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9572

9397/2018



తెలంగాణ తెలంగాణ TELANGANA

S.No. 8851 Date: 30-04-2018

Sold to: Ramesh
S/o. W. P. O. Late. Narsing Rao
For 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 18th day of May 2018 at S.R.O, Uppal, Medchal-Malkajgiri District by:

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, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills Hyderabad {Pan No. ABMPM6725H, Aadhaar No. 3146 8727 4389} hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

AND

1. Mr. Anand S. Mehta, Son of Mr. Suresh U. Mehta, aged about 39 years, Occupation: Business residing at 21, Bapubagh Colony, 2nd Floor, P. G. Road, Secunderabad {Pan No. ACQPM3840C, Aadhaar No. 8656 7880 6452}.
2. Mr. Hari S. Mehta, Son of Mr. Suresh U. Mehta, aged about 35 years, Occupation: Business residing at 21, Bapubagh Colony, 2nd Floor, P. G. Road, Secunderabad {Pan No. AFLPM2655M, Aadhaar No. 7958 8795 5228}.
3. Mr. Suresh U. Mehta, Son of Late Uttamlal R. Mehta, aged about 67 years, Occupation: Business residing at H. No. 2-3-577, 502, Uttam Towers, D. V. Colony, Minister Road, Secunderabad {Pan No. ABMPM6740Q, Aadhaar No. 2554 2945 4703}, hereinafter collectively referred to as the consenting party (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc.).

For SILVER OAK REALTY

Partner

IN FAVOUR OF

1. Mrs. Nisha Narayanan, Wife of Mr. Narayanan Srinivasa Ragavan, aged about 37 years {Aadhaar No.5583 5405 3761} and
2. Mr. Narayanan Srinivasa Ragavan, Son of Mr. Srinivasa Ragavan, aged about 38 years, both are residing at Bungalow No. 16, Silver Oak Bungalows, Cherlapally, Hyderabad - 500 051 {Aadhaar No.7437 5182 2792}, hereinafter referred to as the Vendee (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as 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 Mrs. 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/Bk-IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts, of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District is hereinafter referred to as the Scheduled Land.

For SILVER OAK REALTY

Partner

The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.

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.

-) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction 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 proposed project of development on the entire Scheduled Land is styled as 'Silver Oak Bungalows (Phase-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 375, admeasuring 174 sq. yds, along with construction having a total built-area of 1749 sft, (Built up area 1430 sft + Terrace Area 160 sft + Portico Area 159 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.52,00,000/-(Rupees Fifty Two 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 bungalow on bearing plot no.375, admeasuring 174 sq. yds, along with construction having a total built-area of 1749 sft, forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, which is herein after referred to as the Scheduled Property 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.52,00,000/-(Rupees Fifty Two Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.44,20,000/-(Rupees Forty Four Lakhs Twenty Thousand Only) paid by way of cheque no.119741, dated 02.05.2018 issued Housing Development Finance Corporation Ltd., Hyderabad..
 - ii. Rs.5,50,000/-(Rupees Five Lakhs Fifty Thousand Only) paid by way of cheque no. 000090, dated 12.04.2018 drawn on HDFC Bank Ltd., Hyderabad.
 - iii. Rs 2,30,000/-(Rupees Two Lakhs Thirty Thousand Only) paid by way of cheque no. 000095, dated 31.03.2018 drawn on HDFC Bank Ltd., Hyderabad
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 the 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 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.

For SILVER OAK REALTY

Partner

The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.

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.

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.

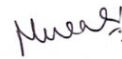
SCHEDULED PROPERTY

All that piece and parcel of bungalow on bearing plot no. 375, admeasuring about 174 sq. yds., along with construction having a total built-area of 1749 sft., (Built up area 1430 sft + Terrace Area 160 sft + Portico Area 159 sft) in the project known as "Silver Oak Bungalows Phase - III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) marked in red in the plan annexed hereto, bounded on:

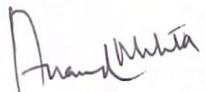
North	Plot No. 374
South	Tot-Lot
East	30' wide road
West	Tot-Lot

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. 

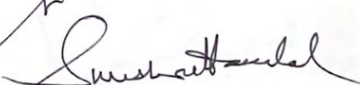

Anand S. Mehta

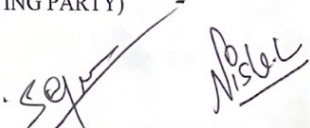
For SILVER OAK REALTY

Partner

(Soham Modi)
VENDOR


Hari S. Mehta
(CONSENTING PARTY)


(Suresh U. Mehta)


VENDEE

ANNEXTURE-1-A

Description of the Building : All that piece and parcel of bungalow on bearing plot no. 375, in the project known as "Silver Oak Bungalows Phase - III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District)

(a) Nature of the roof : R. C. C. (Ground Floor plus First Floor)

(b) Type of Structure : Framed Structure

2. Age of the Building : 4 years

3. Total Extent of Site : 174 sq. yds

4. Built up area Particulars:

a) Portico & Terrance Area : 319 Sft

b) In the Ground Floor : 793 Sft

c) In the First Floor : 637 Sft

Total Built up Area : 1749 Sft

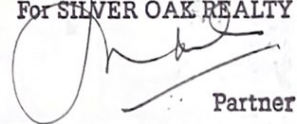
5. Annual Rental Value : ---

6. Municipal Taxes per Annum : ---

7. Executant's Estimate of the MV of the Building : Rs. 52,00,000/-

Date: 18.05.2018

For SILVER OAK REALTY



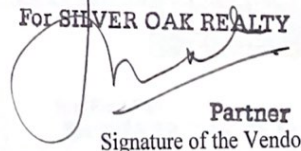
Partner

Signature of the Vendor

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.

For SILVER OAK REALTY



Partner

Signature of the Vendor

Date: 18.05.2018

Signature of the Consenting Party

Signature of the Vendee

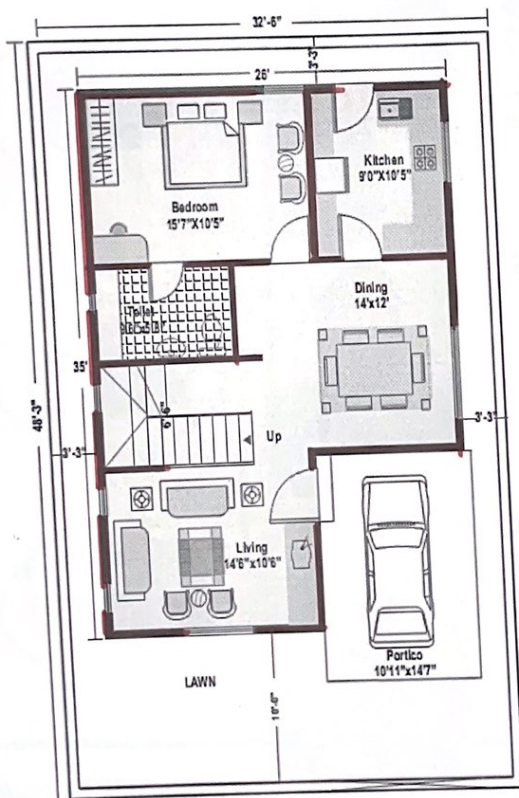


Government of Telangana
Registration And Stamps Department

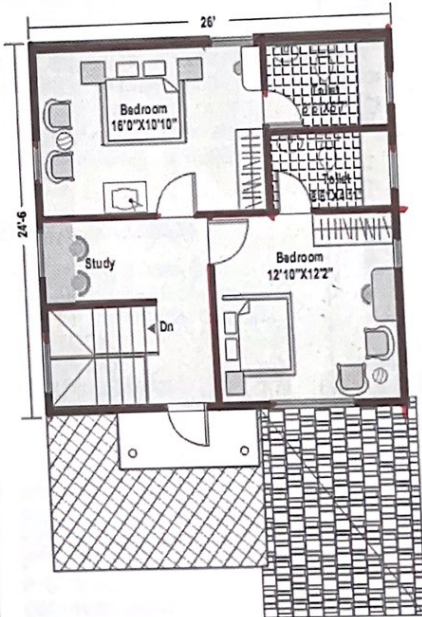
9392/18

REGISTRATION PLAN SHOWING		BUNGALOW ON PLOT NO. 375, FORMING A PART	
SURVEY NOS.	31, 40(P), 41(P), 42, 44, 45 & 55	Situated at	
CHERLAPALLY VILLAGE, KAPRA MANDAL, MEDCHAL-MALKAJIRI DISTRICT (FORMERLY KNOWN AS GHATKESAR MANDAL, RANGA REDDY DISTRICT)			
DOR:	M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA & MODI HOMES) REP. BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI		
CONSENTING PARTY:	MR. ANAND S. MEHTA, SON OF MR. SURESH U. MEHTA & OTHERS		
VENDEE:	1. MRS. NISHA NARAYANAN, WIFE OF MR. NARAYANAN SRINIVASA RAGAVAN, 2. MR. NARAYANAN SRINIVASA RAGAVAN, SON OF MR. SRINIVASA RAGAVAN		
REFERENCE:	SCALE:	INCL:	EXCL:
REA:	174 SQ. YDS.	SQ. MTRS.	

Built up Area: 1749 Sft.



Ground Floor Plan



First Floor Plan
For SILVER OAK REALTY

WITNESSES:

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

Partner

SIG. OF THE VENDOR

SIG. OF THE CONSENTING PARTY

SIGN. OF THE VENDEE