

CS.  
1724

1684/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 16999 Date:18-11-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI PROPERTIES & INVESTMENTS PVT LTD.

K.SATISH KUMAR G 552349  
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 14<sup>th</sup> day of February, 2017 at Hyderabad by:

1. M/s. Silver Oak Realty (formerly known as M/s. 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. (PAN No. ACXFS3783R)
2. 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 Managing Director Shri. Soham Modi S/o. Late Shri. Satish Modi. (PAN No. AABCM4761E)

Herein after jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor no. 2.

**IN FAVOUR OF**

1. Mr. Mogulla Srikanth Reddy, S/o. Shri Mogulla Linga Reddy, aged about 33 years, Occupation: Business, R/o. 5-12-187/92P, Mangapuram Colony, Moulaali, Hyderabad. (PAN No. BAXPM9837P)
2. Mr. Gandla Venugopal, S/o. Late Gandla Chandraiah, aged about 39 years, Occupation: Business, R/o. 5-11-274, Venkateshwara Nagar, Moula Ali, Hyderabad – 500 040. (PAN No. AOCPG3456N)

Herein after jointly referred to as the Purchasers.

The term Vendor(s) and Purchaser(s) where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.

For SILVER OAK REALTY

Partner






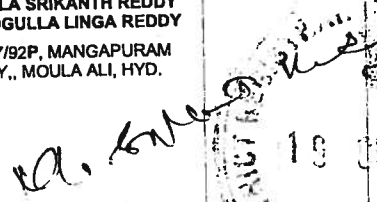


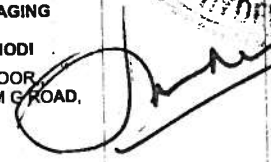


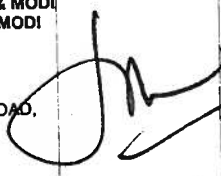
For Modi Properties & Investments Pvt. Ltd.

Managing Director



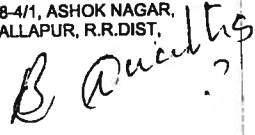


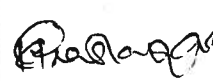
**Presentation Endorsemen..**

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. 56365/- paid between the hours of 2 and 3 on the 14th day of FEB, 2017 14th day of FEB, 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		 GANDLA VENUGOPAL [1507-1-2017-1774]	GANDLA VENUGOPAL S/O. LATE GANDLA CHANDRAIAH 5-11-274, VENKATESHWARA NAGAR,, MOULA ALI, HYD.	
2	CL		 MOGULLA SRIKANTH [1507-1-2017-1774]	MOGULLA SRIKANTH REDDY S/O. MOGULLA LINGA REDDY 5-12-187/92P, MANGAPURAM COLONY,, MOULA ALI, HYD.	
3	EX		 M/S.MODI PROPERTI [1507-1-2017-1774]	M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY SOHAM MODI (MANAGING DIRECTOR) S/O. LATE SATISH MODI 5-4-187/3&4, IIND FLOOR, SOHAM MANSION, M G ROAD, SEC'BAD.	
4	EX		 M/S.SILVER OAK REA [1507-1-2017-1774]	M/S.SILVER OAK REALTY (FORMERLY M/S.MEHTA & MODI HOMES) REP BY SOHAM MODI (MANAGING PARTNER) S/O. LATE SATISH MODI 5-4-187/3&4, IIND FLOOR,, SOHAM MANSION, M G ROAD, SEC'BAD.	

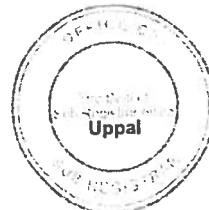
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B. ANANTHA::14/02/ [1507-1-2017-1774]	B. ANANTHA 3-8-41, ASHOK NAGAR, MALLAPUR, R.R.DIST,	
2		 PRABHAKAR REDDY, [1507-1-2017-1774]	PRABHAKAR REDDY.K 5-4-187/3,4, M.G. ROAD, SECBAD	

14th day of February, 2017

Signature of

  
Sub Registrar  
Uppal



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**WHEREAS:**

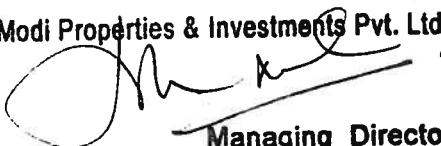
- A. The Vendor No. 1 was the owner of agricultural land admeasuring Ac.0-16 ½ gts forming a part of Sy. No. 34 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District having purchase the same from Kommu Swamy and others vide Sale Deed bearing document No. 1759/06 dated 27.01.2006 registered at S.R.O., Uppal, R. R. District.
- B. The Vendor no. 2 purchased the said land of Ac.0-16 ½ gts from Vendor no. 1 by way of registered agreement of sale bearing document no. 9154/2016 registered at S.R.O., Uppal dated 31.03.2016.
- C. The Vendor No.2 has fulfilled all its financial obligations by the payments of the full consideration to the Vendor No.1 in respect of the said land and the Vendor No.1 has expressed its willingness to execute deed of conveyance for transfer of the said land infavour of Vendor No.2 or its nominee or nominees.
- D. The Purchasers herein have approached the Vendors to sell the land admeasuring Ac. 0-15.5 gts., forming a part of the above referred land and the Vendors herein have agreed to sell the said land to the Purchasers. Land admeasuring Ac. 0-15.5 gts., forming a part of Sy. No. 34, situated at Cherlapally Village, Ghatkesar Mandal, R.R. District, is hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder.
- E. The Vendors herein have agreed to sell and the Purchasers have agreed to purchase the Scheduled Property for a total consideration of Rs.1,05,50,000/- (Rupees One Crore Five Lakhs and Fifty Thousand Only) and on the terms and conditions given hereunder.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. In pursuance of the agreement the Purchaser has paid the aforesaid total consideration of Rs. 1,05,50,000/- (Rupees One Crore Five Lakhs and Fifty Thousand Only) in the following manner and the receipt of which is hereby admitted and acknowledged by the Vendor No.2.

Bank/ Mangers' Cheque No	Cheque Date	Amount Rs.	Drawn on
386807	28.10.2016	10,00,000	State Bank Hyderabad
860881	23.11.2016	5,00,000	Andhra Bank
114174	24.11.2016	9,50,000	Canara Bank
388048	24.11.2016	5,50,000	State Bank of Hyderabad
366417	14.12.2016	2,00,000	Indian Bank
388249	19.12.2016	8,00,000	State Bank of Hyderabad
502425	19.12.2016	5,00,000	ICICI Bank
505376	30.12.2016	10,00,000	ICICI Bank
388982	06.02.2017	5,00,000	State Bank of Hyderabad
500081	06.2.2017	10,00,000	ICICI Bank
390134	13.02.2017	5,00,000	State Bank of Hyderabad
004345	04.02.2017	5,00,000	HDFC Bank
312761	04.02.2017	2,50,000	Indus Ind Bank
505383	14.02.2017	10,00,000	ICICI Bank
566216	14.02.2017	10,00,000	State Bank of Hyderabad
505382	14.02.2017	1,94,500	ICICI Bank
Towards deduction of tax at source (TDS) @ 1%		1,05,500	
Total:		1,05,50,000	

For **SILVER OAK REALTY**  
  
Partner

For **Modi Properties & Investments Pvt. Ltd.**  
  
Managing Director

**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	450720	0	0	0	450820
Transfer Duty	NA	0	169095	0	0	0	169095
Reg. Fee	NA	0	56365	0	0	0	56365
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>676280</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>676380</b>

Rs. 619815/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 56365/- towards Registration Fees on the chargeable value of Rs. 11273000/- was paid by the party through E-Challan/BC/Pay Order No ,984HKJ140217,674CA3130217 dated ,14-FEB-17,14-FEB-17 of ,SBIN/SBH/MOULALI SECUNDERABAD

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 633000/-, DATE: 14-FEB-17, BANK NAME: SBH, BRANCH NAME: MOULALI SECUNDERABAD, BANK REFERENCE NO: 001215148, REMITTER NAME: M. SRIKANTH REDDY, EXECUTANT NAME: MODI PROPERTIES AND INVESTMENTS PVT LTD, CLAIMANT NAME: M. SRIKANTH REDDY AND G. VENUGOPAL).

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 43280/-, DATE: 14-FEB-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4001125030722, PAYMENT MODE: DC-1000200, ATRN: 4001125030722, REMITTER NAME: M SRIKANTH REDDY, EXECUTANT NAME: MODI PROPERTIES AND INVESTMENTS PVT LTD, CLAIMANT NAME: M SRIKANTH REDDY)

Date:

14th day of February, 2017

Signature of Registering Officer

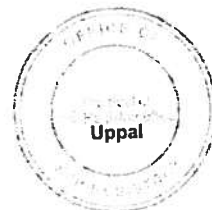
Uppal

25<sup>th</sup> magh, 1938

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1వ పుస్తకము 2017 సం॥ 1938 కా.శ.పు. 1684 వ  
 వెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం  
 గుర్తింపు నెంబరు 1507-1-1684-2017 ఇవ్వడమైనది  
 2017 సం॥ ఫిబ్రవరి 14 వ తేది.

*(Signature)*  
 క. మధుసూధన్ రెడ్డి  
 వబ్-రిజిస్ట్రారు  
 ఉప్పల్



2. 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. The Vendors herein have delivered to the purchaser 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 Vendors or any one claiming through them. There is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendors 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.
5. The Vendors hereby declare, covenant and agree with the Purchaser that they shall execute and do all such acts, things and deeds as maybe necessary to more effectually assure the Purchaser with respect to the title and assist the Purchaser in getting mutation effected in Municipal records or Government Authorities at the expense of the Purchaser.



**SCHEDULE OF THE PROPERTY**

All that part and parcel of land admeasuring about Ac. 0-15 ½ Gts., (1,875.50 sq yds) forming a part of Sy. No. 34 of Cherlapally Village, Ghatkesar Mandal (New Kapra Mandal), Ranga Reddy District (new Medchal District), under S.R.O. Uppal marked in red in the plan enclosed and further detailed as under:

- North : Neighbors land in Sy. No. 34
- South : Neighbors land in Sy. No. 34
- East : Land in Sy. No. 31
- West : Land in Sy. No. 35 to 39

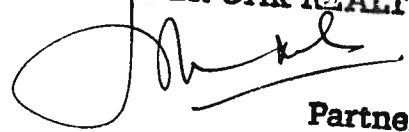
IN WITNESS WHEREOF the Vendors and Purchasers have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

**WITNESSES:**

1. 
2. 

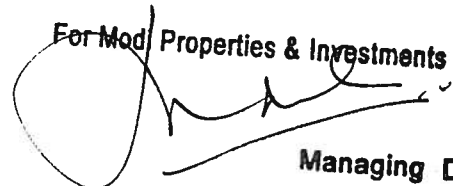
**VENDORS**

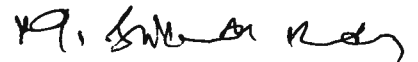
1. For **SILVER OAK REALTY**

  
Partner

2.

For **Mod Properties & Investments Pv**

  
Managing Dir



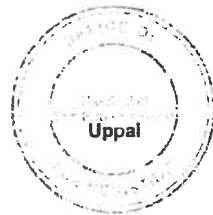




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Sub Registrar  
Uppal

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REGISTRATION PLAN SHOWING

OPEN LAND

IN SURVEY NO. 34

Situated at

CHERLAPALLY VILLAGE, GHATKESAR MANDAL, R.R. DIST.  
NOW UNDER KAPRA MANDAL, MALKAJGIRI MEDCHAL DIST.

VENDORS:

- 1. M/S. SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA & MODI HOMES) REPRESENTED BY ITS PARTNER MR. SOHAM MODI, S/O. LATE SHRI SATISH MODI
- 2. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., REPRESENTED BY ITS MANAGING DIRECTOR MR. SOHAM MODI, S/O. LATE SHRI SATISH MODI

PURCHASERS:

SHRI MOGULLA SRIKANTH REDDY, S/O. SHRI MOGULLA LINGA REDDY  
SHRI GANDLA VENUGOPAL, S/O. LATE GANDLA CHANDRAIAH

REFERENCE:  
AREA: 1,875.50

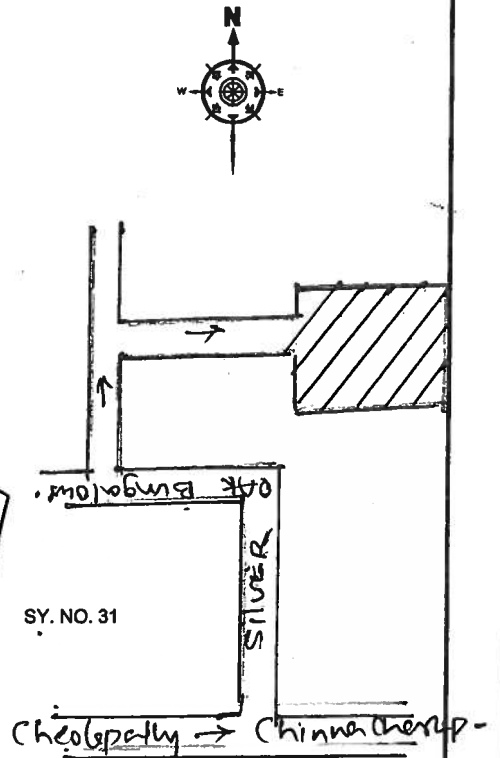
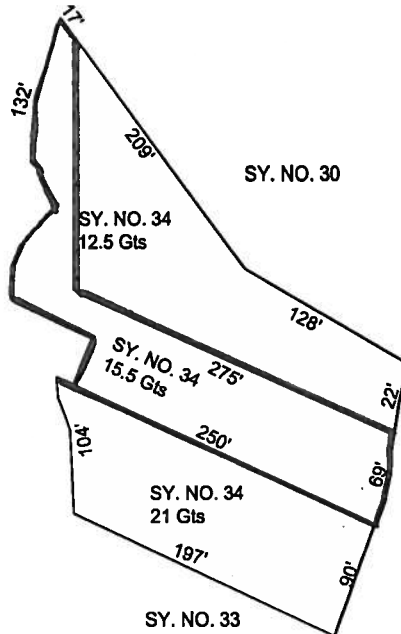
SCALE:  
SQ. YDS.

INCL:   
SQ. MTRS.

EXCL:

AC. 0-15.5 GTS.

SY. NOS. 35 TO 39



For SILVER OAK REALTY

*[Signature]*  
Partner

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Managing Director

SIGN. OF THE VENDORS

*[Signature]*

SIGN. OF THE PURCHASERS

WITNESSES:

1. *[Signature]*

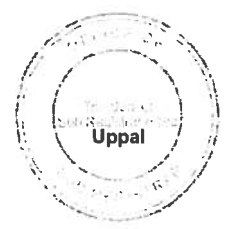
2. *[Signature]*



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1684/2017 Sheet 4 of 4



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आयकर विभाग  
INCOME TAX DEPARTMENT  
SILVER OAK REALTY

भारत सरकार  
GOVT OF INDIA



29/04/2003  
Permanent Account Number  
ACXF63788R

For SILVER OAK REALTY

*[Handwritten Signature]*  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANLAL MODI

जनम तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

*[Handwritten Signature]*

For Modi Properties & Investments Pvt. Ltd.

*[Handwritten Signature]*  
Managing Director

आयकर विभाग  
INCOME TAX DEPARTMENT  
MOGULLA SRIKANTH REDDY

भारत सरकार  
GOVT OF INDIA



LINGA REDDY MOGULLA

078297034  
Permanent Account Number  
BAJPN8817P

*[Handwritten Signature]*

Signature

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
GANDLA VENUGOPAL

भारत सरकार  
GOVT OF INDIA



CHANDRAIAH GANDLA


04031977  
Permanent Account Number  
AOC PG3456N

*[Handwritten Signature]*  
Signature



अर्धार - साమాस्युनि हाकु


भारत सरकार  
GOVERNMENT OF INDIA



बावसुरी अनंथ  
Bavanuri Anantha


पुष्टि संवत्सरो/Year of Birth: 1986  
पुरुष/ Male

9725 9705 1502



अर्धार - सामास्युनि हाकु

भारत विशिष्ट पहचान प्राधिकार संघ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता/Address: S/O Bavanuri Balram, 3-8-4/1, Ashok Nagar, Mallapur, Kapra Ranga Reddy, Hyderabad, Andhra Pradesh, 500062

विवरण: S/O बावसुरी बलराम, 3-8-4/1 अशोक नगर, मल्लपुर, कपरा रंग रेड्डी, हैदराबाद, आंध्र प्रदेश, 500062

1947  
1800 180 1947  
help@uidai.gov.in  
www.uidai.gov.in  
सं. सं. 1947, बी.एस. 500062

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K

भारत सरकार  
GOVT OF INDIA



PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

*[Handwritten Signature]*  
Signature



≠ S-h-187/384  
M.G. Road  
Sec 84

जारी करने वाली SBH स्टेट बैंक ऑफ़ हैदराबाद  
Issuing Branch: SBH-MSME MOULALI BR, SECUNDERA State Bank of Hyderabad  
बोर्ड को /CODE No: 20096  
Tel.No. 040-27122583

बैंकर्स चेक  
BANKERS CHEQUE

Key: WUBMEY  
Sr. No: 56561

1 4 0 2 2 0 1 7  
D D M M Y Y Y Y

PAY COMMISSIONER GHMC \*\*\*\*\*

को या उनके आदेश पर  
OR ORDER

रुपये RUPEES Ten Thousand Five Hundred and Fifty Only

अदा करें ₹ 10550.00

IOI 800025390142

Key: WUBMEY Sr. No: 56561

AMOUNT BELOW 10551(1/5)

कुत्रे स्टेट बैंक ऑफ़ हैदराबाद  
For STATE BANK OF HYDERABAD

अहस्तातरणीय / NOT TRANSFERABLE

IOI/Z

प्राधिकृत हस्ताक्षरकर्ता  
AUTHORISED SIGNATORY

शाखा प्रबंधक  
BRANCH MANAGER

कंप्यूटर द्वारा मुद्रित होने पर ही वैध  
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध  
VALID FOR 3 MONTHS ONLY

₹ 50,000- एवं अधिक के लिखत दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है  
INSTRUMENTS FOR ₹ 50,000- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

⑈ 390642⑈ 000004000⑈ 600025⑈ 16

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Sub Registrar  
Uppal



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