



Government of Telangana
Registration And Stamps Department

8393/18

Payment Details - Citizen Copy - Generated on 01/05/2018, 03:20 PM

SRO Name: 1507 Uppal

Receipt No: 8808

Receipt Date: 01/05/2018

Name: SOHAM MODI

Transaction: Sale Deed

CS No/Doct No: 8561 / 2018

Chargeable Value: 3500000

DD No:

DD Dt:

Challan No:

E-Challan No: 6198ZE010518

Challan Dt:

E-Challan Dt: 01-MAY-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges

Cash

Challan

DD

E-Challan

Total:

In Words: RUPEES TWO LAKH TEN THOUSAND ONLY

Amount Paid By

17500

52500

139900

100

210000

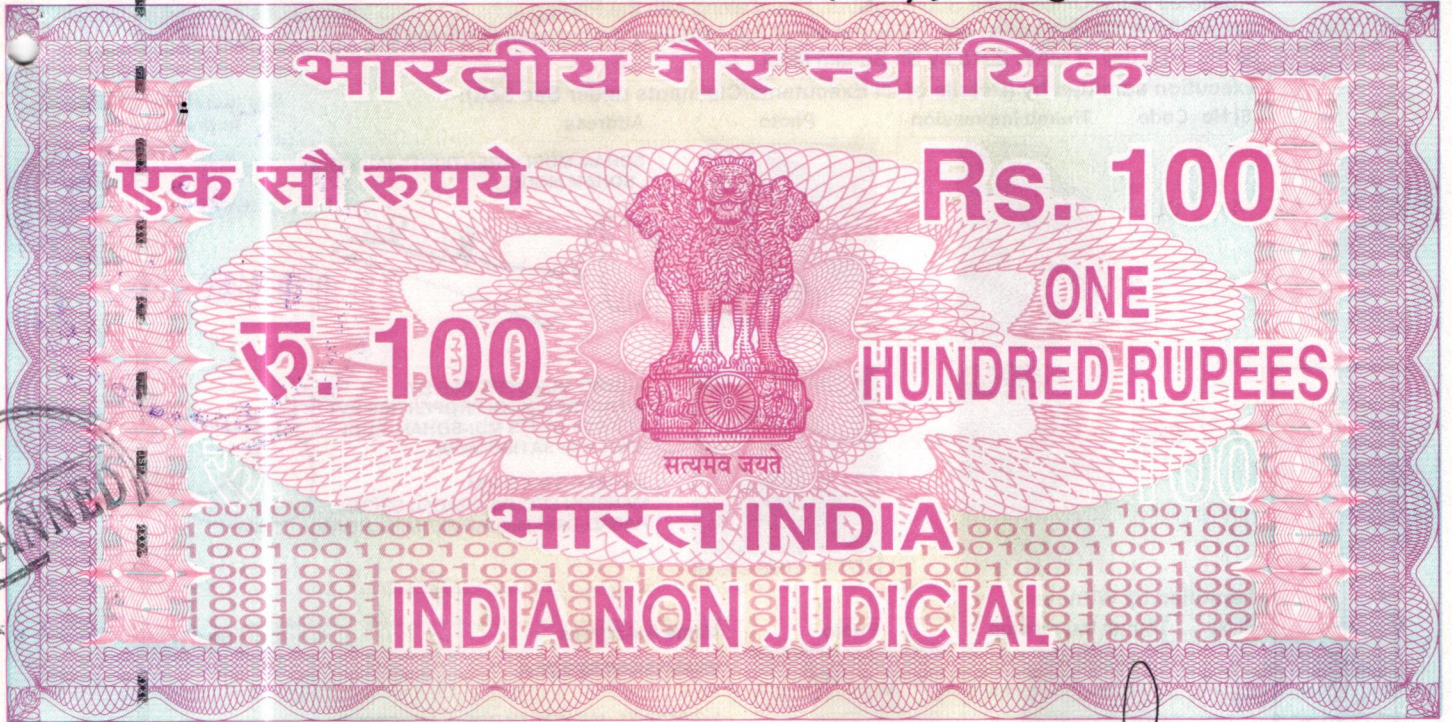
Prepared By: BHASKAR

Signature by SR

SUB-REGISTRAR
UPPAL

020 8561

8393/2018



తెలంగాణ తెలంగాణ TELANGANA

S.No. 7393

Date:09-04-2018

Sold to: TEJAL MODI

W/o. SOHAM MODI

For Whom: SELF

M 628885

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 ¹⁵ 28 of April 2018 at Secunderabad by:

M/s. Summit Builders a registered partnership firm 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 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 47 years, Occupation: Business, resident of Plot No. 280, road, No. 25, Jubilee Hills, Hyderabad – 500 034 (Aadhaar 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.

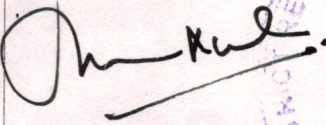
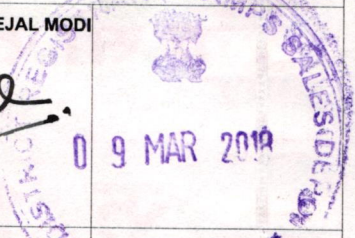
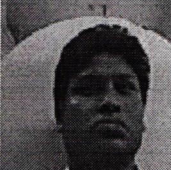
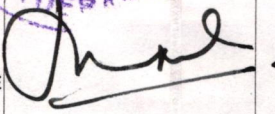
For SUMMIT BUILDERS

Managing Partner

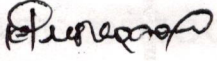
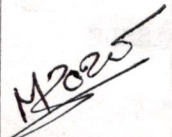
Presentation Endorsement:

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. 17500/- paid between the hours of 5 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/Ink Thumb Impression
1	CL		 SOHAM MODI (AGEN [1507-1-2018-8561]	SOHAM MODI (AGENT)[R]TEJAL MODI SOHAM MODI	 
2	EX		 [1507-1-2018-8561]	SUMMIT BUILDERS 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:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1507-1-2018-8561]WITN	PRABHAKAR REDDY K 2-3-64/10/24, JAISWAL GARDEN, AMBERPET, HYD.	
2		 [1507-1-2018-8561]	K MARTAND 8-3-169/60/35, BORABANDA, HYD.	

01st day of May,2018

Signature of Sub Registrar
Uppal

Endorsement: Stamp Duty, Tranfer 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	139900	0	0	0	140000
Transfer Duty	NA	0	52500	0	0	0	52500
Reg. Fee	NA	0	17500	0	0	0	17500
User Charges	NA	0	100	0	0	0	100
Total	100	0	210000	0	0	0	210100

Rs. 192400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17500/- towards Registration Fees on the chargeable value of Rs. 3500000/- was paid by the party through E-Challan/BC/Pay Order No ,6198ZE010518 dated ,01-MAY-18 of ,YESB/

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SUB-REGISTRAR
UPPAL

Bk - 1, CS No 8561/2018 & Doct No 8393/2018. Sheet 1 of 6 Sub Registrar Uppal

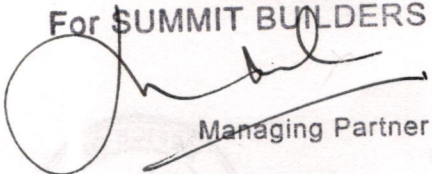


WHEREAS:

- 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 648 Sq.yds from M/s. Silver Oak Realty vide sale deed No. 7524/2017 dated 12.06.2017 duly registered at SRO, Uppal.
- D. Thus the Vendor become absolute Owner of a piece of land admeasuring 648 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. 2/C1/08908/2017 in the file No. 2/C1/09124/2017 dated 15.09.2017 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.35,00,000/-** (Rupees Thirty Five Lakhs 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.35,00,000/-** (Rupees Thirty Five 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 BUILDERS

Managing Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 210000/-, DATE: 01-MAY-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8203567653422, PAYMENT MODE: NB-1000200, ATRN: 8203567653422, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: SUMMIT BUILDERS 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. 8393 of 2018 of Book-1 and assigned the identification number 1 - 1507 - 8393 - 2018 for Scanning on 01-MAY-18 .

Registering Officer
Uppal
(K.Madhusudhan Reddy)

Bk - 1, CS No 8561/2018 & Doct No
8393/2018. Sheet 2 of 6
Sub Registrar
Uppal

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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.

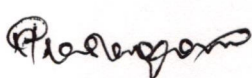
SCHEDULE OF THE PROPERTY

ALL THAT land admeasuring about 648 sq yds (equivalent to 541.81 sq. 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 : Cherlapally Village Settlement
South by : 40' wide road
East by : Land belongs to Silver Oak Realty
West by : Sy. No. 293

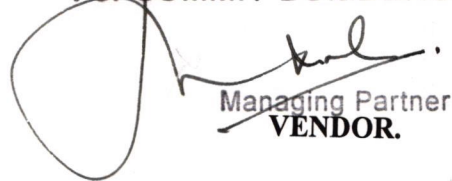
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. 

2. 

For SUMMIT BUILDERS


Managing Partner
VENDOR.



PURCHASER.

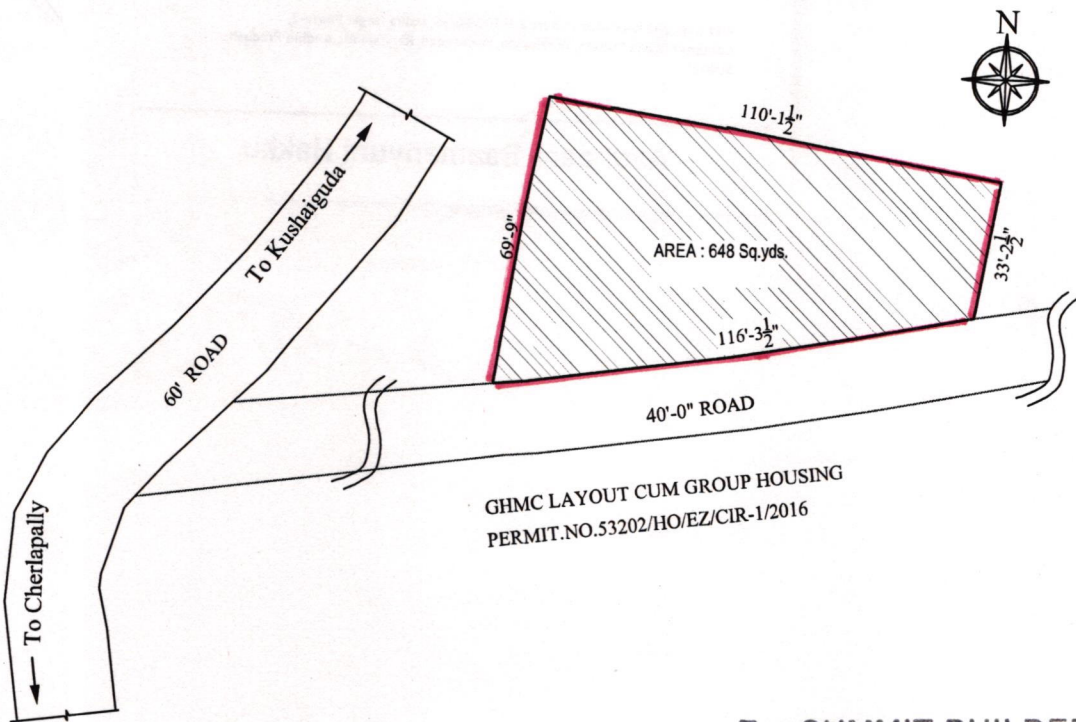


Registration Plan for Sale Deed showing a piece of land in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana .

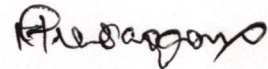
VENDOR: M/S. SUMMIT BUILDERS REP.BY ITS MANAGING PARTNER M/S. MODI PROPERTIES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR SHRI. SOHAM MODI
S/O. LATE. SHRI. SATISH MODI

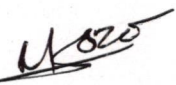
PURCHASER: DR. MRS. TEJAL MODI W/O. SHRI. SOHAM MODI

REFERENCE:	SCALE:	INCL:	EXCL:
PLOT AREA:	648 SQ.YDS	OR 541.81 SQ. MTRS	OR SQ.FT

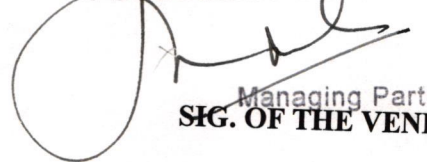


WITNESSES:

1. 

2. 

For SUMMIT BUILDERS


Managing Partner
SIG. OF THE VENDOR


SIG. OF THE PURCHASER

 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, ౮-౩-౧౬౯/౬౦/౩౫, ఇందిరా నగర్ ఫేస్-౨, హనుమాన్ స్టోన్ కట్టర్స్, బోరబండ్, హైదరాబాద్, 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

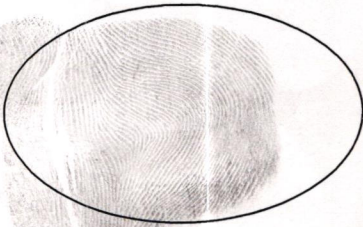
Aadhaar - Saamanyuni Hakku

Handwritten signature



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

<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>
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VENDOR:

M/S. SUMMIT BUILDERS
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. Modi

For SUMMIT BUILDERS

Managing 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





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

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



తేజల్ 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

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

[Signature]

Bk - 1, CS No 8561/2018 & Doct No
8393/2018. Sheet 6 of 6 Sub Registrar
Uppal



YES BANK

YES BANK LTD.

4th Floor, Nehru Centre,
Discovery of India Building, Dr.A.B. Road,
Worli, Mumbai - 400018. India (009713008458

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

A/C. PAYEE / Non-Negotiable

COMMISSIONER GHMC

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

On Demand Pay

or Order

को या उनके आदेश पर

Rupees

THREE THOUSAND FIVE HUNDRED ONLY ***

रुपये

अदा करें

₹ ***3,500.00**

BANK DATA FORMS PVT. LTD. CTS-2010



YES BANK LTD

DRAWEE BANK AND BRANCH

SOMAJIGUDA HYDERABAD



ISSUING BANK AND BRANCH

REGUMPET SECUNDRABAD

For YES BANK LTD.

A. Sekhri
F3264007
AUTHORISED SIGNATORY(IIES)

156815 0005320001

16

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