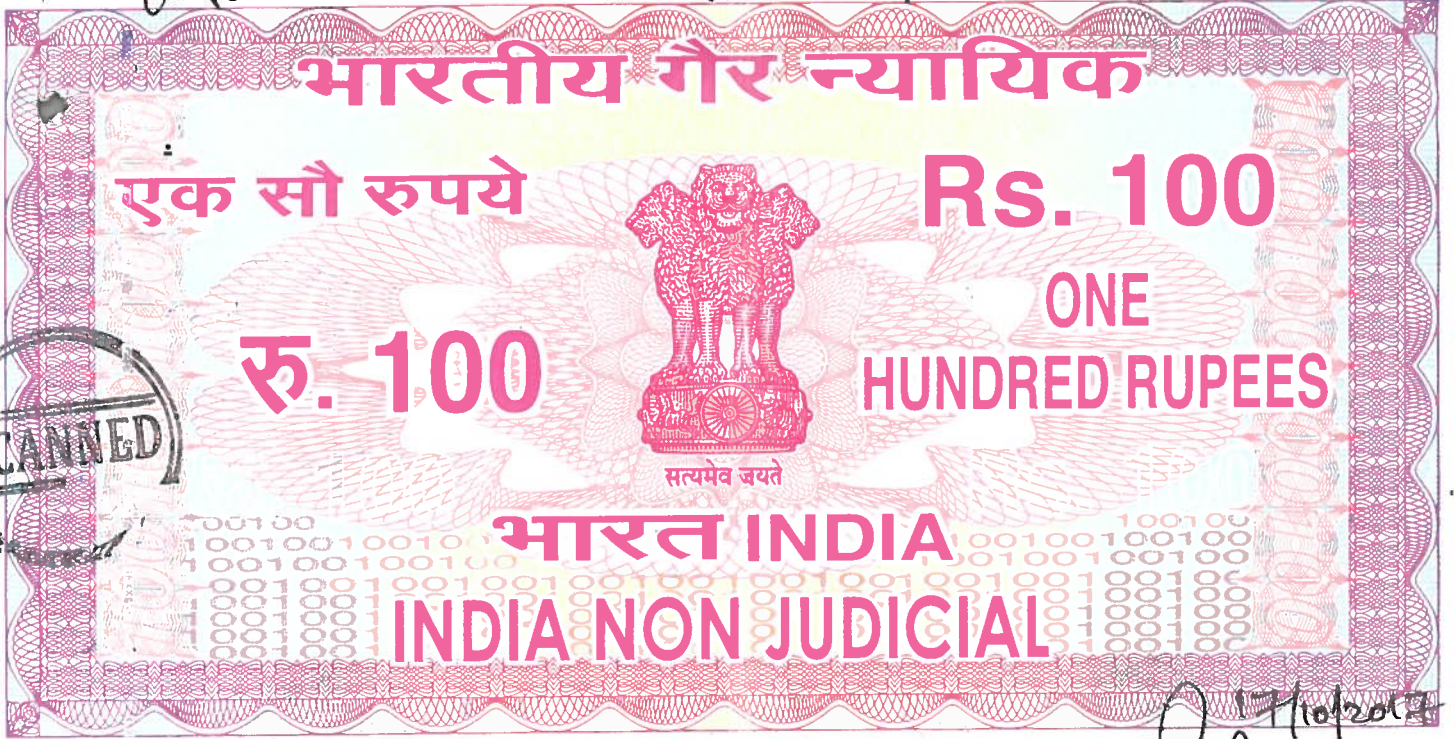


14303

13834/2017



తెలంగాణ తెలంగాణ TELANGANA

M 830668

S.No. 23277 Date: 17-10-2017

Sold to: Mahendar

S/o. W/o. D/o. Mallesw.

For Whom: Summit Builders

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

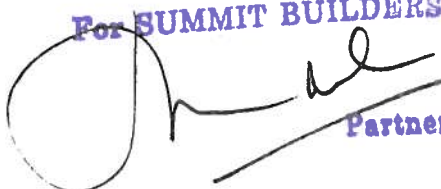
This Sale Deed is made and executed on this the 24th of October 2017 at Secunderabad by:

M/s. **Silver Oak Realty** (Formerly known as Mehta & Modi Homes) a re-constituted firm having its 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 its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 49 years Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016 (hereinafter 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 M/s. Modi Properties Pvt Ltd 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 (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**

Partner

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. 3650/- paid between the hours of 1 and 2 on the 24th day of OCT, 2017 by Sri Gaurang Mody

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	EX		 GAURANG MODY::24 [1507-1-2017-14343]	SILVER OAK REALTY REP BY ITS MODY PROPERTIES PVT LTD REP BY:-GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4 2ND FLOOR,SOHAM MANSION,M.G.ROAD,, SECUNDERABAD



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY. [1507-1-2017-14343]	PRABHAKAR REDDY.K 2-3-64/10/24,, AMBERPET, HYD.	
2		 SEKHAR::24/10/2017 [1507-1-2017-14343]	SEKHAR 12-10-336/17, HYD.	

24th day of October, 2017

Signature of Sub Registrar Uppal

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	29100	0	0	0	29200
Transfer Duty	NA	0	10950	0	0	0	10950
Reg. Fee	NA	0	3650	0	0	0	3650
User Charges	NA	0	100	0	0	0	100
Total	100	0	43800	0	0	0	43900

Rs. 40050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3650/- towards Registration Fees on the chargeable value of Rs. 730000/- was paid by the party through E-Challan/BC/Pay Order No ,474LIL231017 dated ,24-OCT-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 43800/-, DATE: 24-OCT-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 019121974,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: SILVER OAK REALTY REP BY GAURANG MODY,CLAIMANT NAME: SUMMIT BUILDERS REP BY SOHAM MODI) .

Date: 24th day of October, 2017

Signature of Registering Officer Uppal

2nd partik 1939 SE

Bk-1, CS No 14343/2017 & Doct No 13834/12017. Sheet 1 of 6 Sub Registrar Uppal

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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 146 sq.yds (equivalent to 122.07 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 146 sq.yds (equivalent to 122.07 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.7,30,000/- (Rupees Seven Lakhs and Thirty Thousand only) and on the terms and conditions given hereunder.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

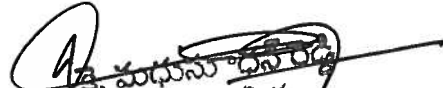
1. In pursuance of the agreement the Purchaser has paid the aforesaid total consideration of Rs.7,30,000/- (Rupees Seven Lakhs and Thirty Thousand only) and the receipt of which admitted and acknowledged by the Vendor.
2. That the Purchaser has verified the title and extent of the Schedule Property and 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 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.

For SUMMIT BUILDERS
Partner

For SILVER OAK REALTY
Partner

Bk-1, CS No 14343/2017 & Doct No
13834/12017. Sheet 2 of 6
Sub Registrar
Uppal

1వ పుస్తకము 2017 సం||1939 శా.శ.పు.....13834.....వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1/13834/2017 ఇవ్వడమైనది
2017 సం||.....అక్టోబర్ నెల.....24.....వ తేది.


శ్రీ. మధుసూదన రెడ్డి
సబ్-రిజిస్ట్రారు
ఉప్పల్

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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 belongs 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. *Preraganya*
2. *M. Shekhar*

For SILVER OAK REALTY

[Signature]
VENDOR.

For SUMMIT BUILDERS

[Signature]
Partner
PURCHASER.

Bk - 1, CS No 14343/2017 & Doct No
13534-1212. Sheet 3 of 6
Sub Registrar
Uppal



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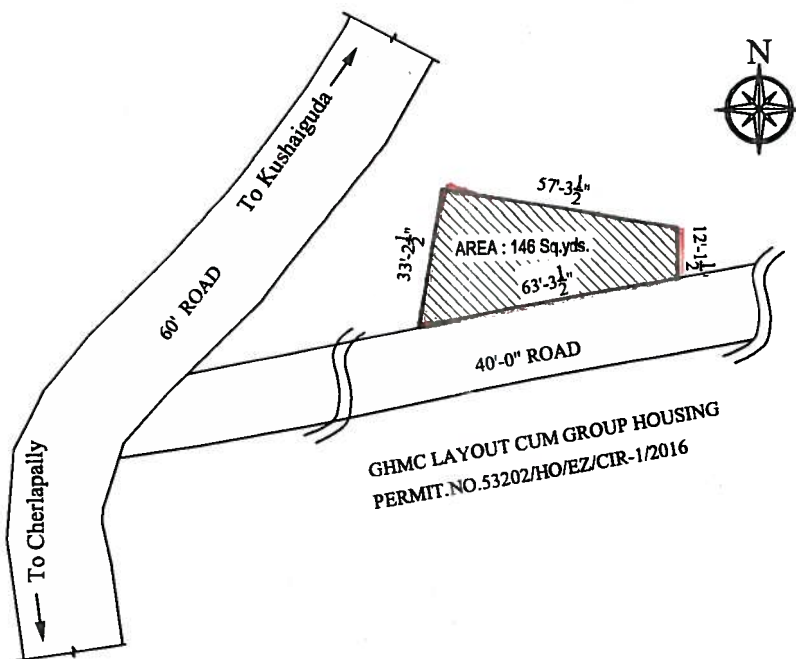
Registration Plan for Sale Deed showing a portion of land in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkazgiri District, Telangana .

VENDOR: M/S. SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES) REP. BY ITS MANAGING PARTNER M/S. MODI PROPERTIES PVT LTD REPRESENTED BY ITS DIRECTOR SHRI. GAURANG MODY S/O. SHRI. JAYANTILAL MODY.

PURCHASER: 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

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

PLOT AREA: 146 SQ.YDS OR 122.07 SQ. MTRS OR SQ.FT



WITNESSES:

1. *[Signature]*
2. M. Shetty

For SILVER OAK REALTY

[Signature]
Partner
SIG. OF THE VENDOR

For SUMMIT BUILDERS

[Signature]
Partner
SIG. OF THE PURCHASER

BK-1, CS No 14343/2017 & Doct No
13834/1202 Sheet 4 of 6
Sub Registrar
Uppal

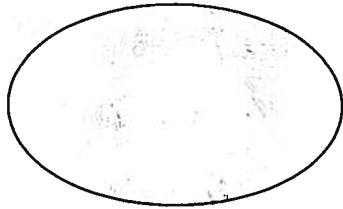


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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>
---------------	---------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------



VENDOR:

M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA & MODI HOMES), A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION M. G, ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS MANAGING PARTNER M/s. MODI PROPERTIES PVT LTD., REP BY ITS DIRECTOR MR. GAURANG MODY S/O. MR. JAYANTILAL MODY



PURCHASER:

M/S. SUMMIT BUILDERS HAVING ITS OFFICE, AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G, ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS MANAGING PARTNER REPRESENTED BY ITS PARTNER M/s. MODI PROPERTIES PVT LTD., REP BY ITS MANAGING DIRECTOR SHRI SOHAM MODI S/O. LATE SHRI SATISH MODI

SIGNATURE OF WITNESSES:

1. *Rangayya*
2. *M. Shetty*

For SILVER OAK REALTY

[Handwritten Signature]
Partner

SIGNATURE OF THE VENDOR

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

[Handwritten Signature]

SIGNATURE OF THE REPRESENTATIVE

For SUMMIT BUILDERS

[Handwritten Signature]
Partner

SIGNATURE OF THE PURCHASER



BK-1 CS No 14343/2017 & Doct No
1383412012 Sub Registrar
Uppal

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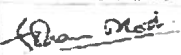


स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


प्रमुख आयकर अधिकारी
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

18/01/1974
 Permanent Account Number
AW8PP8104E

हस्ताक्षर / SIGNATURE


प्रमुख आयकर अधिकारी
 Chief Commissioner of Income-tax, Andhra Pradesh

Prabha Kumar Reddy

భారత ప్రభుత్వం
 Certification Authority of India
 Government of India

Enrollment No. : 1118/60013/00401

INDIAN DRIVING LICENCE
 ANDHRA PRADESH
 DLEAP010A5872004
 SEETHA LAL MANDY
 HYDERABAD, 500016



Gaurang Mody
 Gaurang Lal
 Gaurang Apts Apt-105
 Gaurang Gardens
 Gaurang HDFC lane
 Gaurang pet
 Gaurang erabad
 Gaurang pet, Hyderabad
 Gaurang Pradesh - 500016
 Gaurang 2057



KL130447863FT
 13044786



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3594 5138 3669

ఆధార్ - సామాన్యని హక్కు



గౌరంగ్ మోడి
 Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
 పురుషుడు / Male

3594 5138 3669



ఆధార్ - సామాన్యని హక్కు

(Handwritten signature)

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Non Transport	Light Motor Vehicle Non Transport, Motor Cycle Without Gear(Below 50 CC), Motor Cycle With Gear
Date of Validity Transport	19/12/2024
Date of Validity Badge No.	
Reference No.	DLEAP0101783613
Original LA.	RTA-HYDERABAD-ANZ
Date of First Issue	20/12/2004
Date of Birth	11/04/1964
Blood Group	

M. Sreelakshmi

D0868603/12



Bk - 1, CS No 14343/2017 & Doct No 3594/2017 / Sheet 6 of 6
 Uppal
 Licensing Authority
 RTA-HYDERABAD