

87717 DDU NO: 850 of 2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S No. 1645 Date: 17-01-2017

Sold to: RAMESH

S/o. NARASING RAO

For Whom: M/s. SILVER OAK REALTY

G 556509

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 15<sup>th</sup> day of March 2017 at S.R.O, Vallabh Nagar, Medchal-Malkajiri District by and between:

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, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No.25, Jubilee Hills, Hyderabad, hereinafter referred to as the 'Vendor'

AND

1. Smt. Sarojini L. Rohit, Wife Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, resident of 8-2-402/2, Road No.5, Banjara Hills, Hyderabad.
2. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged about 54 years, Occupation: Business, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

For SILVER OAK REALTY



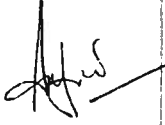


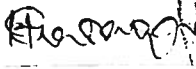
Partner

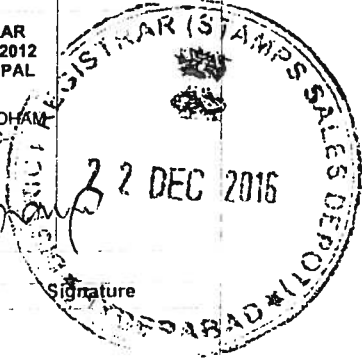
Page

**Presentation Enforcement.**



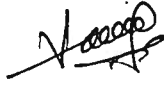



Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 23500/- paid between the hours of 3 and 4 on the 15th day of MAR, 2017 by Sri Soham Modi

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**


SI No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL		 NARENDRA PRASAD [1508-1-2017-877]	NARENDRA PRASAD SAJJA S/O. LATE RAJACHOWDARY SAJJA H.NO.2-4-19, PLOT NO.52, SNEHAPURI COLONY, RK PURAM, SAROORNAGAR, HYD PRESENTLY UNIT 35, 400 WILLIAMS DRIVE FOR MC MURRY, ALBERTA, CANADA	
2	EX		 2012 AT SRO UPPAL: [1508-1-2017-877]	REP BY GPA K.PRABHAKAR REDDY VIDE D.NO.190/IV/2012 DT.10-12-2012 AT SRO UPPAL S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD-500 003	



**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. VENKAT RAMANA [1508-1-2017-877]	CH.VENKAT RAMANA REDDY H.NO.5-4-187/3,4,M.G. ROAD,SEC-BAD	
2		 CH.RAMESH::15/03/2017 [1508-1-2017-877]	CH.RAMESH H.NO.1-3-176/D/2,KAVADIGUDA,HYD	

15th day of March, 2017

Signature of   
Sub Registrar  
Vallabh Nagar  
Exercising the powers of Registrars under Section 30

Bk - 1, CS No 877/2017 & Doct No 850 / 2017. Sheet 1 of 10 Sub Registrar Vallabh Nagar



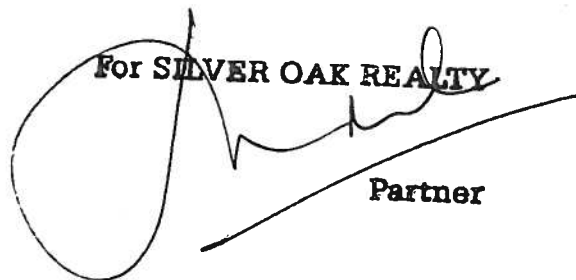
3. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah aged about 50 years, Occupation: Housewife, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Shri. Ajit V. Shah, Son of Shri. V. N. Shah aged about 52 years, Occupation: Business, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah aged 49 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak aged about 26 years, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak aged about 49 years, Occupation: Housewife, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, resident of 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

being represented by Shri. Soham Modi, Son of Late Satish Modi aged about 47 years, the Partners / Authorized Representatives of M/s. Silver Oak Realty (Formerly Known as M/s. Mehta & Modi Homes) who is the General Power of Attorney Holders by virtue of document no.204/Bk-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

**IN FAVOUR OF**

Mr. Narendra Prasad Sajja, Son of Late Rajachowdary Sajja, aged about 54 years, Occupation: Service residing at H. No. 2-4-19, Plot No. 52, Snehapuri Colony, R. K. Puram, Saroor Nagar, Hyderabad - 500 035 presently residing at Unit-35, 400, Williams Drive, Fort McMurray, Alberta, Canada {Pan No. GDLPS6500R} hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

  
For **SILVER OAK REALTY**  
Partner

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	187900	0	0	0	188000
Transfer Duty	NA	0	70500	0	0	0	70500
Reg. Fee	NA	0	23500	0	0	0	23500
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>282000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>282100</b>

Rs. 258400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 23500/- towards Registration Fees on the chargeable value of Rs. 4700000/- was paid by the party through E-Challan/BC/Pay Order No .439PB7150317 dated .15-MAR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 282000/-, DATE: 15-MAR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001781444,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: SILVER OAK REALTY ,CLAIMANT NAME: MR. NARENDRA PRASAD SAJJA).

Date:  
15th day of March,2017

*[Signature]*  
Signature of Registering Officer  
Vallabh Nagar

Bk-1, CS No 877/2017 & Doct No 855/2017. Sheet 2 of 10 Sub Registrar Vallabh Nagar

15 వ పుస్తకము 2017 సం / తార 15వ నం|| పు

855 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్వామింగ్

నిబంధనం గుర్తింపు నెంబరు 1503- 1.....2017

తేదీ- 15/3/17.

*[Signature]*  
ఆం. సుబ్రహ్మణ్యం  
సబ్ రిజిస్ట్రారు  
వల్లభనగర్



**WHEREAS:**

- A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy.No.74 (Ac.1-23 Gts.) and Sy.No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts., by virtue registered sale deed bearing document no.3111/07 dated 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.
- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:  
1. Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah  
2. Smt. V. Susheela, Wife of V. V. Subba Rao,  
3. Sri Anand S. Mehta, son of Shri Suresh U. Mehta  
4. Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad  
5. Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy  
6. Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao  
7. Shri Sajja Venkateswara Rao, son of Shri Subba Rao  
8. Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam  
9. Shri Sekharam Seri, son of Late Shri. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit No.5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas / Villas each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas / Villas along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas / Villas along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as on.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.
- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/BK-IV/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/Villas/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to intending purchasers without reference to the Owners.

For **SILVER OAK REALTY**  
  
**Partner**

Bk-1, CS No 877/2017 & Doct No  
850 120/2. Sheet 3 of 10 Sub Registrar  
Vallabh Nagar



Generated on: 15/03/2017 04:04:26 PM





- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no.17, admeasuring 173 sq. yds., along with construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Property', forming part of the Scheduled Land for a consideration of Rs. 47,00,000/- (Rupees Forty Seven 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 No.17, admeasuring 173 sq. yds, along with construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) forming part of Sy. Nos.74 & 75, Cherlapally Village, Ghatkesar Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 47,00,000/- (Rupees Forty Seven Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor / Owners 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 Property.
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 given 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

Bk-1, CS No 877/2017 & Doct No  
850 / 2017 Sheet 4 of 10 Sub Registrar  
Vallabh Nagar



Generated on: 15/03/2017 04:04:26 PM



**SCHEDULED PLOT**

All that piece and parcel of villa on bearing plot no.17, admeasuring about 173 sq. yds., along with construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) in the project known as 'Villas at Silver Creek' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District now under Kapra Mandal, Medchal-Malkajgiri District, marked in red in the plan annexed hereto and bounded on:

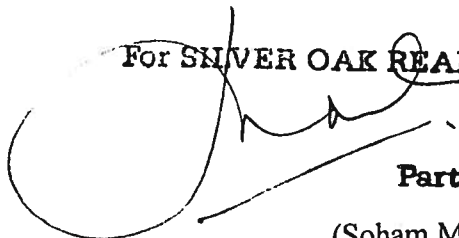
North	Plot No. 16
South	Tot - Lot
East	Plot No. 27
West	30' wide road

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**  
(Soham Modi)  
**VENDOR**

  
**VENDEE**

Bk-1, CS No 877/2017 & Doct No  
850 / 2017 - Sheet 5 of 10 Sub Registrar  
Vallabh Nagar



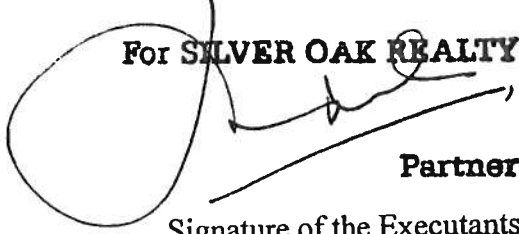
Generated on: 15/03/2017 04:04:26 PM



**ANNEXTURE-1-A**

1. Description of the Building : All that piece and parcel of villa on bearing plot no. 17, in the project known as "Villas @ Silvercreek" forming part of Sy. Nos. 74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Ground Floor + First Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 173 sq. yds.
- 10. Built up area Particulars:**
11. Portico & Terrance Area : 229 Sft
12. In the Ground Floor : 810 Sft
13. In the First Floor : 810 Sft
- Total Built up Area : 1849 Sft**
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 47,00,000/-

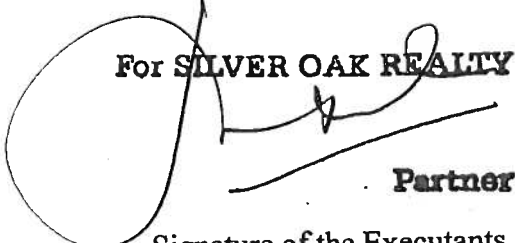
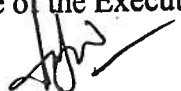
Date: 15.03.2017

For **SILVER OAK REALTY**  
  
**Partner**  
Signature of the Executants

**C E R T I F I C A T E**

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 15.03.2017

For **SILVER OAK REALTY**  
  
**Partner**  
Signature of the Executants  


Bk-1, CS No 877/2017 & Doct No  
850-12012. Sheet 6 of 10 Sub Registrar  
Vallabh Nagar



Generated on: 15/03/2017 04:04:26 PM



**REGISTRATION PLAN SHOWING**

VILLA ON PLOT NO.17, FORMING A PART

**IN SURVEY NOS.**

74 & 75

**Situated at**

CHERLAPALLY VILLAGE,

GHATKESAR

**Mandal, R. R. Dist.**

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

**VENDOR:**

M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA & MODI HOMES)

REP. BY ITS MANAGING PARTNER MR. SOHAM MODI, SON OF LATRE SATISH MODI

**VENDEE:**

MR. NARENDRA PRASAD SAJJA, SON OF LATE RAJACHOWDARY SAJJA

**REFERENCE:**  
**AREA:**

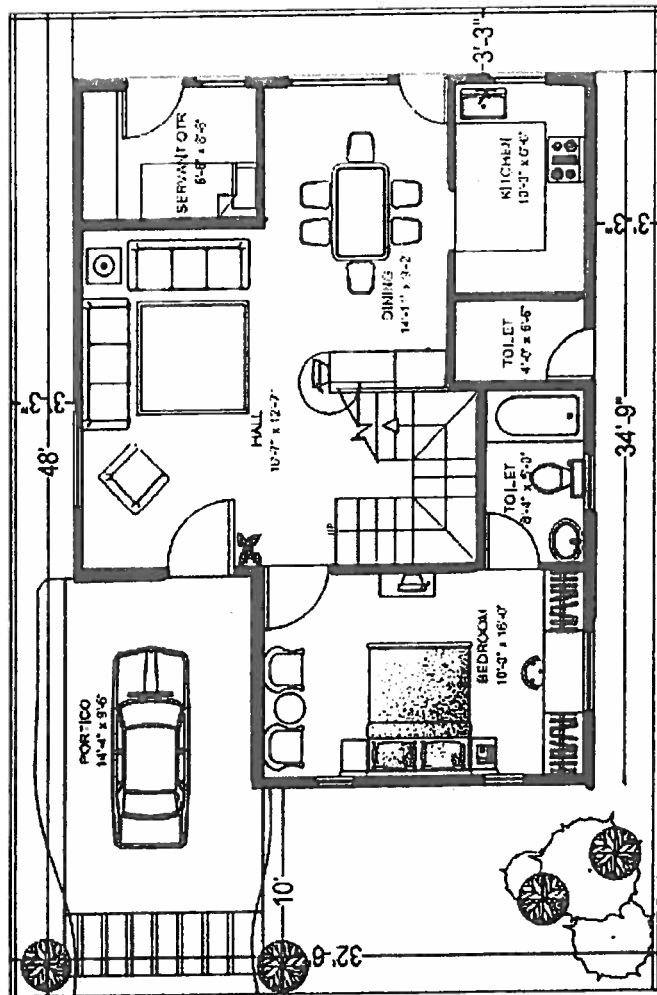
173

**SCALE:**  
**SQ. YDS.**

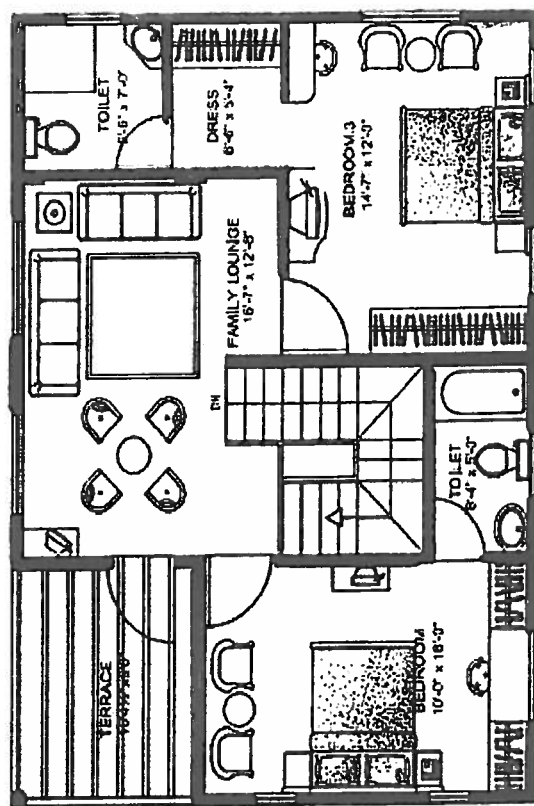
**INCL:**  
**SQ. MTRS.**



**EXCL:**



**GROUND FLOOR**



**FIRST FLOOR**

AREA OF GROUND FLOOR : 810.00 SFT.

AREA OF FIRST FLOOR : 810.00 SFT.

TOTAL BUILT UP AREA : 1620.00 SFT.

TERRACE AREA : 93.00 SFT.

TERRACE AREA : 136.00 SFT

**WITNESSES:**

- 1.
- 2.

For **SILVER OAK REALTY**

**Partner**

**SIG. OF THE VENDOR**

**SIGN. OF THE VENDEE**

BK-1, CS No 877/2017 & Doct No  
850 / 2017 - Sheet 7 of 10 Sub Registrar  
Vallabh Nagar



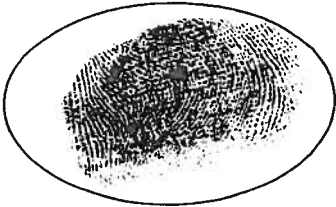
Generated on: 15/03/2017 04:04:26 PM





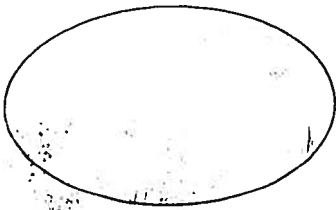
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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 (FORMERLY KNOWN AS  
M/S. MEHTA & MODI HOMES)  
HAVING ITS OFFICE AT  
5-4-187/3 & 4, II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS PARTNER  
MR. SOHAM MODI  
S/O. LATE SATISH MODI



**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE GPA NO. 190/IV/2012, Dt. 10.12.2012:**  
**AT SRO, UPPAL:**

SRI. K. PRABHAKAR REDDY  
S/O. SRI. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD – 500 003.



**VENDEE:**

MR. NARENDRA PRASAD SAJJA  
S/O. MR. RAJA CHOWDARY SAJJA  
R/O. H. NO. 2-4-19, PLOT NO. 52  
SNEHAPURI COLONY, R. K. PURAM  
SAROOR NAGAR, HYDERABAD - 500 035  
PRESENTLY RESIDING AT UNIT-35, 400  
WILLIAMS DRIVE, FORT MCMURRAY  
ALBERTA, CANADA.

**SIGNATURE OF WITNESSES:**

1.

2.

For **SILVER OAK REALTY**  
  
**Partner**  
SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE



Bk - 1, CS No 877/2017 & Doct No  
850 / 2017. Sheet 8 of 10 Sub Registrar  
Vallabh Nagar

Generated on: 15/03/2017 04:04:26 PM



VENDOR:

आयकर विभाग  
INCOME TAX DEPARTMENT  
SILVER OAK REALTY



भारत सरकार  
GOVT. OF INDIA



29/04/2003  
Permanent Account Number  
ACXFS9783R

29/04/2003

For SILVER OAK REALTY

Partner

व्याज 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

*Soham Modi*

मुख्य 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

15/01/1974  
Permanent Account Number  
AWSP8104E



हस्ताक्षर

*Prabhaakar Reddy K*

Bk - 1, CS No 877/2017 & Doct No  
850 / 20/2 - Sheet 9 of 10 Sub Registrar  
Vallabhagar



Generated on: 15/03/2017 04:04:26 PM





A/C PAYEE ONLY  
NOT NEGOTIABLE

**MANAGER'S CHEQUE**  
VALID FOR 3 MONTHS ONLY

15032017

Or Order

Pay COMMISSIONER GIMC

या उनके आदेश पर

अदा करे  
Rupees

FOUR THOUSAND SEVEN HUNDRED ONLY.

₹ \*4,700.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD  
SECUNDERABAD 500 005  
REF. No. 001212103079

*[Handwritten Signatures]*  
AUTHORISED SIGNATORIES

Please sign above

⑈ 190019⑈ 500240003⑈ 999989⑈ 12

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NARENDRA PRASAD SAJJA

RAJACHOWDARY SAJJA

28/10/1962

Permanent Account Number

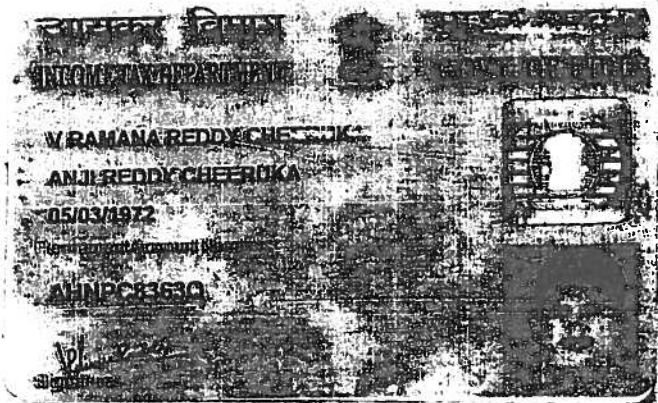
GDLP56500R

*[Signature]*  
Signature

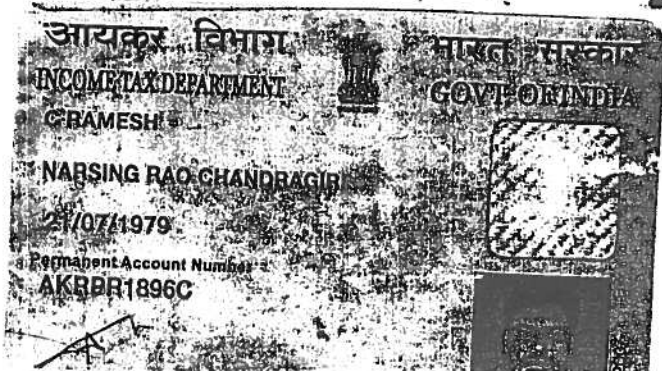


17082015

*[Handwritten Signature]*



*[Handwritten Signature]*



*[Handwritten Signature]*

Bk - 1, CS No 877/2017 & Doct No  
850 / 2017 - Sheet 10 of 10 Sub Registrar  
Vallabh Nagar



Generated on: 15/03/2017 04:04:26 PM

