

Government of Telangana
Registration And Stamps Department

2244/2019

Payment Details - Citizen Copy - Generated on 11/02/2019, 12:37 PM

SRO Name: 1507 Uppal

Receipt No: 2385

Receipt Date: 11/02/2019

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 807500 DD No: DD Dt: Bank Name: Bank Branch: E-Challan Bank Name: YESB
CS No/Doct No: 2336 / 2019
Challan No: E-Challan No: 338QND090219
E-Challan Dt: 09-FEB-19

Account Description	Amount Paid By		
	Cash	Challan	DD
Registration Fee			4040
Transfer Duty /TPT			12120
Deficit Stamp Duty			32220
User Charges			100
Total:			48480
In Words: RUPEES FORTY EIGHT THOUSAND FOUR HUNDRED EIGHTY ONLY			

Prepared By: NIVEDITA

Signature by SR
SUB-REGISTRAR
UPPAL.

Received original Sale deed
P. Prasuna Devi
(P. PRASUNA DEVI)
19-2-2019.

CS
23/2/19

2244/2019



తెలంగాణ తెలంగాణ TELANGANA

R 811359

S.No. 2864 Date: 04-02-2019

Sold to: Ramesh

S/o. W/o. D/o. Late Narsing Rao

For Whom: M/s. Summit Builders

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 6th day of February 2019 at S.R.O., Uppal, Medchal-Malkajgiri District by and between:

M/s. SUMMIT BUILDERS, 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 Partner (1) M/s. Modi Properties Pvt. Ltd., (formerly known as Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 4, Soham Mansion, 2nd floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, S/o. Late Satish Modi,, Occupation: Business, {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 / assignee etc.)

IN FAVOUR OF

Mrs. Paripati Prasuna Devi, Wife of Mr. P. Jagan Mohan Reddy, aged about 74 years, residing at H. No: 12-13-389, Street No. 1, Lalaguda, Tarnaka, Secunderabad - 500 017 {Pan No. AQFPP2705C, Aadhaar No.4108 3570 3076}, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOR SUMMIT BUILDERS

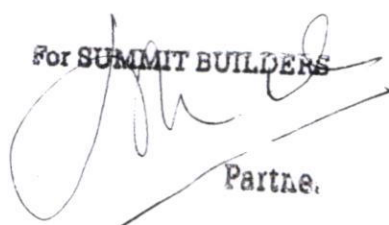
WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given registered sale deeds executed in favour of the Vendor by the former owners Sri Karipe Narsimha, & Sri Alla Muralikrishna Reddy.

Sale Deed Dated	Schedule and area of land	Document No	Registered with
24/05/2004	1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist.
24/05/2004	2,560 Sq. yds.	6022/2004	Sub Registrar, Uppal, R. R. Dist.

The Schedule Land is described more fully and specifically at the foot of this sale deed.

- B. Originally, the Scheduled Land belonged to one Sri Palle Sanjeeva Reddy being the Pattedar, vide Patta No. 20, Passbook No. 10420/177970. The said Sri Palle Sanjeeva Reddy has executed sale deed dated 21st June, 2000 in favour of Sri Kandadi Sudarshan Reddy and the same is registered as document no. 5114/2000 in the office of the Sub-Registrar, Uppal, R.R. District. Subsequently, the said Sri Kandadi Sudarshan Reddy executed sale deed dated 5th November 2003 in favour of Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy and the same is registered as document no. 13370/2003 in the office of the Sub-Registrar, Uppal, R.R. District. The Vendor herein has acquired all rights, title, etc., to the scheduled land from Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy under above referred two registered sale deeds.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing / has constructed at its own cost, block of residential apartments named as 'Silver Oak Apartments' consisting of about 120 flats, having stilts plus five floors, along with certain common amenities, recreation facilities, lighting, etc.
- D. The Vendor has obtained the necessary technical approval from HUDA vide permission No. 7793/P4/HUDA/2004 dated 06/12/2004 and building permit No. BA/G1/1559/2004-2005 dated 10/01/2005 from Kapra Municipality.
- A. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no.415 on the fourth floor, bearing municipal no. 2-3-2/1/415, having a super built-up area of 500 sft., together with undivided share in the scheduled land to the extent of 25 sq. yds. and a reserved parking space for car and two-wheeler bearing nos. 45 and 87 admeasuring about 15 and 100 sft., respectively in the building known as 'Silver Oak Apartments' and has approached the Vendor.
- B. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For SUMMIT BUILDERS

Partner.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.415 bearing municipal no.2-3-2/1/415 on the fourth floor, having a super built-up area of 500 sq. ft., in building known as Silver Oak Apartments together with:
 - a. Undivided share in scheduled land to the extent of 25 sq. yds.
 - b. A reserved parking space for car and two-wheeler bearing nos. 45 and 87 admeasuring about 15 and 100 sq. ft., respectively

Situated at Sy. No. 290 Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District), which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.4,00,000/- (Rupees Four Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

2. The Vendor hereby covenant that Scheduled Land & Scheduled Apartment are 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 Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment 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 SUMMIT BUILDERS

8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Silver Oak Apartments as follows:-
- a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in SILVER OAK APARTMENTS.
 - b. That the Buyer has examined the title deeds, plans, ~~permissions and other documents~~ and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Silver Oak Apartments Owners Association that has been / shall be formed by the Owners of the apartments in SILVER OAK APARTMENTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the SILVER OAK APARTMENTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.

For SUMMIT BUILDERS

Partne.

- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called SILVER OAK APARTMENTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

For SUMMIT BUILDERS

Partne.

SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) are bounded as under:

North By	Survey No. 290 (Part)
South By	Main Road
East By	Road in Sy. 288
West By	Sy. No. 289

SCHEDULE OF APARTMENT

All that portion a semi-deluxe apartment bearing flat no.415 on the fourth floor, bearing municipal no. 2-3-2/1/415, admeasure 500 sft. of super built up area together with proportionate undivided share of land to the extent of 25 sq. yards and a reserved parking space for car and two-wheeler bearing nos. 45 and 87 admeasuring about 15 and 100 sft., respectively in residential apartment named as "Silver Oak Apartments", constructed on Scheduled Land, forming part of Survey No. 290, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor
South By	Open to Sky
East By	Open to Sky
West By	Flat No. 416

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. P. Jagannathan Reddy

2. P. Siva Shankar

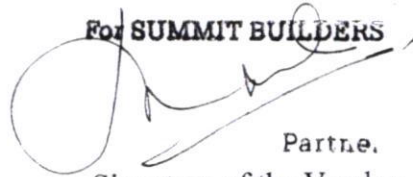
For SUMMIT BUILDERS

Partne.
VENDOR
P. Prashna Devi

BUYER

ANNEXTURE - 1 - A

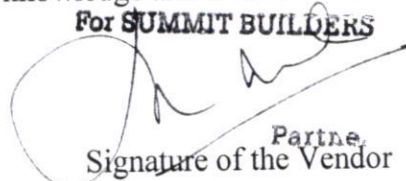
1. Description of the Building : SEMI-DELUXE apartment bearing flat no.415 on the fourth floor bearing municipal no.2-3-2/1/415 of "Silver Oak Apartments" at Block No. 2, Residential Localities, situated at Sy. No. 290, Cherlapally Village, Kapra Mandal, Medchal- Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District)
- (a) Nature of the roof : R. C. C. (Ground Floor + 5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 11 years
3. Total Extent of Site : 25 sq. yds., U/s Out of 4,375 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 115 sft. Parking space for one car and scooter
- b) In the Fourth Floor : 500 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV :
of the Building : Rs.4,00,000/-
- Date: 06.02.2019

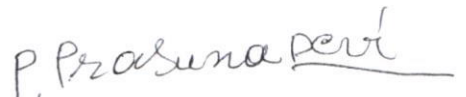
For SUMMIT BUILDERS

Partne.
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.

Date: 06.02.2019

For SUMMIT BUILDERS

Partne.
Signature of the Vendor


Signature of the Buyer

REGISTRATION PLAN SHOWING

FLAT NO. 415, BEARING MUNICIPAL NO. 2-3-2/1/415

ON THE FOURTH FLOOR OF "SILVER OAK APARTMENTS"

IN SURVEY NOS.

290 (PART) OF CHERLAPALLY VILLAGE, CHERLAPALLY VILLAGE, KAPRA MANDAL

MEDCHAL-MALKAJGIRI DISTRICT (FORMERLY KNOWN AS GHATKESAR MANDAL, RANGA REDDY DISTRICT).

VENDOR:

M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF LATE SATISH MODI

BUYER:

MRS. PARIPATI PRASUNA DEVI, WIFE OF MR. P. JAGAN MOHAN REDDY

REFERENCE:

AREA:

25

SCALE:

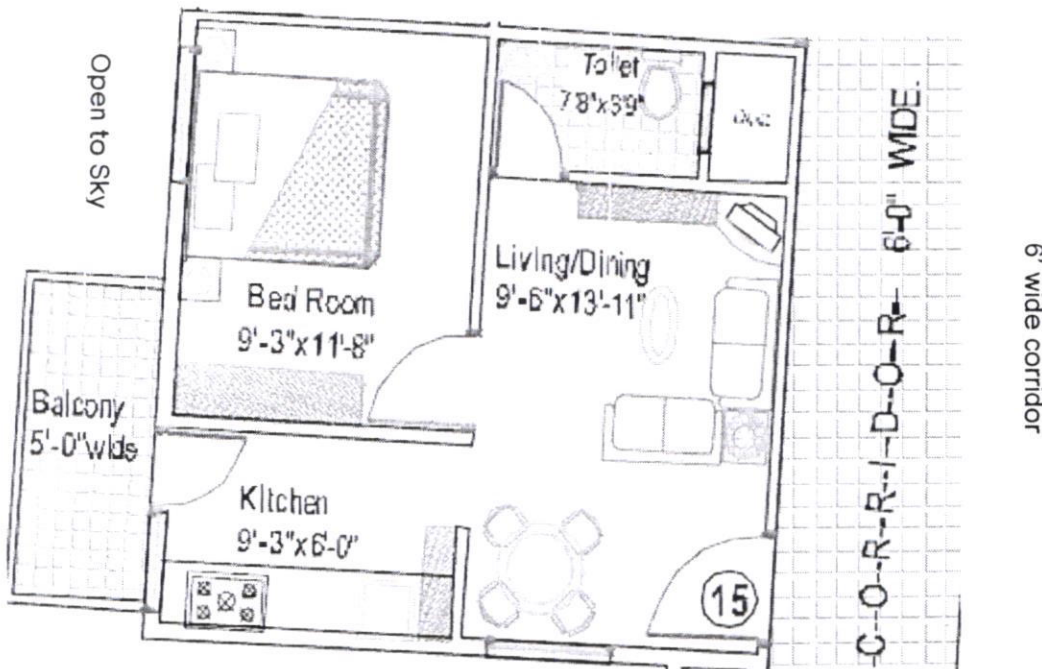
SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:U/S. OUT OF TOTAL: 4,375 Sq. yds.
PLINTH AREA : 500 Sft.

Flat No. 416



Open to Sky

For SUMMIT BUILDERS

Partner

SIG. OF THE VENDOR

P. Prasuna Devi

WITNESSES:

1. P. Jagannathan Reddy

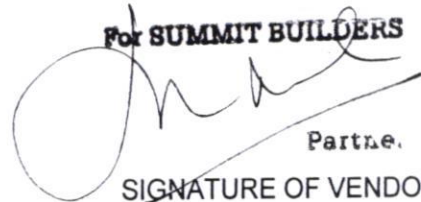
SIG. OF THE BUYER

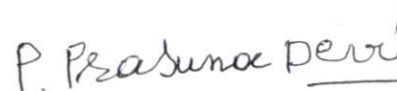
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. SUMMIT BUILDERS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNER: M/S. MODI PROPERTIES PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD, REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI, S/O. LATE SATISH MODI
			<u>SPA / GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.
			<u>BUYER:</u> MRS. PARIPATI PRASUNA DEVI W/O. MR. P. JAGAN MOHAN REDDY R/O. H. NO: 12-13-389 STREET NO. 1 LALAGUDA, TARNAKA SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1. 
2. 

For SUMMIT BUILDERS

Partner.
SIGNATURE OF VENDOR


SIGNATURE OF BUYER



भारत सरकार
GOVERNMENT OF INDIA



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



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నె-
280, రోడ్ నె-25, పెద్దమ్మ
దేవాలయం దగ్గర బజార్ హిల్స్,
ఖైరాతాబాద్, 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

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

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

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

ఆధార్ - సామాన్యని హక్కు

[Handwritten signature]

For SUMMIT BUILDERS

[Handwritten signature]
Partner

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జగన్ మోహన్ రెడ్డి పరిపాటి
Jagan Mohan Reddy Paripati
పుట్టిన తేదీ / DOB: 1938
పురుషుడు Male

9434 3656 0302

అధికారి - ఆధార్ - సామాన్యమానవుడి హక్కు

అధికారి
Unique Identification Authority of India

చిరునామా: W/O: జగన్ మోహన్ రెడ్డి
పరిపాటి, 12-13-389, స్ట్రీట్ నెం 1
లాల్ గూడ, సెకండరాబాద్, హైదరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500017

Address: W/O: Jaghan
Mohan Reddy Paripati,
12-13-389, Street No 1,
Tarnaka, Secunderabad,
Lallaguda, Hyderabad,
Andhra Pradesh, 500017

4108 3570 3076

1947
1600 300 1947

help@uidai.gov.in

www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

ప్రసూనా దేవి పరిపాటి
Prasuna Devi Paripati
పుట్టిన తేదీ / DOB: 10/05/1945
స్త్రీ / Female

4108 3570 3076

అధికారి - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా:
S/O: వెంకట రామ రెడ్డి
పరిపాటి, 12-13-389, స్ట్రీట్ నెం 1,
సెకండరాబాద్, లాల్ గూడ,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500017

Address:
S/O: Venkata Rama Reddy
Paripati, 12-13-389, street no
1, beside S B H alm tamaka,
Secunderabad, Lallaguda,
Hyderabad
Andhra Pradesh, 500017

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No.: 1079/02117/00106

To
నాంపల్లి శివ శంకర్
Nampally Shiva Shanker
S/O: Nampally Suresh Kumar
HNO-13-186/5/1 yadav nagar
Near s b h Malkajgiri
Malkajgiri
Malkajgiri
Malkajgiri K.v. Rangareddy
Andhra Pradesh 500047
9866240474

30/01/2014

119545331

ML195453315FT

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
8167 0436 2150

అధికారి - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

నాంపల్లి శివ శంకర్
Nampally Shiva Shanker
పుట్టిన తేదీ / DOB : 07/11/1983
పురుషుడు / Male