



**Government of Telangana
Registration And Stamps Department**

8394/18

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

SRO Name: 1507 Uppal

Receipt No: 8807

Receipt Date: 01/05/2018

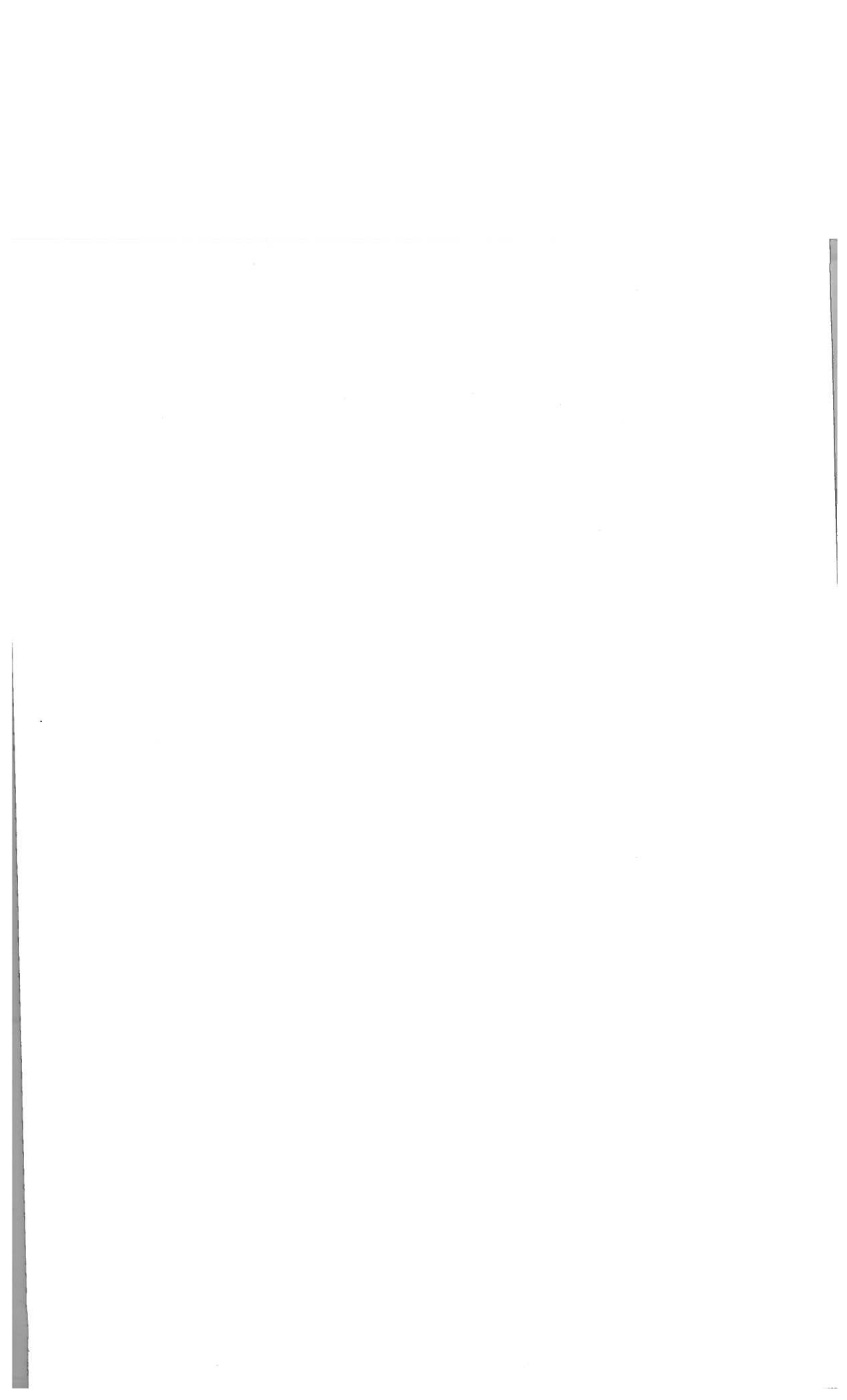
Name: **SOHAM MODI**
 Transaction: **Sale Deed**
 Chargeable Value: **1150000** DD No: CS No/Duct No: **8559 / 2018**
 Bank Name: DD Dt: Challan No:
 E-Challan Bank Name: **YESB** Bank Branch: Challan Dt: E-Challan No: **499EEV010518**
 E-Challan Dt: **01-MAY-18**
 E-Challan Bank Branch:

Account Description	Amount Paid By		
	Cash	Challan	E-Challan
Registration Fee			5750
Transfer Duty /TPT			17250
Deficit Stamp Duty			45900
User Charges			100
In Words: RUPEES SIXTY NINE THOUSAND ONLY			69000

**RETURN
SUB-REGISTRAR
UPPAL**

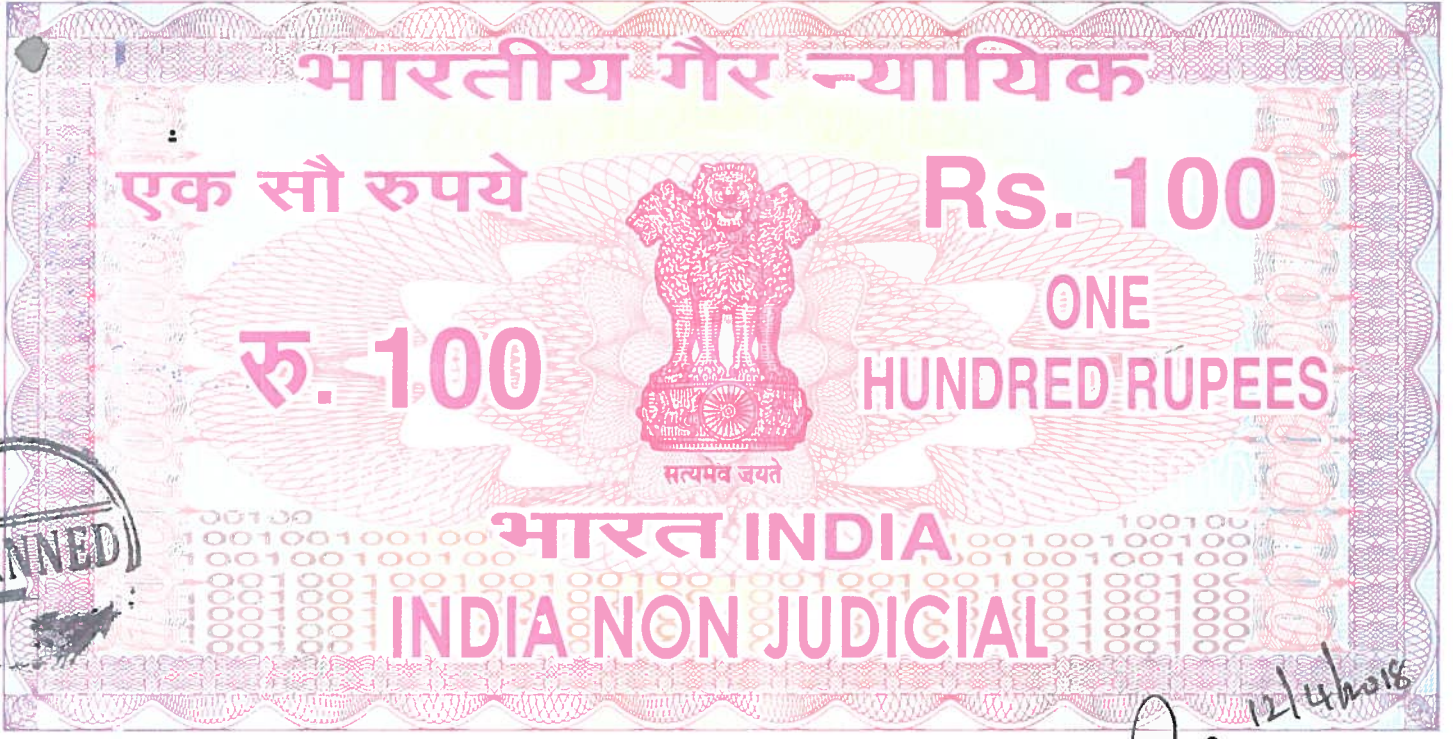
Prepared By: BHASKAR


 Signature by SR
REGISTRAR
UPPAL



10/4/18

8394/2018



తెలంగాణ తెలంగాణ TELANGANA

[Signature]
M 854087

S.No. **7578** Date:12-04-2018
 Sold to: Ramesh
 S/o.W/o.D/o. Late Narasimha Rao
 For Whom: Summit Sales LLP

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

SALE DEED

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

M/s. Summit Sales LLP (Formerly known as 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 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 48 years, Occupation: Business, resident of Plot No. 280, road, No. 25, Jubilee Hills, Hyderabad – 500 034 (Aadhar 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 SALES LLP**
[Signature]
 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. 5750/- 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/Thumb Impression
1	CL		 SOHAM MODI (AGENT) [1507-1-2018-8559]	SOHAM MODI (AGENT)RITEJAL MODI . SOHAM MODI	
2	EX		 SOHAM MODI::01/05 [1507-1-2018-8559]	SUMMIT SALES LLP REP BY M.PARTNER MODI PROPERTIES & INVESTMENTS 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		 PRABHAKAR REDDY K::01 [1507-1-2018-8559]	PRABHAKAR REDDY K 2-3-64/10/24, JAISWAL GARDEN, AMBERPET, HYD.	
2		 K MARTAND::01/05/ [1507-1-2018-8559]	K MARTAND 8-3-169/60/35, BORABANDA, HYD.	

01st day of May, 2018

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	45900	0	0	0	46000
Transfer Duty	NA	0	17250	0	0	0	17250
Reg. Fee	NA	0	5750	0	0	0	5750
User Charges	NA	0	100	0	0	0	100
Total	100	0	69000	0	0	0	69100

Rs. 63150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5750/- towards Registration Fees on the chargeable value of Rs. 1150000/- was paid by the party through E-Challan/BC/Pay Order No ,499EEV010518 dated ,01-MAY-18 of ,YESB/

Bk - 1, CS No 8559/2018 & Doct No 8394/2018. Sheet 1 of 6 Sub Registrar Uppal

SUB-REGISTRAR
UPPAL



Generated on: 01/05/2018 03:41:15 PM



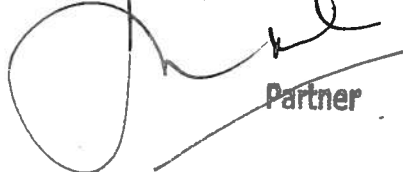
WHEREAS:

- 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 208 Sq.yds from M/s. Silver Oak Realty vide sale deed No. 7525/2017 dated 12.06.2017 duly registered at SRO, Uppal.
- D. Thus the Vendor become absolute Owner of a piece of land admeasuring 208 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/C1/09546/2017 in the file No. 3/C1/08320/2017 dated 08.10.2017 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.11,50,000/- (Rupees Eleven Lakhs and Fifty 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.11,50,000/- (Rupees Eleven Lakh and fifty 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.

For SUMMIT SALES LLP


Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 69000/-, DATE: 01-MAY-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4291866648522, PAYMENT MODE: NB-1000200, ATRN: 4291866648522, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: SUMMIT SALES LLP REP BY SOHAM MODI, CLAIMANT NAME: DR. TEJAL MODI).

Date:
01st day of May, 2018

Signature of Registering Officer
[Signature]
Uppal

Certificate of Registration

Registered as document no. 8394 of 2018 of Book-1 and assigned the identification number 1 - 1507 - 8394 - 2018 for Scanning on 01-MAY-18 .

Registering Officer
[Signature]
Uppal
(K.Madhusudhan-Reddy)

Bk - 1, CS No 8559/2018 & Doct No
8394/2018. Sheet 2 of 6
[Signature]
Sub Registrar
Uppal



Generated on: 01/05/2018 03:41:15 PM



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

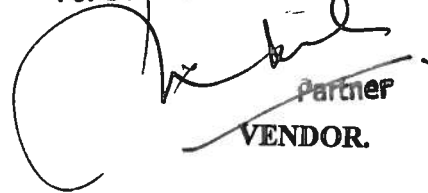
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. 


2. 

For SUMMIT SALES LLP


Partner
VENDOR.



PURCHASER.

Bk - 1, CS No 8559/2018 & Doct No
8394/2018. Sheet 3 of 6

Sub Registrar
Uppal



Generated on: 01/05/2018 03:41:15 PM



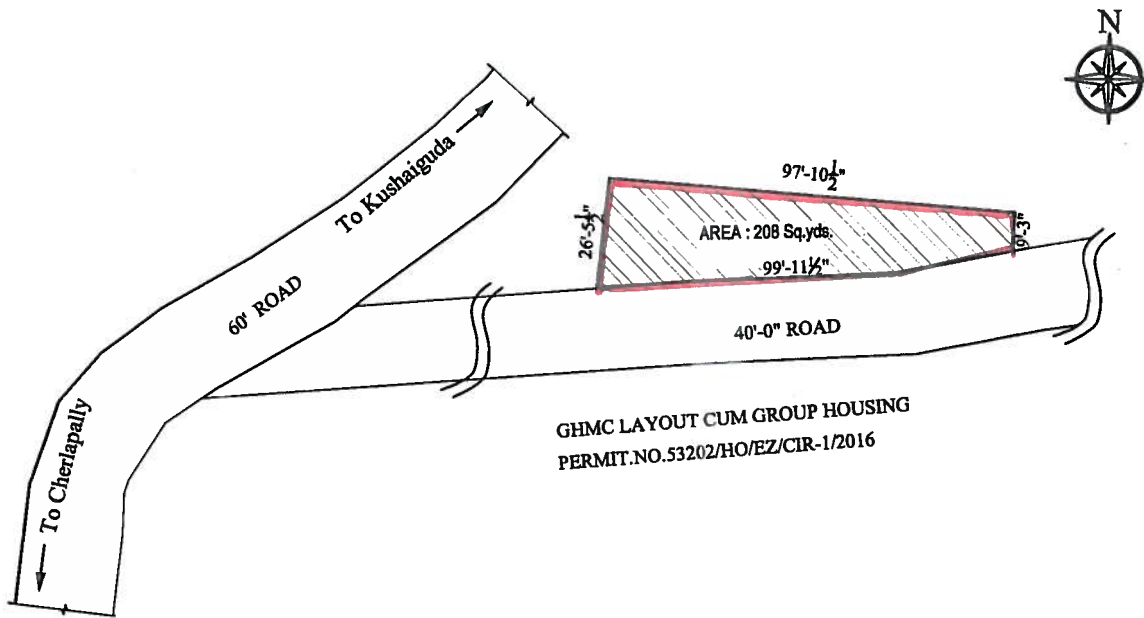
Registration Plan for Sale Deed showing a piece of land in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana .

VENDOR: M/S. SUMMIT SALES LLP (FORMERLY KNOWN AS SUMMIT HOUSING LLP)
REPRESENTED 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: 208 SQ.YDS OR 173.91 SQ. MTRS OR SQ.FT



FOR SUMMIT SALES LLP
[Signature]
Partner

WITNESSES:

1. *[Signature]*
2. *[Signature]*

SIG. OF THE VENDOR
[Signature]
SIG. OF THE PURCHASER

Bk - 1, CS No 8559/2018 & Doct No
8394/2018. Sheet 4 of 6

Sub Registrar
Uppal



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



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

8032 0809 2297



ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

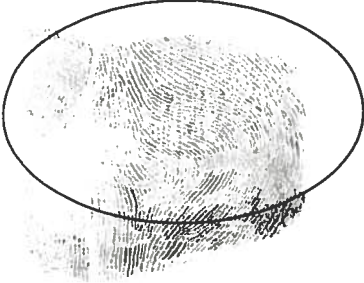

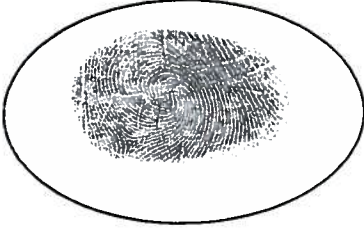

Address : S/O Kore Mohan Rao, 8-3-169/60/35, Indira Nagar Phase-2,
Hanuman Stone Cutters, Borabanda, Hyderabad, Rangareddi, Andhra Pradesh,
500018

Aadhaar - Saamanyuni Hakku

M. Rao

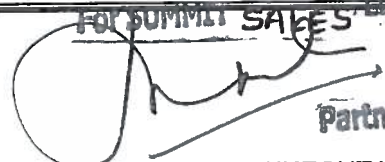


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

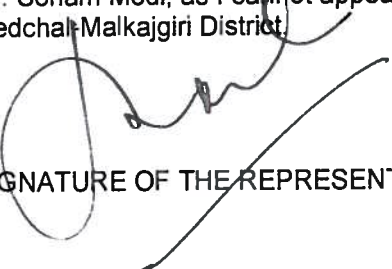
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR:</u></p> <p>M/S. SUMMIT SALES LLP (FORMERLY KNOWN AS SUMMIT HOUSING LLP) REP BY ITS MANAGING PARTNER M/S.MODI PROPERTIES 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.</p>
			<p><u>BUYER:</u></p> <p>DR. TEJAL MODI W/O. MR. SOHAM MODI R/O. PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYDERABAD.</p>

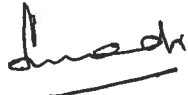
SIGNATURE OF WITNESSES:

1. 
2. 


 FOR SUMMIT SALES LLP
 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-Malkajgiri District.


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 8559/2018 & Doct No
8394/2018. Sheet 5 of 6
Sub Registrar
Uppal



Generated on: 01/05/2018 03:41:15 PM

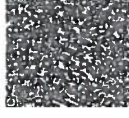




भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

[Signature]

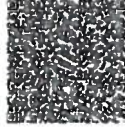
Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



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



3987 5220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతీష్ మోడి,
ప్లాట్ నో-280, రోడ్ నో-25,
పెద్దమ్మ దేవాలయం దగ్గర
జబిలీ 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

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

ఆధార్ - సామాన్యని హక్కు

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

10/07/2013

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

[Signature]

Bk - 1, CS No 8559/2018 & Doct No 8394/2018. Sheet 6 of 6
 Sub Registrar Uppal



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.

A/C. PAYEE / Non-Negotiable

009713008457

	3	1	0	4	0	0
D	D	M	M	Y	Y	Y

On Demand Pay **COMMISSIONER, GHMC**

or Order

को या उनके आदेश प

Rupees
 रुपये

ONE THOUSAND ONE HUNDRED FIFTY ONLY

अदा करें ₹ 1,15,68,14

BANK DATA FORBIS PVT. LTD. CTS-2010



YES BANK LTD.
DRAWEE BANK AND BRANCH SOMAJIGUDA, HYDERABAD **ISSUING BANK AND BRANCH** HYDERABAD

For YES BANK LTD.

A. Kesava Kumar
 F3264007
 AUTHORIZED SIGNATORY (IES)

⑈ 156814 ⑈ 000532000⑈

16

Generated on: 01/05/2018 03:41:15 PM

