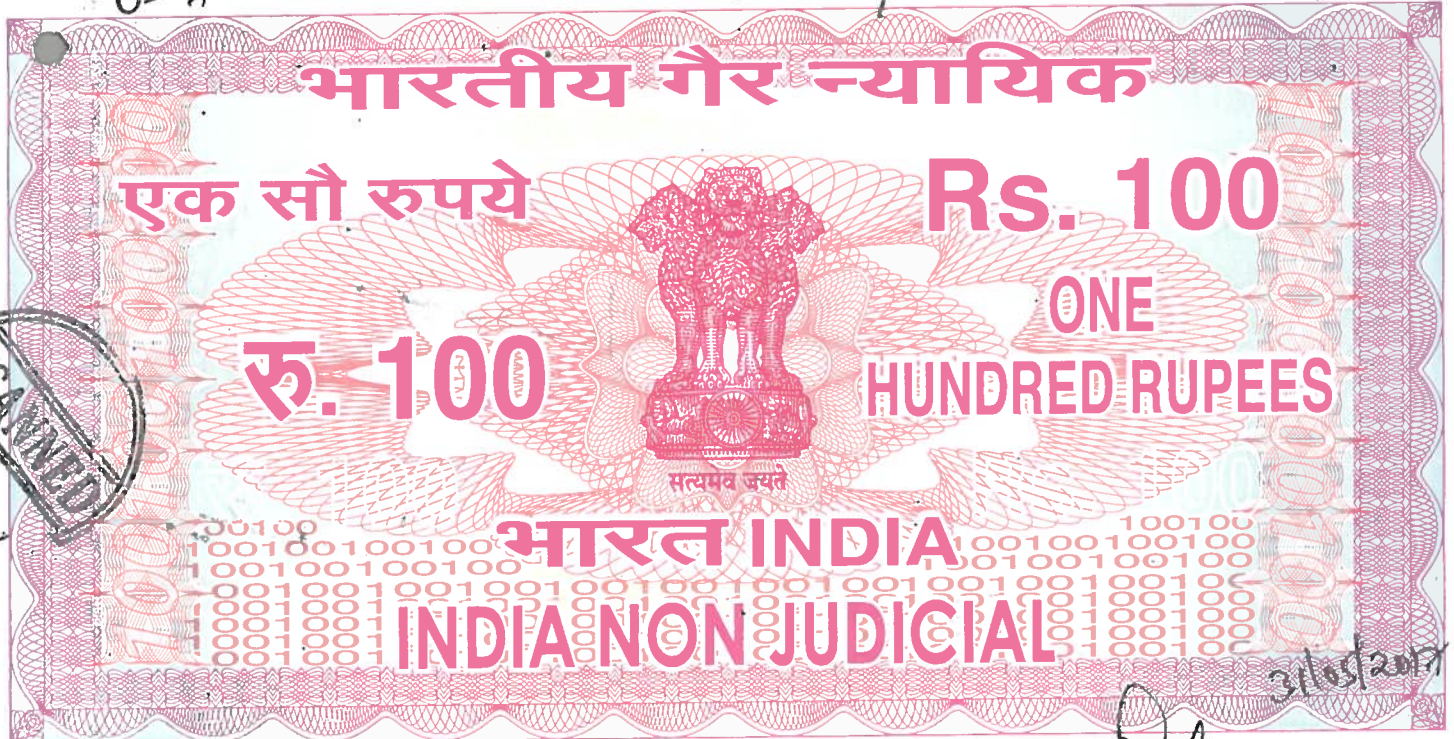

Signature by SR
REGISTRAR
UPPAL



02/27/17

7525/2017

17/3



తెలంగాణ తెలంగాణ TELANGANA

[Handwritten Signature]

H 419758

S.No. 13655 Date: 31-05-2017

Sold to: Ramesh

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

For Whom: Summit Housing LLP.

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

SALE DEED

This Sale Deed is made and executed on this the 12th 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 Housing LLP a limited liability partnership firm 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 Designated Partner Shri. Soham Modi S/o. Late Shri. Satish Modi aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the PURCHASER






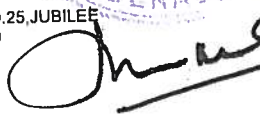
The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representatives, executors, nominee, assignees, etc.

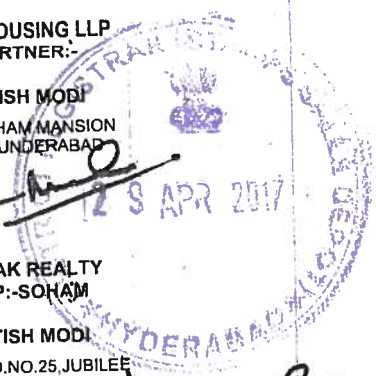
[Handwritten Signature]
 For SILVER OAK REALTY
 Partner

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. 5200/- 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 [1507-1-2017-7771]	M/S.SUMMIT HOUSING LLP REP BY ITS PARTNER:- SOHAM MODI S/O. LATE.SATISH MODI 5-4-187/3 & 4 SOHAM MANSION M.G.ROAD,, SECUNDERABAD	
2	EX		 SOHAM MODI::13/06 [1507-1-2017-7771]	M/S.SILVER OAK REALTY 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		 K.PRABHAKARREDDY [1507-1-2017-7771]	K.PRABHAKARREDDY 2-3-84,AMBERPET,HYD	
2		 [1507-1-2017-7771]	CH.V.RAMANAREDDY GREEN HILL COLONY,HYD	

13th day of June, 2017

Signature of  Sub Registrar
Uppal

BK-1, CS No 7771/2017 & Doct No
 752512017
 Sub Registrar
 Uppal



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 the land admeasuring 208 sq.yds (equivalent to 173.91 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 208 sq.yds (equivalent to 173.91 sq.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. 10,40,000/- (Rupees Ten 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. 10,40,000/- (Rupees Ten 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	41500	0	0	0	41600
Transfer Duty	NA	0	15600	0	0	0	15600
Reg. Fee	NA	0	5200	0	0	0	5200
User Charges	NA	0	100	0	0	0	100
Total	100	0	62400	0	0	0	62500

Rs. 57100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5200/- towards Registration Fees on the chargeable value of Rs. 1040000/- was paid by the party through E-Challan/BC/Pay Order No ,631CUL090617 dated ,12-JUN-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 62400/-, DATE: 12-JUN-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 019418827,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: SILVER OAK REALTY.CLAIMANT NAME: SUMMIT HOUSING LLP).

Date:

13th day of June, 2017

23 వ జూన్ 1939 58

Signature of Registering Officer
Uppal

Bk -1, CS No 7771/2017 & Doct No 7525/2017 Sheet 2 of 5 Sub Registrar Uppal

1వ పుస్తకము 2017 నం||1939 శా.శ.పు. 7525 వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-2525-2017 ఇవ్వడమైనది
2017 సం|| 5 నెల 13 వ తేది.

సబ్-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 208 sq.yds (equivalent to 173.91 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 : Sy. No. 293 & Village Settlement
South by : 40' wide road
East by : Land belongs to the Vendor
West by : Land belonging to Ramakrishna Reddy & others

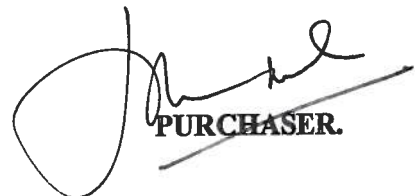
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. 

2. 


For SILVER OAK REALTY
Partner
VENDOR.


PURCHASER.

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7525/2017 Sheet 3 of 5 Sub Registrar
Uppal

Prave



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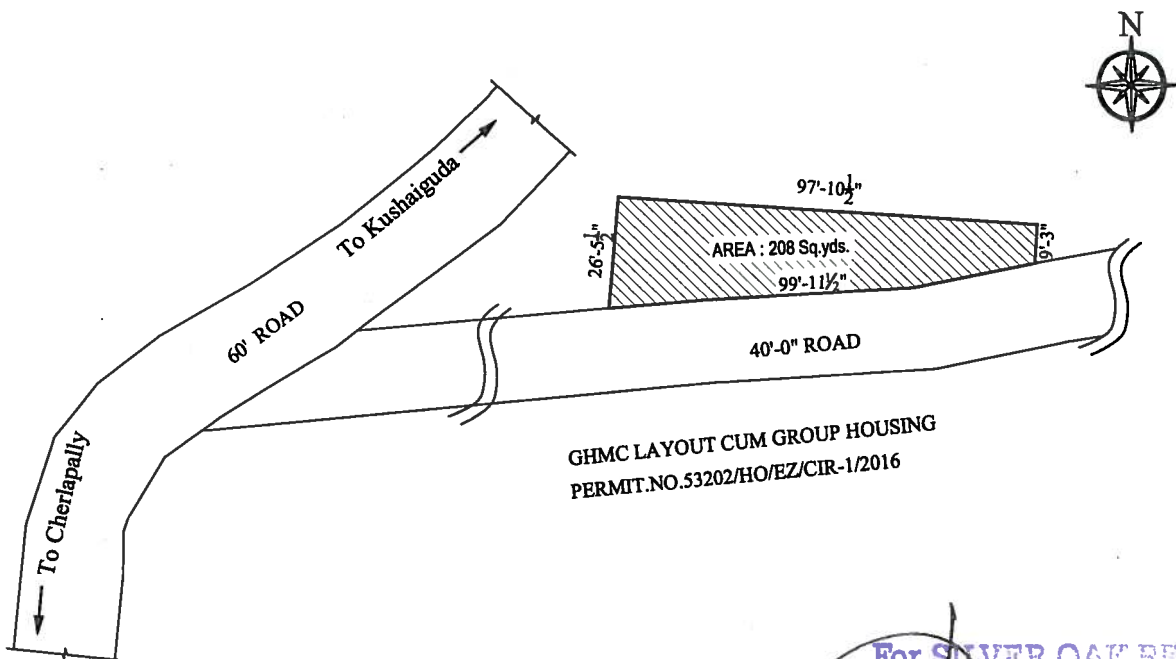
Registration Plan for Sale Deed showing a portion of land in Sy. Nos. 11,12, 14 to18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana .

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

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

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

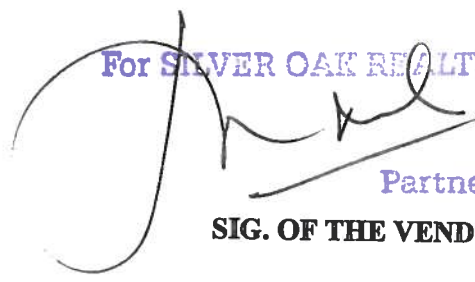
PLOT AREA: **208 SQ.YDS** **OR** **173.91 SQ.MTRS** **OR** **SQ.FT**

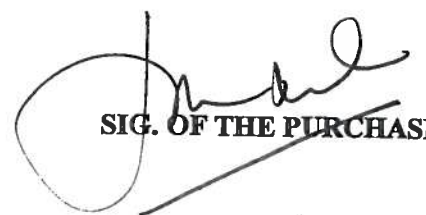


WITNESSES:

1. 

2. 

For SILVER OAK REALTY

Partner
SIG. OF THE VENDOR


SIG. OF THE PURCHASER




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7525/2017 Sheet 4 of 5 Sub Registrar
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
Soham Modi


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

Handwritten signature: Soham

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E



Signature
Prabhakkar


10062008

Handwritten signature: Prabhakkar

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
V Ramana Reddy

Handwritten signature: V Ramana Reddy



1 CS No 7771/2017 & Doct No
7.5.2017 Sheet 5 of 5 Sub Reg
Uppal

HDFC BANK

AC PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

12062017

Pay **COMMISSIONER GHMC*******

अदा करे
Rupees
रुपये

ONE THOUSAND FORTY ONLY.

Or Order
या उनके आदेश पर

₹ **1,040.00**

FC **HDFC BANK LTD.**

For **HDFC BANK LTD.**

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 804212104145

Vijay
B21326
Sham
C14647
AUTHORISED SIGNATORIES

Please sign above

⑈ 190949⑈ 500240003⑈ 999989⑈



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