

**Government of Telangana
Registration And Stamps Department**

8392/18

Payment Details - Citizen Copy - Generated on 01/05/2018, 03:19 PM

SRO Name: 1507 Uppal

Receipt No: 8806

Receipt Date: 01/05/2018

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 800000
Bank Name:
E-Challan Bank Name: sblepaya

DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch:

CS No/Doct No: 8560 / 2018
Challan No:
Challan Dt:
E-Challan No: 7322MZ300418
E-Challan Dt: 30-APR-18

RETURN

Account Description	Amount Paid By		E-Challan
	Cash	Challan	
Registration Fee			4000
Transfer Duty /TPT			12000
Deficit Stamp Duty			31900
User Charges			100
Total:			48000

**SUB-REGISTRAR
UPPAL**

In Words: RUPEES FORTY EIGHT THOUSAND ONLY

Prepared By: BHASKAR


Signature by SR

**REGISTRAR
UPPAL**

8560

8392/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL



తెలంగాణ తెలంగాణ TELANGANA

M 628886

S.No. 7394 Date:09-04-2018

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

Sold to: TEJAL MODI

W/o. SOHAM MODI

For Whom: SELF

SALE DEED

This Sale Deed is made and executed on this the 28th of April 2018 at Secunderabad by:

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 M/s. Modi Properties Pvt Ltd (Formerly known as Modi Properties & Investments Pvt Ltd) represented by its Managing Director 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 (Aadhaar No. 3146 8727 4389) (hereinafter referred to as the VENDOR).

IN FAVOUR OF

Dr. Mrs. **Tejal Modi** W/o. Shri. Soham Modi aged 47 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, Telangana (Aadhar No. 3987 5220 4530) (PAN ADDPM 3623R) (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.




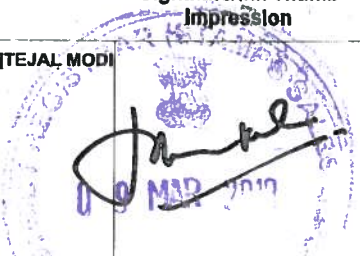


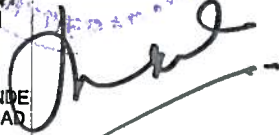
For SUMMIT BUILDERS

Managing 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. 4000/- paid between the hours of 3 and 4 on the 01st day of MAY, 2018 by Sri Soham Modi

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 MODI (AGEN [1507-1-2018-8560]]	SOHAM MODI (AGENT)[R]TEJAL MODI . SOHAM MODI	 
2	EX		 [1507-1-2018-8560]]	SUMMIT BUILDERS REP BY M.PARTNER MODI PROPERTIES PVT LTD REP BY ITS MD:-SOHAM MODI S/O. LATE SATISH MODI 5-4-187/3 & 4,SOHAM MANSION,SECUNDERABAD,SECUNDE RABAD,Telangana,500003, M. G. ROAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1507-1-2018-8560]WITN	PRABHAKAR REDDY K 2-3-64/10/24, JAISWAL GARDEN, AMBERPET, HYD.	
2		 [1507-1-2018-8560]]	K MARTAND 8-3-169/60/35, BORABANDA, HYD.	

01st day of May,2018

Signature of Sub Registrar
Uppal

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	31900	0	0	0	32000
Transfer Duty	NA	0	12000	0	0	0	12000
Reg. Fee	NA	0	4000	0	0	0	4000
User Charges	NA	0	100	0	0	0	100
Total	100	0	48000	0	0	0	48100

Rs. 43900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4000/- towards Registration Fees on the chargeable value of Rs. 800000/- was paid by the party through E-Challan/BC/Pay Order No ,7322MZ300418 dated ,30-APR-18 of ,sbiepay/

SUB-REGISTRAR
UPPAL



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WHEREAS:

- A. Originally M/s. Silver Oak Realty (erstwhile Mehta & Modi Homes) herein was 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 1359/2008 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 M/s. Silver Oak Realty (erstwhile Mehta & Modi Homes) 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. Out of the above land of 31,218 Sq.yds the Vendor has purchased a piece of land admeasuring 146 Sq.yds from M/s. Silver Oak Realty vide sale deed No. 13834/2017 dated 24.10.2017 duly registered at SRO, Uppal.
- D. Thus the Vendor become absolute Owner of a piece of land admeasuring 146 Sq.yds forming a part of Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana and hereinafter referred to as Schedule Property.
- E. The Vendor has obtained building permission in the Schedule Property from GHMC vide permit No. 3/C1/03573/2018 in the file No. 3/C1/00038/2018 dated 27.02.2018 to construct residential apartments in the Schedule Property.
- F. The Purchaser herein have approached the Vendor to sell the above said Schedule Property along with the building permission and the Vendor herein have agreed to sell the Schedule Property to the Purchaser along with the building permission and more fully described in the schedule given hereunder.
- G. The Vendor herein have agreed to sell and the Purchaser have agreed to purchase the Schedule Property for a total consideration of Rs.8,00,000/- (Rupees Eight Lakhs 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.8,00,000/- (Rupees Eight Lakhs 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.

For SUMMIT BUILDERS


Managing Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 48000/-, DATE: 30-APR-18, BANK NAME: sblepays, BRANCH NAME: , BANK REFERENCE NO: 1447032698612, PAYMENT MODE: CC-1000200, ATRN: 1447032698612, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: SUMMIT BUILDERS REP BY SOHAM MODI, CLAIMANT NAME: DR. TEJAL MODI).

Date:

01st day of May, 2018

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 8392 of 2018 of Book-1 and assigned the identification number 1 - 1507 - 8392 - 2018 for Scanning on 01-MAY-18 .

Registering Officer

Uppal

(K.Madhusudhan Reddy)

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Sub Registrar
Uppal

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3. That the Vendor has delivered to the Purchaser physical possession of the Scheduled Property. 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. The Vendor have also delivered the original building permission sanctioned plan and proceedings copies to the Purchaser.
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 PROPERTY

ALL THAT land admeasuring about 146 sq yds (equivalent to 122.07 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 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 : Cherlapally Village Settlement
West by : Land belonging to the Purchaser.


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.

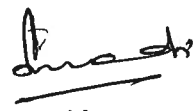
WITNESSES:


1. 

2. 

For SUMMIT BUILDERS


Managing Partner
VENDOR.


PURCHASER.

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Sub Registrar
Uppal



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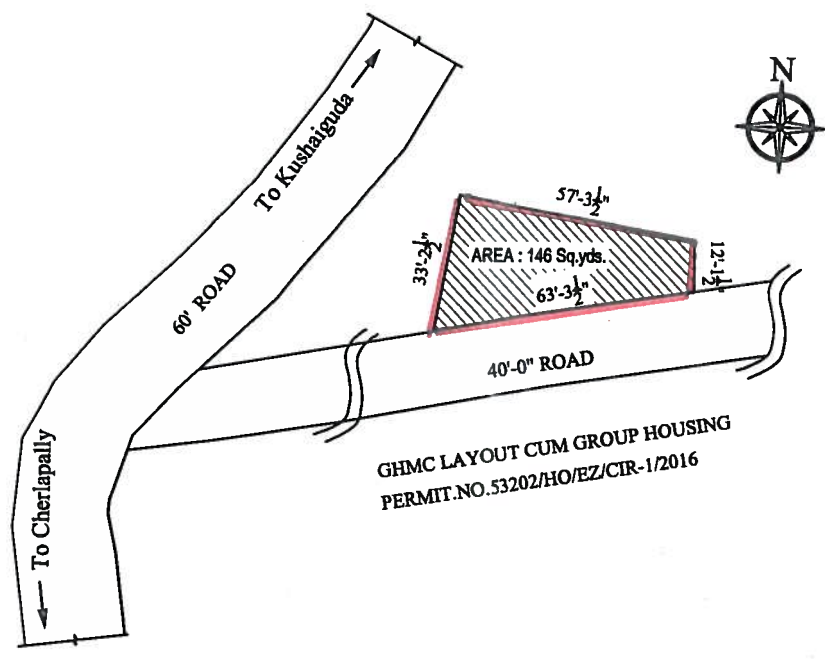


Registration Plan for Sale Deed showing a piece of land in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkazgiri District, Telangana .

VENDOR: M/S. SUMMIT BUILDERS REP.BY ITS MANAGING PARTNER M/S. MODI PROPERTIES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI

PURCHASER: DR. MRS. TEJAL MODI W/O. SHRI. SOHAM MODI

REFERENCE: SCALE: INCL: EXCL:
PLOT AREA: 146 SQ.YDS OR 122.07 SQ. MTRS OR SQ.FT



WITNESSES:

- 1.
- 2.

For SUMMIT BUILDERS


Managing Partner
SIG. OF THE VENDOR

SIG. OF THE PURCHASER

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Sub Registrar
Uppal

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కోరే మార్తాండ్
Kore Martand
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8032 0809 2297 

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వ ప్రాథమిక ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

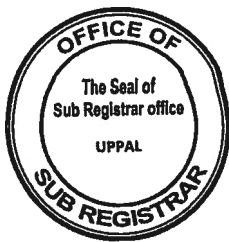
AADHAAR

S/O కోరే మోహన్ రావు, 8-3-169/60/35, ఇందిరా నగర్ ఫేజ్-2, హనుమాన్ స్టోన్ కట్టర్స్ బోర్డండ్, చైదరబాద్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Kore Mohan Rao, 8-3-169/60/35, Indira Nagar Phase-2, Hanuman Stone Cutters, Borabanda, Hyderabad, Rangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

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

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

M/S. SUMMIT BUILDERS
 REP BY ITS MANAGING PARTNER
 M/S.MODI PROPERTIES PVT LTD., REP BY ITS
 MANAGING DIRECTOR
 MR. SOHAM MODI
 S/O. LATE SATISH MODI
 R/O. PLOT NO. 280, ROAD NO. 25
 JUBILEE HILLS, HYDERABAD.



BUYER:

DR. TEJAL MODI
 W/O. MR. SOHAM MODI
 R/O. PLOT NO. 280
 ROAD NO. 25
 JUBILEE HILLS
 HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR SUMMIT BUILDERS

 Managing Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Soham Modi, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Medchal-Malkajiri District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF PURCHASER

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8392/2018. Sheet 5 of 6
Sub Registrar
Uppal



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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్,
ఖైరతాబాద్, 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

3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

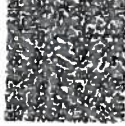
Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



తేజల్ మోడి
Tejal Modi
పుట్టిన సం./YoB:1970
స్త్రీ Female



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతీష్ మోడి,
ప్లాట్ నో-280, రోడ్ నో-25,
పెద్దమ్మ దేవాలయం దగ్గర
జబిల్ హిల్స్, ఖైరతాబాద్,
బంజారా హిల్స్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

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

3987 5220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-84/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు



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Sub Registrar Uppal

YES BANK A/C. PAYEE / Non-Negotiable

YES BANK LTD. 4th Floor, Nehru Centre, Discovery of India Building, Dr.A.B. Road, Worli, Mumbai - 400018. India

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

DDMMYY

On Demand Pay COMMISSIONER GHMC

or Order

को या उनके आदेश पर

Rupees रुपये

EIGHT HUNDRED ONLY

₹ अदा करें

BANK DATA FORUS PVT. LTD. CTS-2010



For YES BANK LTD.

A. Secar 9782 3264007 AUTHORIZED SIGNATORY(IES)

YES BANK LTD DRAWEE BANK AND BRANCH SOMAJIGUDA, HYDRABAD

ISSUING BANK AND BRANCH

156816 000532000

16

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