



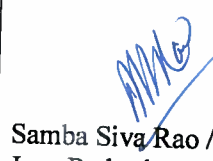
Authorization form for handing over the possession of Villa in 'Nilgiri Homes'

Villa No.	94
Name of Buyer	MITHUN CHATTERJEE

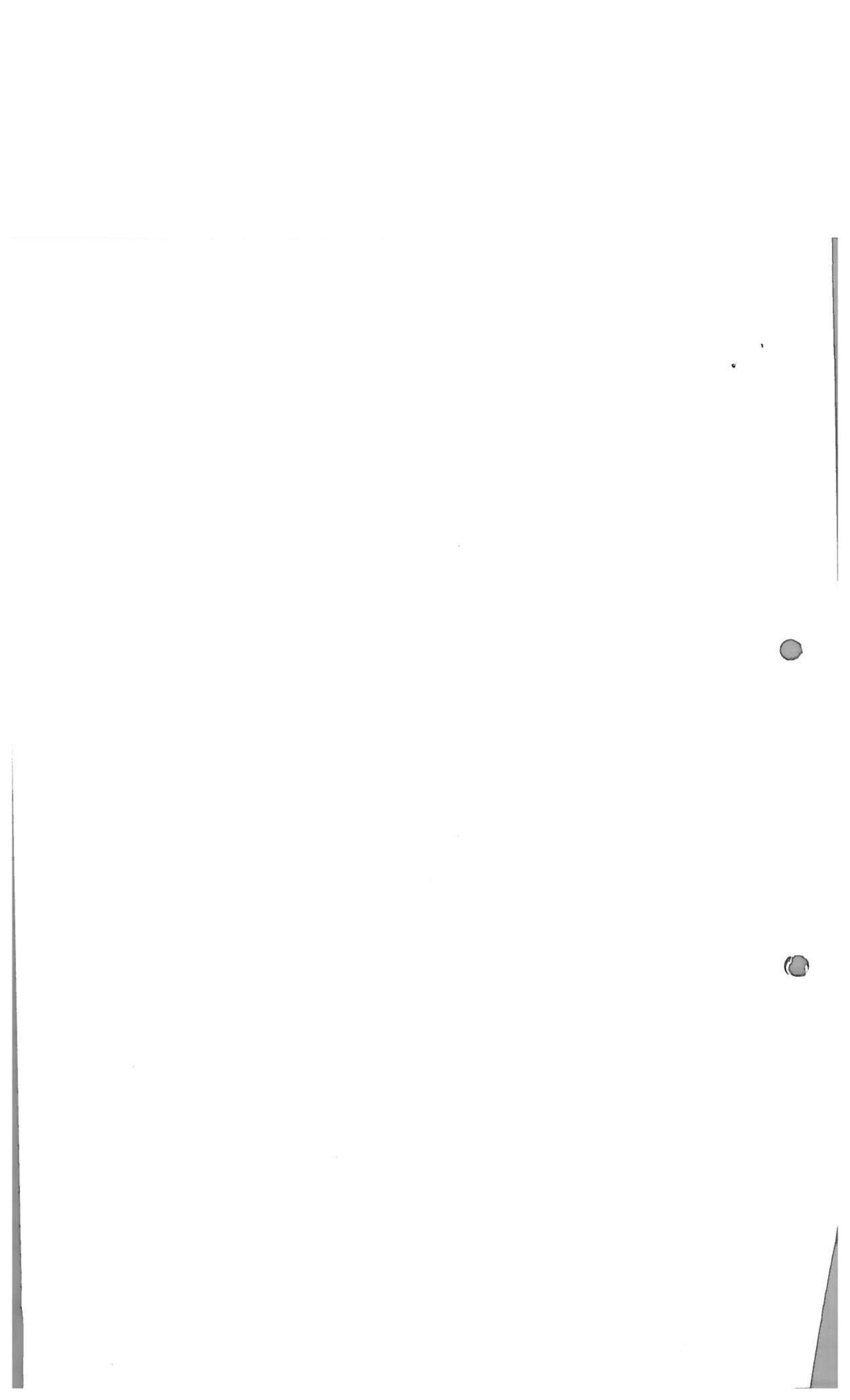
A.	Total sale consideration.	Rs. 37,25,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 2,23,500 ✓
E.	Add: VAT	Rs. 46,563 ✓
F.	Add: Service Tax	Rs. NA +239 ✓
G.	Add: Extra Specs Charges	Rs. 9,000 ✓
H.	Add: Misc. Charges	Rs. 5,300 +390 +300 =5,990 ✓ +506
I.	Less: Amount paid	Rs. 40,00,861
J.	Balance amount Due	Rs. 9,431 9,931/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. Nil
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 12,963.
M.	Maintenance charges due from	1 st June 2017@ Rs.1,600/-p.m
N.	Buyer Info database balance	Rs. 9931
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus fund, 6 months advance maintenance charges & Membership fee collected. ✓	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st June 2017)	✓
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
5.	Corpus fund collected (Amount Rs.40,000/-)	✓
6.	VAT / Service Tax charged on other amounts	✓

Authorized by:

 K. Krishna Prasad	 Accountant	 Samba Siva Rao / Jaya Prakash	Managing Partner: Soham Modi
Date:	Date: 15/5/17	Date: 15/5/17	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.
3. Mention details of eligibility of special offers in remarks column.



ORIGINAL

97 నెం. 13691 దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమంత్రి శ్రీ Shreyas Ramphally

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sale	28/3	R
దస్తావేజు విలువ	3725000		Ramphally
స్టాంపు విలువ రూ.	100		
దస్తావేజు వెంబరు	1262/12		
రిజిస్ట్రేషన్ రుసుము	1862		
లోటు స్టాంపు(D.S.D.)	14890		
GHMC (T.D.)	100	8395222803/2	
యూజర్ ఛార్జీలు	55875		
అదనపు షీట్లు	1		
5 x			
మొత్తం	223500		

RETURNED

(అక్షరాల)

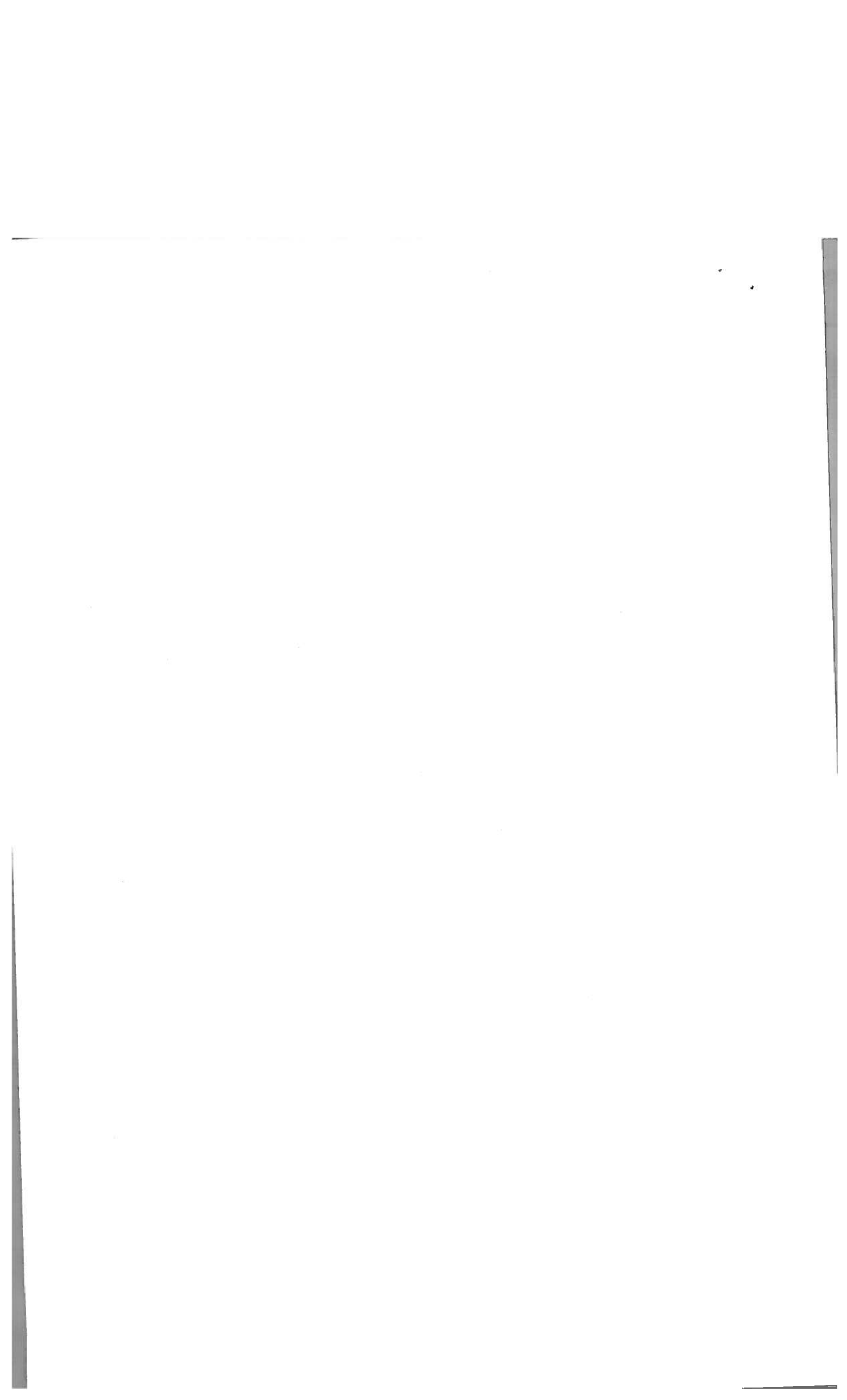
N/y

తేది 30/3

వాపసు తేది

Sub-Registrar
K. K. K. K. K.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



1305 W. No. 1262/2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. **8692** **Date:28-03-2017**
 Sold to: Shreya Mody
 S/o.W/o.D/o. Samir Mody
 For Whom: Self

[Signature] 28/03/2017
 K 785783

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 30th day of March 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Mrs. Shreya Mody, Wife of Mr. Samir Mody, aged about 49 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-Wing, 2, Mount Plesent Road, Mumbai - 06 {Pan No. ADNPM6365J} hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mr. Mithun Chatterjee, Son of Late Mukul Chatterjee, aged about 42 years, Occupation: Service residing at H. No. 1-19-71/A12, Flat No. G1, Rukmini Residency, Ayodhya Nagar, A. S. Rao Nagar, Hyderabad - 500 062, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

[Signature]



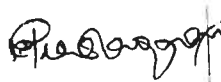


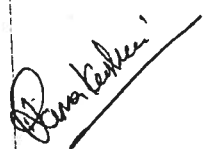
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18625/- paid between the hours of 12 and 1 on the 30th day of MAR, 2017 by Sri Shreya Mody

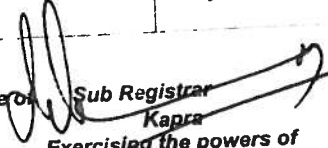
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SPA TO CLAIMENT S [1526-1-2017-1305]	SPA TO CLAIMENT SHEETAL CHATTERJEE W/O. MITHUN CHATTERJEE HNO.1-19-71/A12 FLATNO.G1 RUKMINI RESIDENCY, AYODHYA NAGAR A.S.RAO NAGAR HYD	
2	EX		 SHREYA MODY::30/0 [1526-1-2017-1305]	SHREYA MODY S/O. SAMIR MODY FLATNO.402 MANGAL KUNJ 4TH FLOOR, MOUNT PLESENT ROAD MUMBAI	

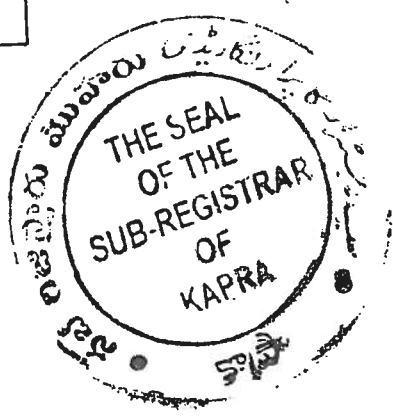
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDD [1526-1-2017-1305]	K PRABHAKAR REDDY R/O.2-3- 64/10/24,AMBERPET,HYD	
2		 B RAMA KRISHNA CH [1526-1-2017-1305]	B RAMA KRISHNA CHARY R/O.2-8-37,MACHA BOLLARUM,HYD	

30th day of March, 2017

Signature of  Sub Registrar
Kapra
Exercising the powers of
Registrars under Section 30

Bk 1, CS No 1305/2017 & Doct No 1070/2017 Sheet 1 of 8 Sub Registrar Kapra



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the villa on plot no. 94 admeasuring about 117 sq. yds, along with construction having a total built up area of 1461 sft, in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136, situated Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of registered sale deed bearing document no. 865 of 2009, dated 5th February 2009, registered with the S.R.O, Keesara, R. R. District, hereinafter the said plot together with constructed area thereon is referred to as Scheduled Property and more fully described in the schedule given here under..
- B) Originally, the Schedule Land belonged to a partnership firm M/s. Modi & Modi Construction having purchased the same by various registered sale deeds as given hereunder:

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135, 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- C) Whereas M/s. Modi & Modi Constructions has developed the Scheduled Land by constructing row / independent house thereon and have obtained a layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled apartment and also about the capacity, competence and ability. The Buyer upon such inspection etc is satisfied as to the title and competency of the Vendor.



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	148900	0	0	0	149000
Transfer Duty	NA	0	55875	0	0	0	55875
Reg. Fee	NA	0	18625	0	0	0	18625
User Charges	NA	0	100	0	0	0	100
Total	100	0	223500	0	0	0	223600

Rs. 204775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18625/- towards Registration Fees on the chargeable value of Rs. 3725000/- was paid by the party through E-Challan/BC/Pay Order No ,839SZZ280317 dated ,28-MAR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 223500/-, DATE: 28-MAR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 004454849, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MRS. SHREYA MODY, CLAIMANT NAME: MR. MITHUN CHATTERJEE).

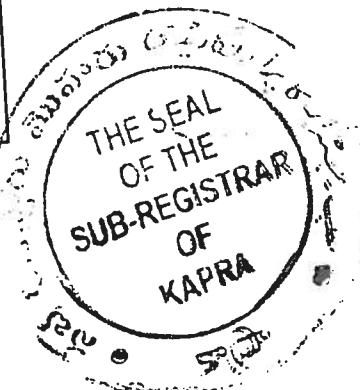
Date: 30th day of March, 2017

Signature of Registering Officer
Kapra

Bk: 1 CS No 1305/2017 & Doct No 9017
Sub Registrar Kapra
Sheet 2 of 8

1వ పుస్తకము 2017 సం./శా.స. 1938
పు. 1262 నెంబరు గా రిజిస్టరు చేయబడి
స్వయంగా నిమిత్తం దస్తవేజు నెంబరు 1526
1262/2017 గా యివ్వడమైనది
2017 సం. మార్చి 30 వ తేదీ

సబ్-రిజిస్ట్రార్
కాప్రా
మేధ్వర్, మల్కాజ్ గిరి



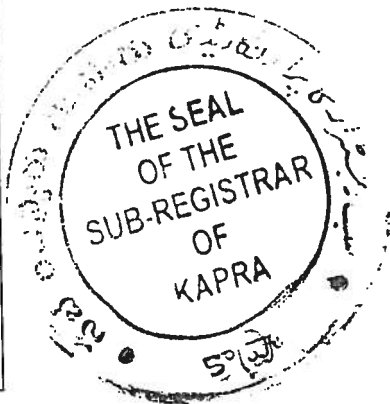
E) The Vendee is desirous of purchasing a plot of land bearing no. 94 admeasuring about 117 sq. yds, along with construction having a total built up area of 1461 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 37,25,000/- (Rupees Thirty Seven Lakhs Twenty Five Thousand 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 villa on plot no. 94 admeasuring about 117 sq. yds, along with construction having a total built up area of 1461 sft, sft in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136, situated Rampally Village, Keesara Mandal, Ranga Reddy 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. 37,25,000/- (Rupees Thirty Seven Lakhs Twenty Five Thousand Only) loan availed from ICICI Bank Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
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.
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.



Bk: 1 CS No 1305/2017 & Doct No
1068/2017 Sheet 3 of 8 Sub Registrar
Kapra



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SCHEDULED PROPERTY


All that piece and parcel of villa on plot no. 94, admeasuring about 117 sq. yds, along with construction having a total built up area of 1461 sft, in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136, situated Rampally Village, Keesara Mandal, Ranga Reddy District now under Medchal-Malkajgiri District marked in red in the plan annexed hereto, bounded on:


North	Park
South	Plot No. 93
East	30' wide road
West	Plot No. 89

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:

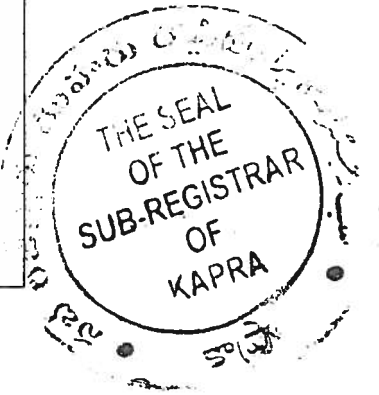
1. 

2. 



(Sheya Mody)
VENDOR

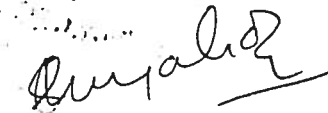
Bk. 1 CS No 1305/2017 & Doct No
100010017 Sheet 4 of 8 Sub Registrar
Kapra



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of villa along with construction on plot no. 94 in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District now under 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 : New
3. Total Extent of Site : 117 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 601 Sft
- b) In the First Floor : 640 Sft
- c) Head Room + Servant Room + Toilet Area : 220 Sft
-
- Total Built up Area : 1461 Sft**
-
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 37,25,000/-

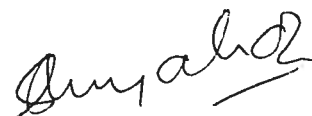
Date: 30.03.2017


Signature of the Executants

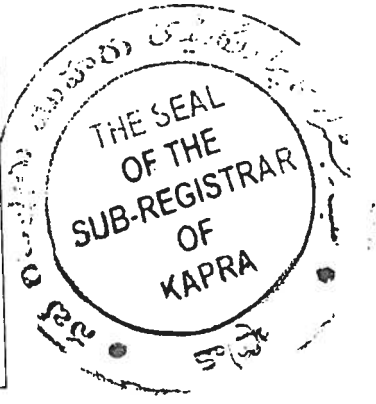
C E R T I F I C A T E

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

Date: 30.03.2017


Signature of the Executants

Bk 1, CS No 1305/2017 & Doct No
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Kapra



REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 94, FORMING A PART

IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA **Mandal, R.R. Dist.**
NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

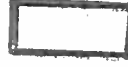
VENDOR: MRS. SHREYA MODY, WIFE OF MR. SAMIR MODY

VENDEE: MR. MITHUN CHATTERJEE, SON OF LATE MUKUL CHATTERJEE

REFERENCE:
AREA: 117

SCALE:
SQ. YDS.

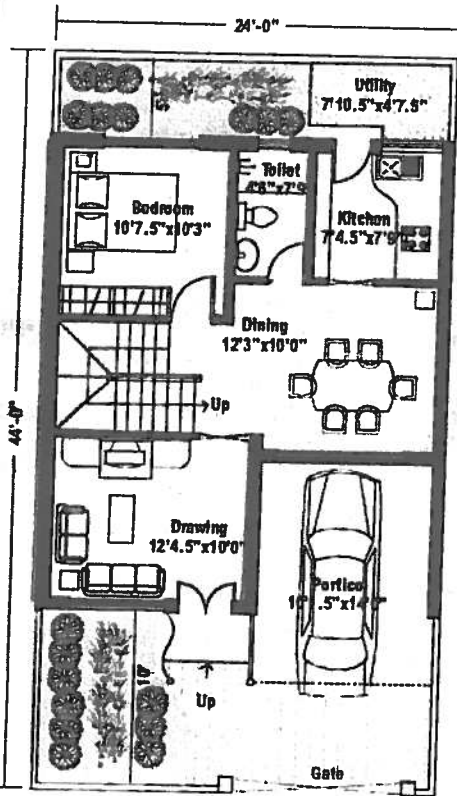
INCL:
SQ. MTRS.



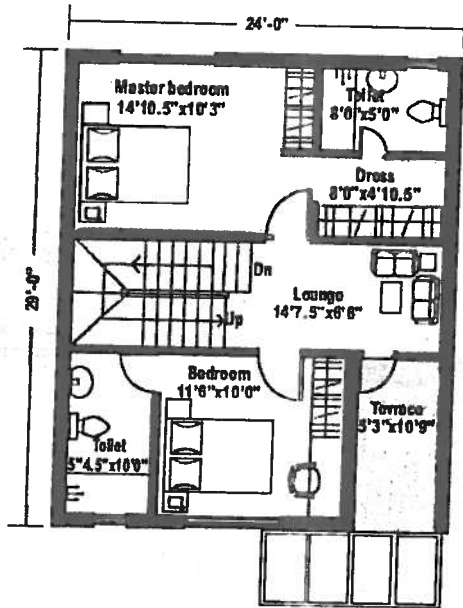
EXCL:



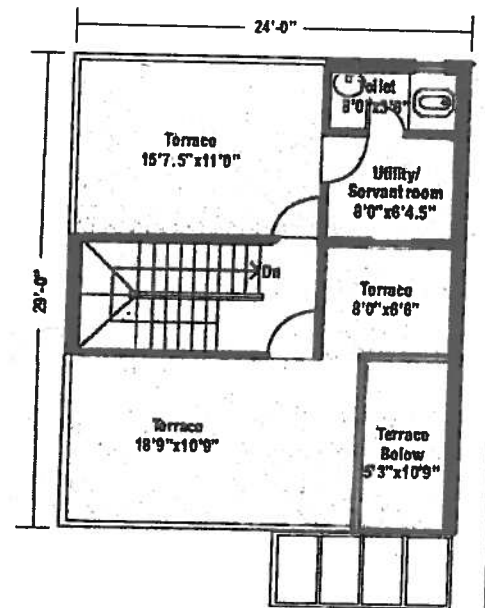
Built up Area: 1461 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

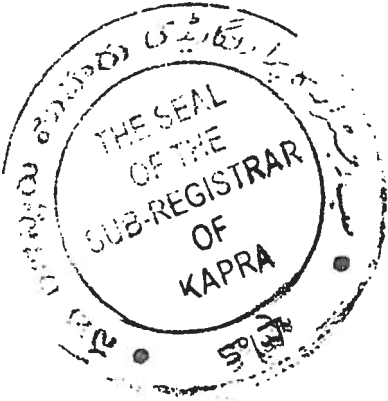
GROUND FLOOR AREA	601.00 SFT
FIRST FLOOR AREA	640.00 SFT
HEAD RM+SERVANT+TOILET AREA	220.00 SFT
TOTAL BUILT-UP AREA	1461.00 SFT

WITNESSES:

- 1.
- 2.

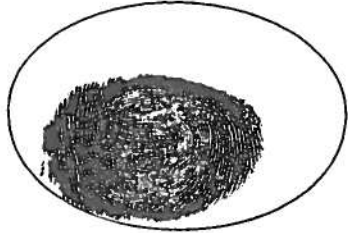
SIG. OF THE VENDOR

Blk 1 CS No 1305/2017 & Doct No
1009/2017 Sheet 6 of 8 Sub Registrar
Kapra



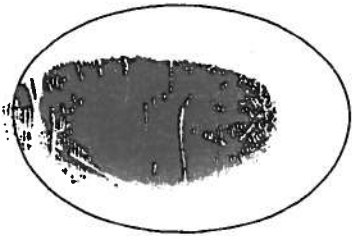
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



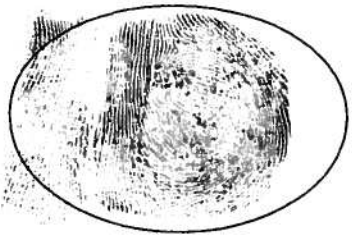
VENDOR:

MRS. SHREYA MODY
W/O. MR. SAMIR MODY
R/O. FLAT NO. 402, MANGAL KUNJ
4TH FLOOR, A-WING, 2
MOUNT PLESENT ROAD
MUMBAI-06



VENDEE:

MR. MITHUN CHATTERJEE
S/O. LATE MUKUL CHATTERJEE
R/O. FLAT NO. G1, H. NO. 1-19-71/A12
RUKMINI RESIDENCY
AYODHYA NAGAR
A. S. RAO NAGAR
HYDERABAD - 500 062.



REPRESENTATIVE:

MRS. SHEETAL CHATTERJEE
W/O. MR. MITHUN CHATTERJEE
R/O. FLAT NO. G1, H. NO. 1-19-71/A12
RUKMINI RESIDENCY
AYODHYA NAGAR
A. S. RAO NAGAR
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

-
-

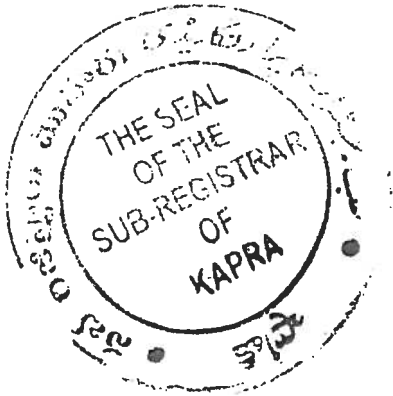
SIGNATURE OF THE VENDOR

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Sheetal Chatterjee as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances,

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF THE VENDEE

1968/2017
Bk-1, CS No 1205/2017 & Doct No
Sheet 7 of 8
Sub Registrar
Kapra





भारत सरकार



श्रेया समीर मोदी
Shreya Samir Mody
DOB: 18-05-1966
Gender: Female

Signature



5097 3651 4440

आधार - आम आदमी का अधिकार



भारतीय विधिष्ठ पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

C/O, 701, 7 फ्लोर, शिरीन अपार्टमेंट,
ताड देव रस्ता, ताड देव, गंगा जमुना
थियेटर समीर, मुंबई, ग्रांट रोड, मुंबई,
महाराष्ट्र, 400007

Address:
C/o, 701, 7th Floor, Shirin
Apartment, Tad Dev Road, Tad
Dev, Opp. Ganga Jamuna Theatre,
Mumbai, Grant Road, Mumbai,
Maharashtra, 400007



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

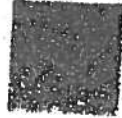
P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार



मिथुन चट्टी
Mithun Chatterjee
पुष्टीक तारीख/ DOB: 07/09/1974
पुरुष / MALE



2134 2780 2246

आधार-सामान्यमानपुढी पाक्यु



भारतीय विधिष्ठ पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

विरुवावा:
S/O: मुकुल चट्टी 1-19-
71/अ-12, अयोध्य नगर,
कोरपि पुरी, काप्रा,
अंध्रप्रदेश, हैदराबाद,
अंध्र प्रदेश - 500062

Address:
S/O: Mukul Chatterjee, 1-19-71/A-12,
Ayodhya nagar, near poloni hospital,
Kapra, Secunderabad, Hyderabad,
Andhra Pradesh - 500062

2134 2780 2246

Aadhaar-Aam Admi ka Adhikar



भारत सरकार



Sheetal Chatterjee
Sheetal Chatterjee
जन्म तिथि/ DOB: 28/08/1978
महिला / FEMALE



5114 6361 1754

आधार-आम आदमी का अधिकार



भारतीय विधिष्ठ पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
1-19-71/A-12, Ayodhya
nagar, Kapra, Range
reddy, Hyderabad,
Andhra Pradesh -
500062

Address:
1-19-71/A-12, Ayodhya nagar, Kapra,
Range reddy, Hyderabad,
Andhra Pradesh - 500062

Signature

5114 6361 1754

Aadhaar-Aam Admi ka Adhikar



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWALI GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Signature
Issued On: 18/12/2014

Signature
Licencing Authority
RTA-HYDERABAD-EZ

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

14/01/2024

Date of Validity
Badge No.

Reference No.

DLRTS0111176314

Original LA.

RTA-HYDERABAD-EZ

Date of First Issue

04/01/1986

Date of Birth

18/01/1974

Blood Group

Signature

000200705/14

సామాన్య ప్రజలకు

బి రామా కృష్ణ చారి
B Rama Krishna Chary

పుట్టిన తేదీ/Year of Birth : 1977

పురుషుడు / Male

3575 7558 4930

సామాన్య వి హక్కు

సామాన్య ప్రజలకు

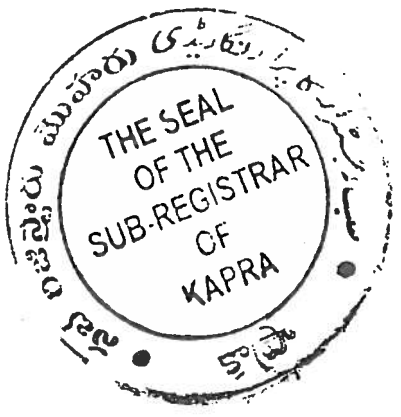
చిరునామా: S/O బి నాగ బ్రహ్మ చారి. 2 Address: S/O B Naga Brahma
8-37, రెడ్డి బస్టా మాచి పొల్లారం. CHARY, 2-8-37, REDDY BASTHI,
పాదరహాడ్, పాదరహాడ్, ఆంధ్ర ప్రదేశ్. MACHA BOLLARAM, Hyderabad,
500010 Andhra Pradesh, 500010

Brahma Chari

1947 1000. 100. 1947

1947 1000. 100. 1947

Bk 1 CS No. 1305/2017 & Doct No. 1000/2017 Sheet 8 of 8 Sub-Registrar Kapra



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