

Government of Telangana

Registration And Stamps Department

7524/2017

Payment Details - Citizen Copy - Generated on 13/06/2017, 12:01 PM

Receipt No: 8194

Receipt Date: 13/06/2017

SRO Name: 1507 Uppal

Name: SOHAM MODI

Transaction: Sale Deed

Chargeable Value: 3240000

Bank Name:

E-Challan Bank Name: SBH

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES ONE LAKH NINETY FOUR THOUSAND FOUR HUNDRED ONLY

Prepared By: PARAMESHWAR

CS No/Doct No: 7770 / 2017

Challan No:

Challan Dt:

E-Challan No: 584IL3090617

E-Challan Dt: 12-JUN-17

DD Dt:

Bank Branch:

E-Challan Bank Branch: SBH INE

Amount Paid By

RETURN
SUB-REGISTRAR
UPPAL

Cash

Challan

DD

E-Challan

16200

48600

129500

100

194400

Signature by SR

-REGISTRAR
UPPAL

RETURN

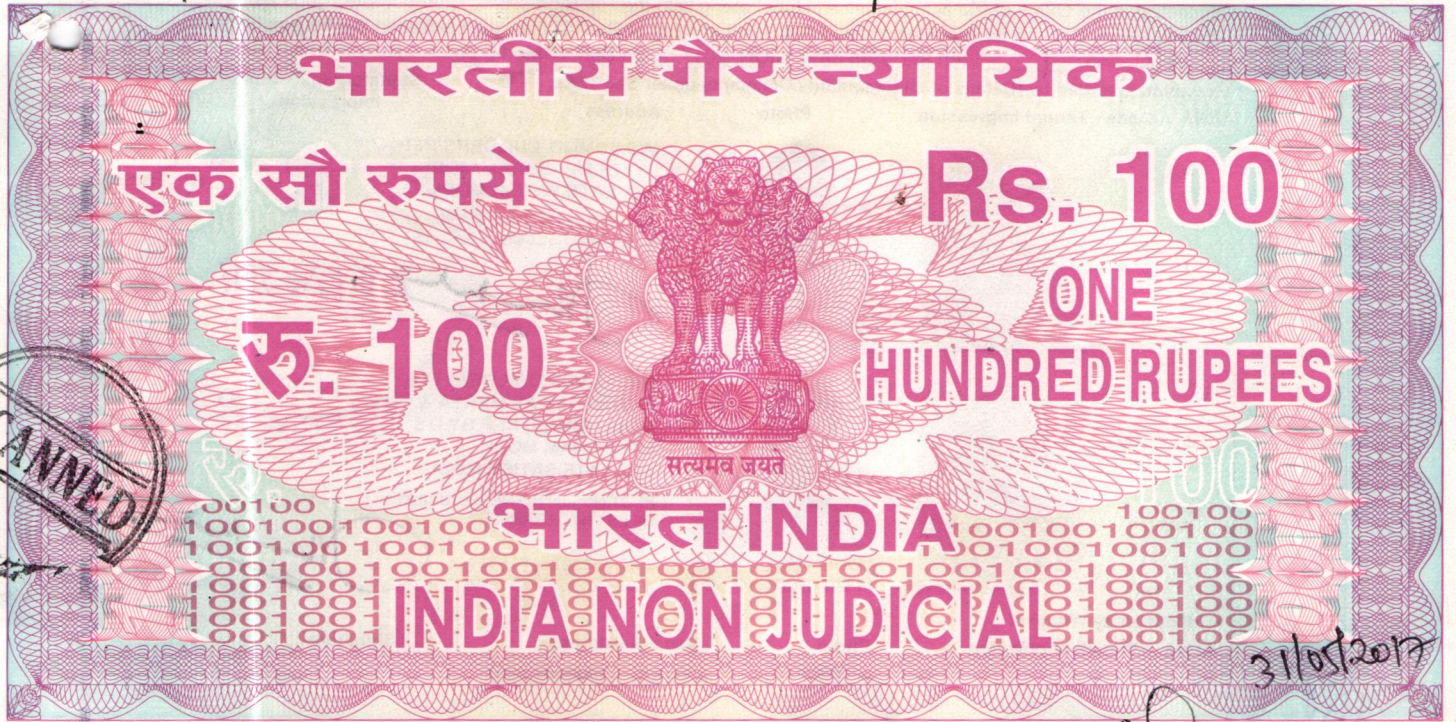
SUB-REGISTRAR
UPPAL

REGISTRAR
UPPAL

2770

7524/2017

1/B



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

H 419755

S.No. 13652 Date: 31-05-2017

Sold to: Ramesh

S/o. ~~M/o. D/o.~~ Late. Narsing Rao

For Whom: Summit Builders

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-059/2015

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 12th of June 2017 at Secunderabad by :

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a registered partnership having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Late. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter collectively referred to as the **VENDOR**)

IN FAVOUR OF

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 Shri. Soham Modi S/o. late Shri. Satish Modi aged about 47 years 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.

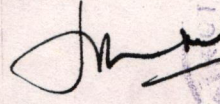
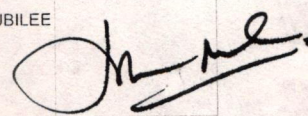
For SILVER OAK REALTY

[Signature]
Partner

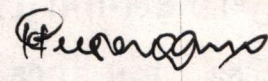
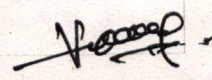
Presentation Endorsement.

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. 16200/- paid between the hours of 12 and 1 on the 13th day of JUN, 2017 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::13/06 [1507-1-2017-7770]	M/S.SUMMIT BUILDERS REP BY ITS MP:-SOHAM MODI S/O. LATE.SATISH MODI 5-4-187/3 & 4 SOHAM MANSION M.G.ROAD., SECUNDERABAD	 9. APR 2017
2	EX		 SOHAM MODI::13/06 [1507-1-2017-7770]	M/S.SILVER OAK REALTY (FORMERLY AS MEHTA & MODI HOMES) REP BY ITS MP:-SOHAM MODI S/O. LATE.SATISH MODI PLOT.NO.280 RD.NO.25,JUBILEE HILLS., HYDERABAD	

Identified by Witness:

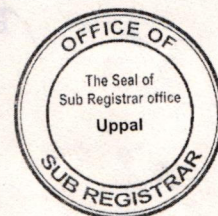
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1507-1-2017-7770]	K.PRABHAKARRREDDY 2-3-84,AMBERPET,HYD	
2		 CH.V.RAMANAREDDY [1507-1-2017-7770]	CH.V.RAMANAREDDY GREEN HILL COLONY,HYD	

13th day of June,2017

Signature of Sub Registrar
Uppal



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WHEREAS:

- A. The Vendor herein is 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 1359/2007 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 Vendor 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. The Purchaser herein have approached the Vendor to sell a portion of the above land admeasuring 648 sq.yds (equivalent to 541.81 sq.mtrs) which was left for future development forming a part of the above referred land and the Vendor herein have agreed to sell the said land to the Purchaser. Land admeasuring 648 sq.yds (equivalent to 541.81sq.mtrs) forming a part of Sy. Nos. 11, 12, 14 to 18 & 294 situated at Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana is hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder.
- D. The Vendor herein have agreed to sell and the Purchaser have agreed to purchase the Schedule Property for a total consideration of **Rs.32,40,000/-** (Rupees Thirty Two Lakhs and Forty Thousand 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.32,40,000/-** (Rupees Thirty Two Lakhs and Forty Thousand 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.
3. That the Vendor has delivered to the Purchaser physical possession of the Scheduled Land. 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.

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	129500	0	0	0	129600
Transfer Duty	NA	0	48600	0	0	0	48600
Reg. Fee	NA	0	16200	0	0	0	16200
User Charges	NA	0	100	0	0	0	100
Total	100	0	194400	0	0	0	194500

Rs. 178100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16200/- towards Registration Fees on the chargeable value of Rs. 3240000/- was paid by the party through E-Challan/BC/Pay Order No ,584IL3090617 dated ,12-JUN-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 194400/-, DATE: 12-JUN-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 019512472, REMITTER NAME: K. PRABHAKAR REDDY ,EXECUTANT NAME: SILVER AOK REALTY, CLAIMANT NAME: SUMMIT BUILDERS).

Date:

13th day of June, 2017

Signature of Registering Officer

Uppal

23 June 2017

1వ పుస్తకము 201) సం॥ 193. శా.శ.పు. 7524 వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1-7524: 201) ఇవ్వడమైనది
2017 సం॥ 13 నెల 13 వ తేది.

నల్ల-రిజిస్టరు
ఉప్పల్

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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 LAND

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 Malkazgiri District (old Ranga Reddy District) under S.R.O. Uppal marked in red in the plan enclosed.

North by : Cherlapally Village Settlement

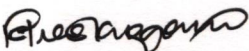
South by : 40' wide road

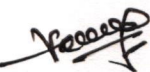
East by : Vendors' Land

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 SILVER OAK REALTY

VENDOR.

Partner

For SUMMIT BUILDERS

PURCHASER.

Partner

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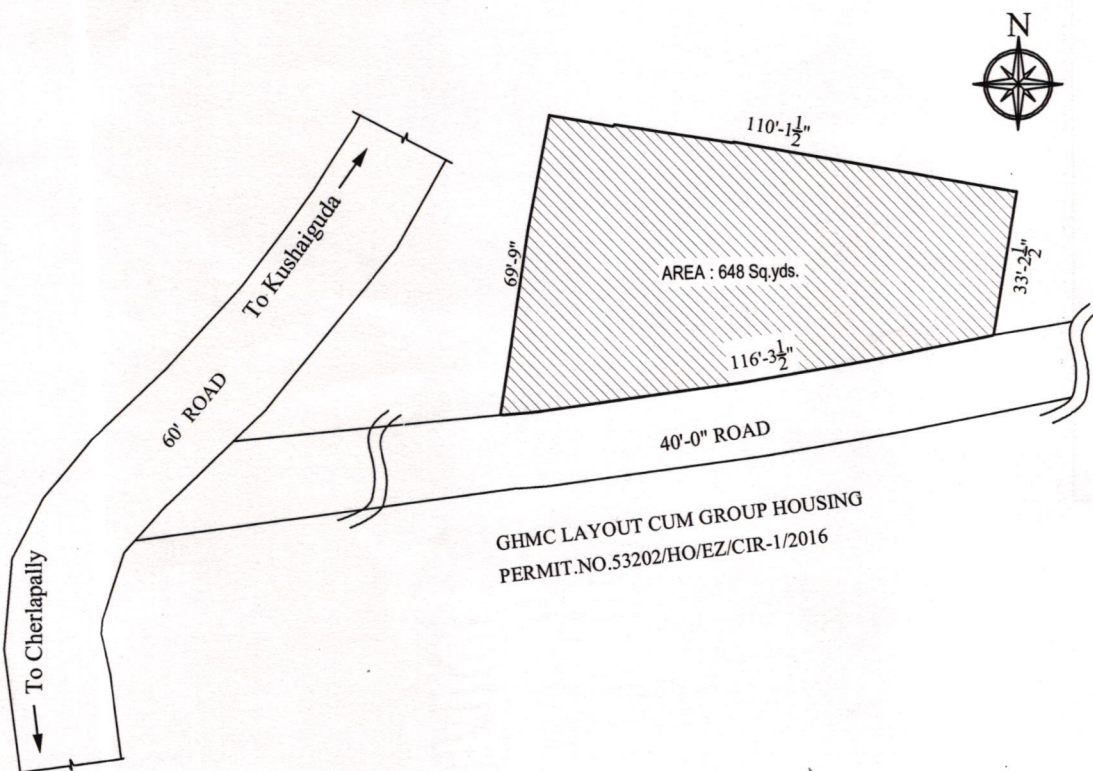
Registration Plan for Sale Deed showing a portion of land in Sy. Nos. 11,12, 14 to 18 & 294, Cherlapally Village, Kapra Mandal, Medchal Malkajgiri District, Telangana .

VENDOR: M/S. SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA AND MODI HOMES)
REP. BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. SHRI. SATISH MODI.

PURCHASER: M/S. SUMMIT BUILDERS REP. BY ITS PARTNER SHRI. SOHAM MODI
S/O. LATE. SHRI. SATISH MODI.

REFERENCE: **SCALE:** **INCL:** **EXCL:**

PLOT AREA: 648, SQ.YDS OR 541.81 SQ. MTRS OR SQ.FT



WITNESSES:

- 1.
- 2.

For SILVER OAK REALTY

SIG. OF THE VENDOR

For SUMMIT BUILDERS

SIG. OF THE PURCHASER

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VENDOR:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

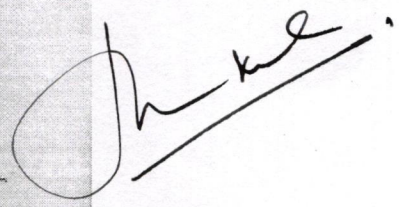
नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग
INCOME TAX DEPARTMENT

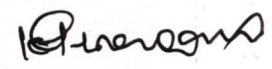
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature
Prabha...



आयकर विभाग
INCOME TAX DEPARTMENT

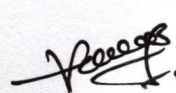
भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA

ANJI REDDY CHEERUKA

05/03/1972
Permanent Account Number
AHNPC8363Q

Signature
V Ramana Reddy





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