



Government of Telangana
Registration And Stamps Department

SUB-REGISTRAR

8395/18

Payment Details - Citizen Copy - Generated on 01/05/2018, 03:25 PM

Name: 1507 Uppal

Receipt No: 8809

Receipt Date: 01/05/2018

Name: SOHAM MODI
 Transaction: Sale Deed
 Chargeable Value: 1200000
 Bank Name:
 Challan Bank Name: YESB

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

CS No/Doct No: 8556 / 2018
 Challan No:
 Challan Dt:
 E-Challan No: 723ZAU010518
 E-Challan Dt: 01-MAY-18

RETURN
SUB-REGISTRAR
UPPALAD

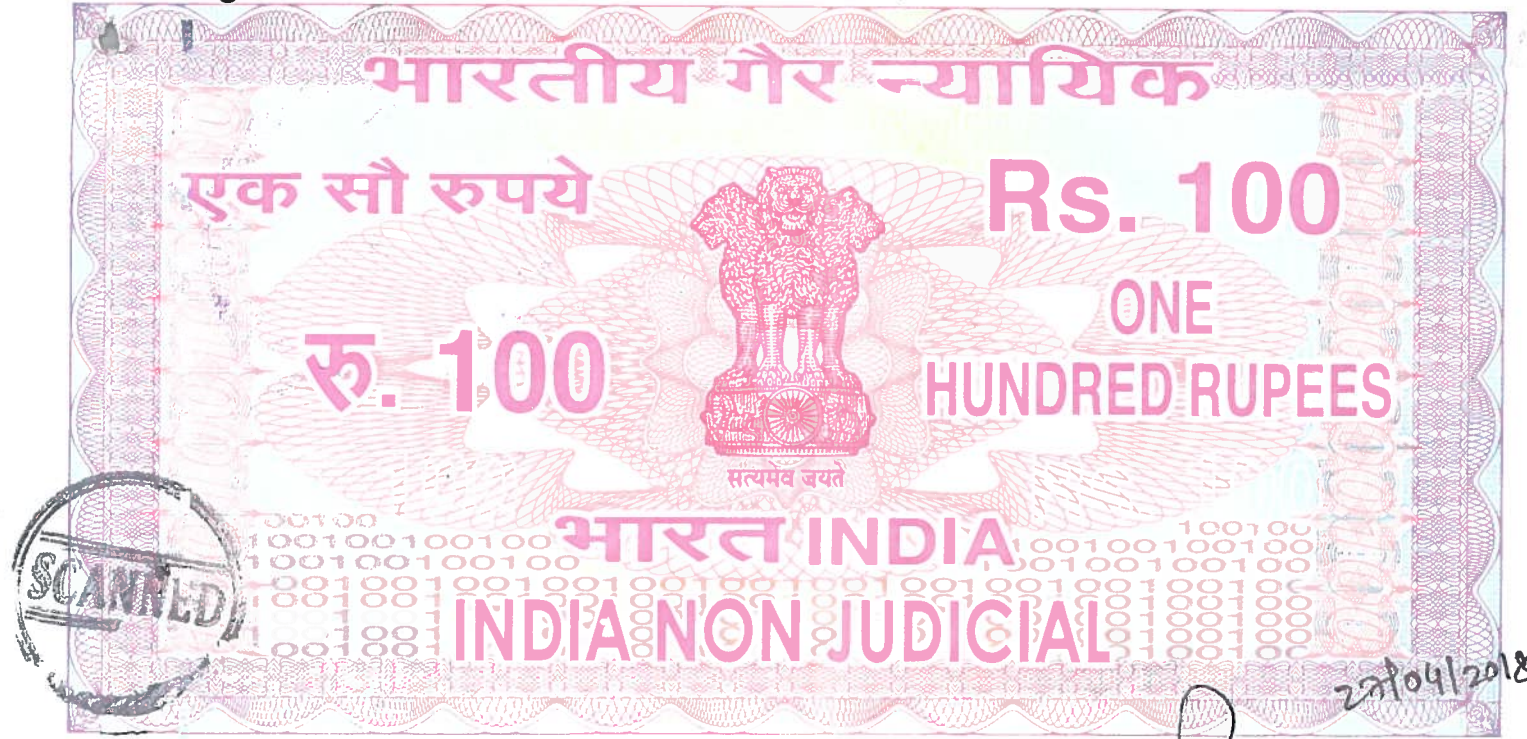
Account Description	Amount Paid By	
	Cash	E-Challan
Registration Fee		6685
Transfer Duty /TPT		20055
Official Stamp Duty		53380
Other Charges		100
Total:		80220
In Words: RUPEES EIGHTY THOUSAND TWO HUNDRED TWENTY ONLY		

Prepared By: BHASKAR


 Signature by SR
SUB-REGISTRAR
UPPALAD

8556

8395/2018



తెలంగాణ తేలంగానా TELANGANA

M 855089

S.No. **8795** Date: **27-04-2018**Sold to: RameshS/o. W/o. D/o. Late-Narsing RaoFor Whom: Silver oak Realty**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 1st day of May 2018 at SRO, Uppal, Medchal Malkazgiri District 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 Managing Director Shri. Soham Modi S/o. Late. Shri. Satish Modi aged 48 years Occupation: Business, resident Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter referred to as the VENDOR).

IN FAVOUR OF

Dr. Mrs. Tejal Modi W/o. Shri. Soham Modi aged 47 years, Occupation: Doctor, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the VENDEE

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.

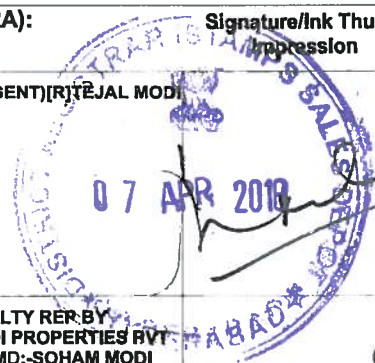
FOR SILVER OAK REALTY

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. 6685/- paid between the hours of 5 and 7 on the 01st day of MAY, 2018 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL		 SOHAM MODI (AGEN [1507-1-2018-8556]]	SOHAM MODI (AGENT)[R]TEJAL MODI . SOHAM MODI
2	EX		 SOHAM MODI::01/05/ [1507-1-2018-8556]]	SILVER OAK REALTY 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:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY I [1507-1-2018-8556]]	PRABHAKAR REDDY K 2-3-64/10/24, JAISWAL GARDEN, AMBERPET, HYD.	
2		 K MARTAND::01/05/ [1507-1-2018-8556]]	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						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	53380	0	0	0	53480
Transfer Duty	NA	0	20055	0	0	0	20055
Reg. Fee	NA	0	6685	0	0	0	6685
User Charges	NA	0	100	0	0	0	100
Total	100	0	80220	0	0	0	80320

Rs. 73435/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6685/- towards Registration Fees on the chargeable value of Rs. 1337000/- was paid by the party through E-Challan/BC/Pay Order No ,723ZAU010518 dated ,01-MAY-18 of ,YESB/

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SUBREGISTRAR
UPPAL



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal (erstwhile Ghatkesar Mandal) Medchal Malkazigiri District (erstwhile Ranga Reddy District) by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor has obtained a lay-out cum group housing permission for construction of independent on bungalows on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The project is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

FOR SILVER OAK REALTY

Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 80220/-, DATE: 01-MAY-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0973728067522, PAYMENT MODE: NB-1000200, ATRN: 0973728067522, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: SILVER OAK REALTY 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. 8395 of 2018 of Book-1 and assigned the identification number 1 - 1507 - 8395 - 2018 for Scanning on 01-MAY-18 .

Registering Officer
Uppal
(K.Madhusudhan Reddy)

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8395/2018. Sheet 2 of 7
Sub Registrar
Uppal

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- H) M/s. Mehta & Modi Homes (the Vendor herein) has under went for change of constitution. The new name of the firm is "Silver Oak Realty" with the same registration number of M/s. Mehta & Modi Homes of 873 of 2003 with effect from 01.09.2015. The registered office of M/s. Silver Oak Realty is at 5-4-87/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003.
- I) The Vendee is desirous of purchasing a plot bearing plot no. 399 G admeasuring 225.90 sq. yds equivalent to 188.57 Sq. mtrs (the land is separately marked in the sanction plan) along with constructed area of 296 Sq. ft hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.12,00,000/- (Rupees Twelve Lakhs only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the plot bearing plot no. 399 G admeasuring 225.90 sq. yds equivalent to 188.57 Sq. yds along with constructed area of 296 Sq.ft forming part of Sy. Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal (erstwhile Ghatkesar Mandal), Medchal Malkazgiri District (erstwhile Ranga Reddy District) which is herein after referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this Deed in favour of the Vendee for a consideration of Rs.12,00,000/-(Rupees Twelve Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

FOR SILVER OAK REALTY .

Partner

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Uppal



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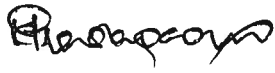

SCHEDULED OF PROPERTY

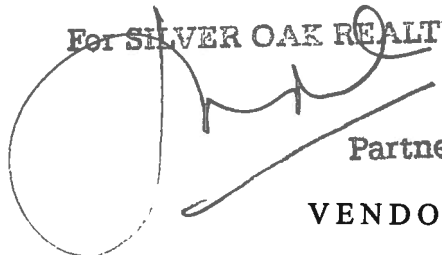
ALL THAT PIECE AND PARCEL OF PROPERTY bearing no. 399 G admeasuring about 225.90 Sq.yds equivalent to 188.57 Sq.mtrs along with constructed area of 296 Sq.ft in the residential project known as 'SILVER OAK BUNGALOWS PHASE - III' forming part of Sy. Nos. 31, 40 (P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Kapra Mandal (erstwhile Ghatkesar Mandal), Medchal Malkazgiri District (erstwhile Ranga Reddy District) marked in red in the plan annexed hereto, bounded on:

North	9 mtrs (30') wide road
South	Bungalow No. 310
East	Open Land
West	9 mtrs (30') wide road

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For SILVER OAK REALTY

Partner
VENDOR

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Sub Registrar
Uppal



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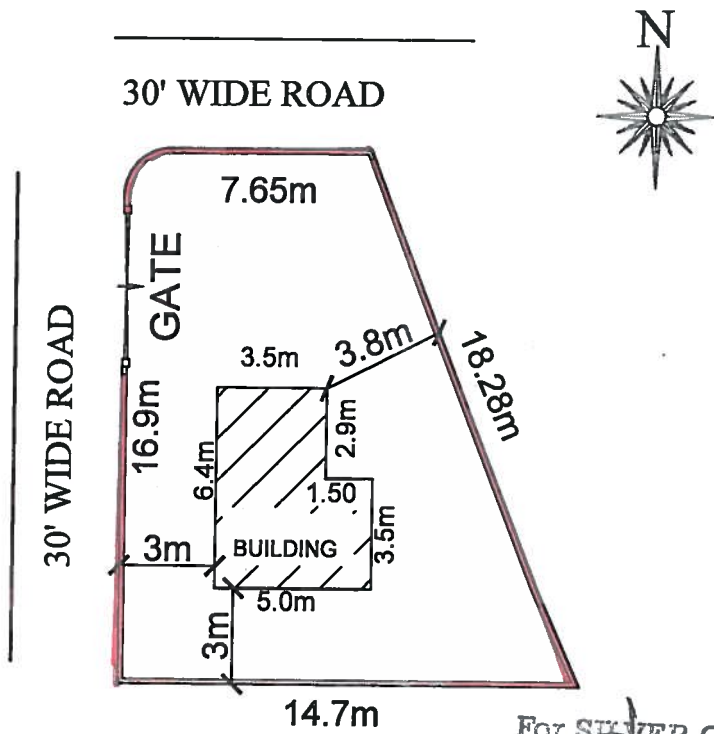


Registration Plan for Sale Deed showing plot with constructed area in Sy. Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 situated at Cherlapally Village, Kapra Mandal (erstwhile Ghatkesar Mandal), Medchal Malkazgiri District (erstwhile Ranga Reddy District), Telangana .

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

REFERENCE:	SCALE:	INCL: <input type="checkbox"/>	EXCL: <input type="checkbox"/>
PLOT AREA:	225.90 SQ.YDS	OR 188.57 SQ. MTRS	OR SQ.FT
BUILT UP AREA:	-	-	296 SQ.FT



WITNESSES:

1. *[Signature]*

2. *[Signature]*


For SILVER OAK REALTY
[Signature]
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 - సామాన్యుని హక్కు

భారత ప్రభుత్వ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

S/O కోరే మోహన్ రావు, 8-3-169/60/35, ఇందిరా నగర పేజె-2, హనుమాన్ స్టోన్ కట్టర్స్, బోరబాండ్, 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

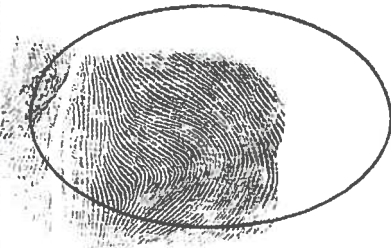
Aadhaar - Saamanyuni Hakku

Handwritten signature



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

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



VENDOR:

M/S. SILVER OAK REALTY
 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 SILVER OAK REALTY

SIGNATURE OF EXECUTANTS ^{Partner}

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

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8395/2018. Sheet 6 of 7
Sub Registrar
Uppal



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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 జబీల్ 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

[Handwritten 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
జబీల్ 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

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

10/07/2013

[Handwritten signature]

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8395/2018. Sheet 7 of 7

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

(019/1300846)

3 0 0 4
D D M M Y Y

On Demand Pay

COMMISSIONER, GHMC

0
को या उनके

Rupees

रुपये

ONE THOUSAND ONE HUNDRED TWENTY FOUR ONLY

अदा करें



₹ 1,124.00

BANK DATA FORBIS PVT. LTD. CTS-2010



For YES BANK LT

A. Nalavalla
f32364029
AUTHORISED SIGNAT

YES BANK LTD
DRAWEE BANK AND BRANCH
SOMAJITHRA, HYDERABAD
ISSUING BANK AND BRANCH
SOMAJITHRA, HYDERABAD

IFSC: YESB000 0005320000

16

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