

200C

30/6/09

(4-227)

3056/09

3143



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369645

Date : 28-11-2008

Serial No : 42,670

Denomination : 100

Purchased By :

S. VENKATESH
S/O.G. RAO
SECABAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CaIG Office, Hyd

For whom :

MEHTA & MODI HOMES
SECABAD

SALE DEED

This Sale Deed is made and executed on this the 15th day of May, 2009 at SRO, Uppal, Ranga Reddy District by and between:

M/S, MEHTA & MODI HOMES, 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. ASITH KUMAR MUKHERJEE, SON OF LATE. SHRI. U. N. MUKHERJEE, aged about 55 years, Occupation: Service
2. MR. BIDESH MUKHERJEE, SON OF MR. A. K. MUKHERJEE, aged about 26 years, Occupation: Service, both are residing at 6-138/1, Street No. 8, Habsiguda, Hyderabad – 500 007, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

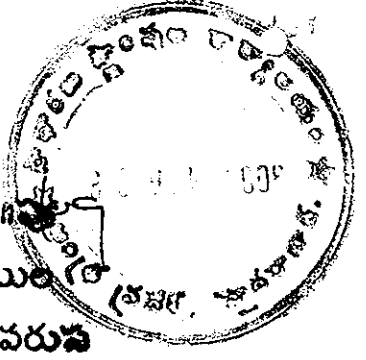
For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Suresh U. Mehta
Partner

Soham Modi
Partner

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp paper.....	Rs. 100/-
2. in the shape of challan (U/s.41 of I.S.Act, 1939).....	Rs. 307/-
3. in the shape of cash (U/s.41 of I.S.Act, 1939).....	Rs. -
4. adjustment of stamp duty U/s.18 of I.S.Act, 1939, if any.....	Rs. -
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 800/-
2. in the shape of cash.....	Rs. -
III. Registration fee:	
1. in the shape of challan.....	Rs. 2200/-
2. in the shape of cash.....	Rs. -
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. -
Sub-Registrar.....	Total: Rs. 4100/-

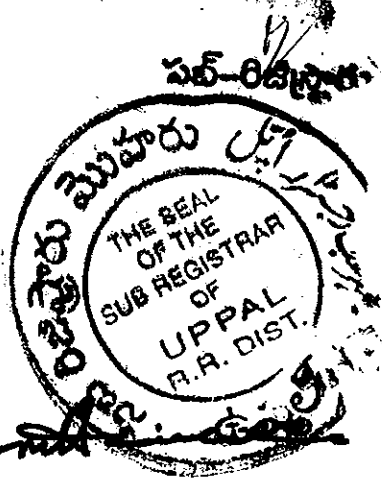


వ పుస్తకము 3056 నంబరు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య.....

1921-వ.శ.శా...మాసము...తేది
 పగలు...మొదలు...2 గంటల మధ్య
 ఉత్పలం సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. Suresh U. Mehta
 రిజిస్ట్రేషన్ చా. చ., 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేటిముద్రలతో సహా దాఖలు చేసి
 మనుషు రూ|| 2200/- చెల్లించారు.

Receipt No. 24884 Di. 12/12/20
 RM Habsimidi Branch, Sec'bad
 ప్రా.న. ముఖ్య కార్యదర్శి



Suresh U. Mehta

Suresh U. Mehta s/o. Late Uttam Lal Mehta
 Occ: Business - p/o. 5-4-187/3 & 4, 2nd floor
 Soham Mansion, M.G. Road, Sec'bad.



కూపించినది

1. K. Prabhakar Reddy s/o. K.P. Reddy
 Occ: Service - (B) 5-4-187/3 & 4, 2nd floor,
 M.G. Road, Sec'bad.

2. Venkat Ramana Reddy s/o. Late Anji Reddy
 Occ: Service - 40 11-187/2, Rd No. 2
 Green Hills Colony, Sarabnagar, Hyderabad

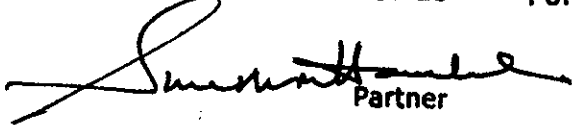
2009వ సం||...వె...నం||...వ తేది
 1921వ.శా.శ...మాసం...వ తేది.

[Signature]
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 220 sq. yds., (formally plot no. 30) forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deed bearing document no. 2114/08, dated 28th February 2008, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule Land.
- B) The Scheduled Land was purchased from its previous owner Smt. K. Andalu, W/o. Shri. K. Krishna. Smt. Andalu inturn has purchased the Schedule Land from Sri. Mettu Srinvas Reddy S/o. Late Shri Narsa Reddy vide sale deed no.3912/2001, dated 5th May 2001. Shri. P. Sai Reddy S/o. Shri Yella Reddy and Shri P. Sanjeeva Reddy S/o. Shri P. Sai Reddy through their registered GPA holder Shri P. Jaganmohan Reddy (GPA registered as document 130/93 dated 22nd February 1993, registered at SRO, Vallabh Nagar) have sold the scheduled land to Shri Mettu Srinivas Reddy vide sale deed no. 1583/93 dated 15th march 1993, registered at the SRO Uppal.
- C) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- D) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide Permit No. BA/G1/517/2007-08, dated 26th March 2008, from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) The Vendor has purchased about Ac. 6-05 Gts., forming a part of Sy. No. 35, 36, 37, 38 & 39 at Cherlapally Village, Ghatkesar Mandal, R. R. District and has obtained permission for construction of bungalows from the appropriate authorities. The project has been developed in the name of Silver Oak Bungalows (Phase-I). The Vendor has further purchased Ac. 6-10 Gts., in Sy. NO. 291, of Cherlapally Village, Ghatkesar Mandal, R. R. District and has obtained permission for construction of bungalows from the appropriate authorities. The project has been developed in the name of Silver Oak Bungalows (Phase-II). The Scheduled Land is adjacent to the said Ac. 6-10 Gts., in Sy. No. 291 and forms a part of a larger development named Silver Oak Bungalows (Phase-II).
- F) The Vendee is desirous of purchasing a plot of land bearing no. 200C admeasuring 220 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For MEHTA & MODI HOMES

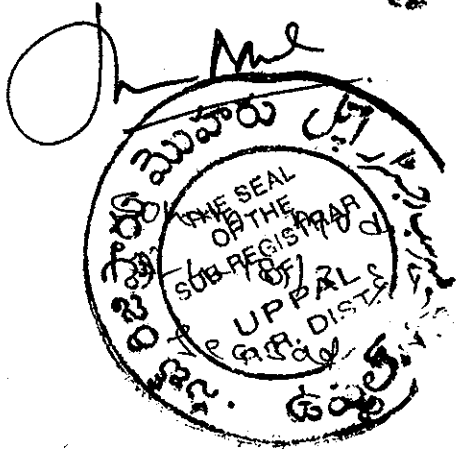

Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము.....సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్



S/o. Sankh Modi, Off. Business,
 M.G. Road,

విడమ బొటనదేలు



గూపించినది

1 K. Prabhakar Reddy

K. Prabhakar Reddy S/o. C.P. Reddy
 Off. Service (A) 5-4-187/3 & 4
 M.G. Road, Sec'bad.

2

Yentelamma Reddy S/o. Anji Reddy
 Off. Service - 11-187/2, Rd No. 2
 Green Hills Colony, Saroornagar, Hyderabad.


2009 వ.శా.సంఖ్య.....
 1921 వ.శా.సంఖ్య.....

సబ్-రిజిస్ట్రార్

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 200C admeasuring 220 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot 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.4,40,000/- (Rupees Four Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration
2. The Vendor hereby covenant that Scheduled Plot 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 Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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.
7. Stamp duty and Registration amount of Rs. 41,800= /- is paid by way of challan No. C-24888, dated 15.05.09, drawn on SBH, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము క్ర. 2056 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య 3

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act 19 of 1901
 No. 2056 of 2009 Date 15/11/09

I hereby certify that the proper deficit
 stamp duty of Rs. 39500/- Rupees Thirty nine
 thousand five hundred only
 has been levied in respect of this instrument
 in the name of Sri. Suresh. V. Mehta
 on the basis of the agreed Market Value
 consideration of Rs. 40000/- being
 higher than the consideration agreed Market
 Value.

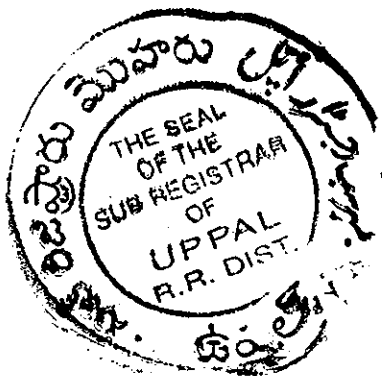
R.O. Uppal
 15/11/09

Sub Registrar
 and Collector U/S 415A
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 39500/- towards Stamp Duty
 including Transfer duty and Rs. 2200/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 24884
 Dated 15/11/09 at SBH Habsiguda Branch Secbad

S.D.M. Habsiguda
 A/c No. 01000050780
 S.D.M. Uppal



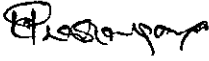

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing old Plot No. 30, new plot no. 200C, municipal no. 2-3-291/30, in our project known as Silver Oak Bungalows, admeasuring about 220 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

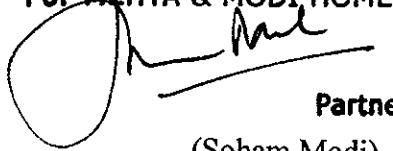
North	30' wide road
South	Plot No. 35
East	Plot No. 31
West	Plot No. 29 belonging to the Vendor

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:

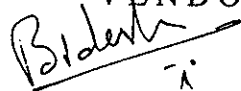
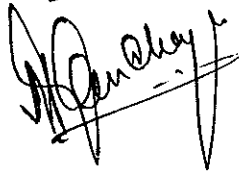
1. 
2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR

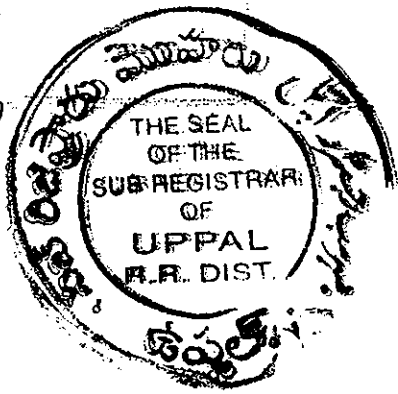
x 


1 వ పుస్తకము...నింపు 109
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (సా.శ.) 2056/109
నింబరుగా రిజిస్ట్రేషన్ చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నెంబరు 2016-1-2009 ఇవ్వడమైన
2009 సంఖ్య...నెం...నెం...19...తి

రిజిస్ట్రేషన్ అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 200 C, FORMING A PART

IN SURVEY NO.

291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER:

1. MR. ASITH KUMAR MUKHERJEE SON OF LATE. SHRI. U. N. MUKHERJEE

2. MR. BIDESH MUKHERJEE SON OF MR. A. K. MUKHERJEE

**REFERENCE:
AREA:**

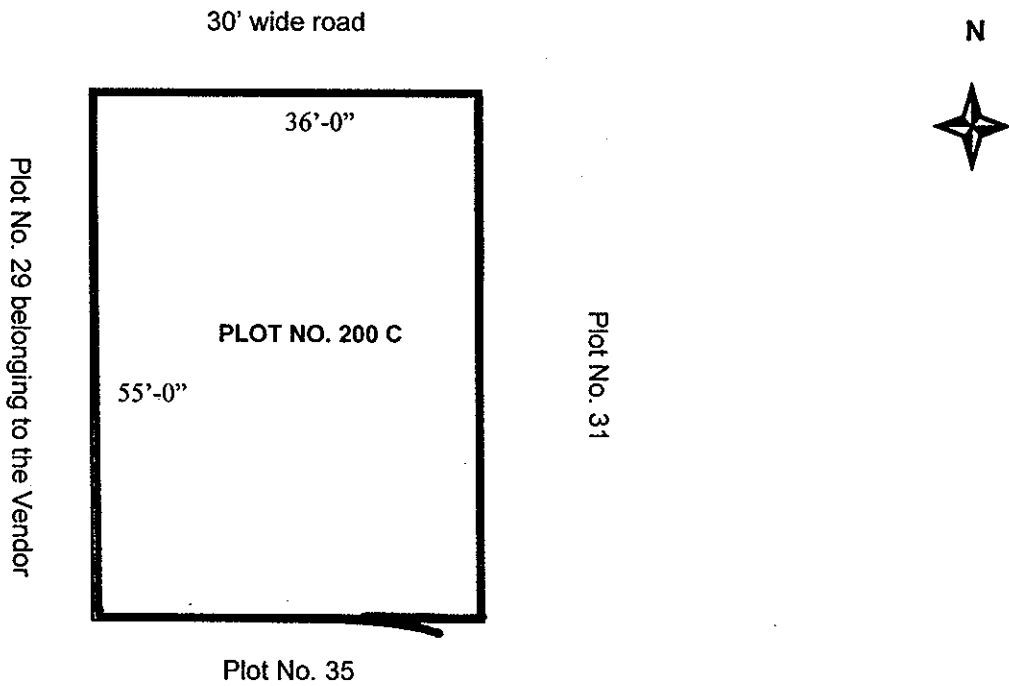
220

**SCALE:
SQ. YDS.**

**INCL:
SQ. MTRS.**



EXCL:



WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

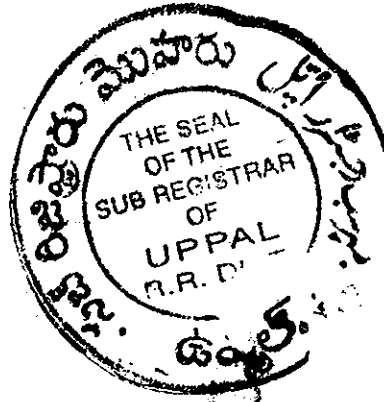
For MEHTA & MODI HOMES

Partner
SIG. OF THE VENDOR

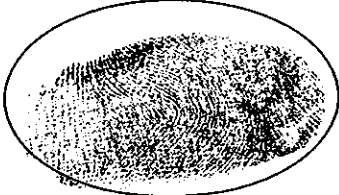




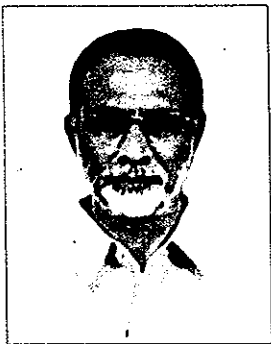
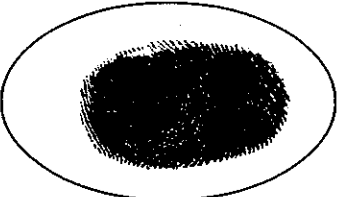

SIG. OF THE BUYER

1 వ పుస్తకము 2000 సం॥ 199
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 1...

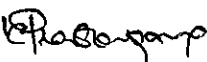

సబ్-రిజిస్ట్రార్



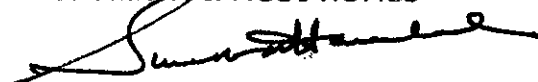
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p>
			<p>BUYER CUM REPRESENTATIVE:</p> <p>1. MR. ASITH KUMAR MUKHERJEE, S/O LATE. SHRI. U. N. MUKHERJEE R/O. 6-138/1, STREET NO. 8, HABSIGUDA, HYDERABAD - 500 007</p>
			<p>BUYER:</p> <p>2. MR. BIDESH MUKHERJEE, S/O. MR. A. K. MUKHERJEE R/O. 6-138/1, STREET NO. 8, HABSIGUDA, HYDERABAD - 500 007</p>

SIGNATURE OF WITNESSES:

1. 
2. 

FOR MEHTA & MODI HOMES


Partner

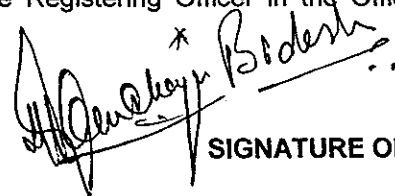
For MEHTA & MODI HOMES


Partner

SIGNATURE OF THE EXECUTANTS

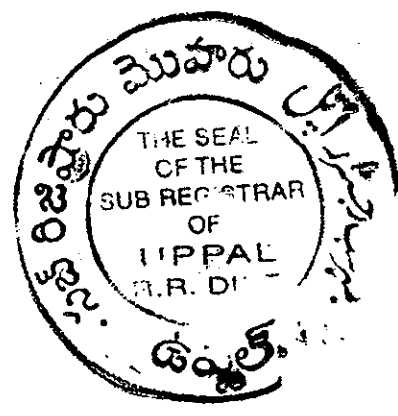
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr Asith Kumar Mukherjee as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE OF BUYERS

1వ పుస్తకము 2056 నంబరు 109
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Age
2	Kusum	Wife	55
3	Hari	Son	25

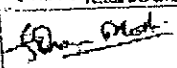
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES
 PAMUNDA PAINDISE, SEC' BAD
 15/07/2006
 15/07/2006
 15/07/2006

PERMANENT ACCOUNT NUMBER
ABMPS725H

TAXPAYER'S NAME
SOHAM SATISH MODI

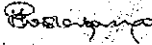
FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E


 Signature

भारत सरकार
GOVT. OF INDIA



100/2002

BOUNDBOND CARD
 15/07/2006

Name of Holder: **Prabhakar Reddy K**
 Address: **Prabhakar Reddy K, Padma Reddy Kandi, 15/01/1974**
 Nature of Business: **Business**
 Date of Issue of Bond: **15/07/2006**
 Security: **100%**
 Amount of Bond: **100000**

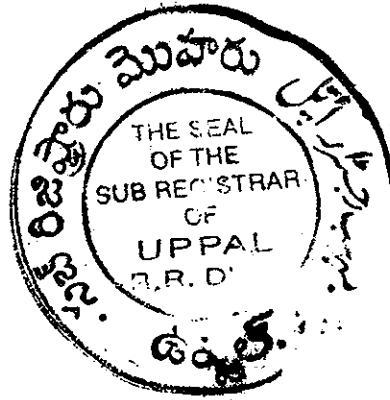
Name of House: **Prabhakar Reddy K**
 Address: **Prabhakar Reddy K, Padma Reddy Kandi, 15/01/1974**
 Nature of Business: **Business**
 Date of Issue of Bond: **15/07/2006**
 Security: **100%**
 Amount of Bond: **100000**

Name of House: **Prabhakar Reddy K**
 Address: **Prabhakar Reddy K, Padma Reddy Kandi, 15/01/1974**
 Nature of Business: **Business**
 Date of Issue of Bond: **15/07/2006**
 Security: **100%**
 Amount of Bond: **100000**

Name of House: **Prabhakar Reddy K**
 Address: **Prabhakar Reddy K, Padma Reddy Kandi, 15/01/1974**
 Nature of Business: **Business**
 Date of Issue of Bond: **15/07/2006**
 Security: **100%**
 Amount of Bond: **100000**


1 వ పుస్తకము.....నాణ్య (100)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రార్




ANDHRA PRADESH


DRIVING LICENCE
208/RRDE/2002



Signature
Issued on 25/05/2005



ANDHRA PRADESH
RANGAREDDY
LICENCING AUTHORITY
RTA-RANGA REDDY



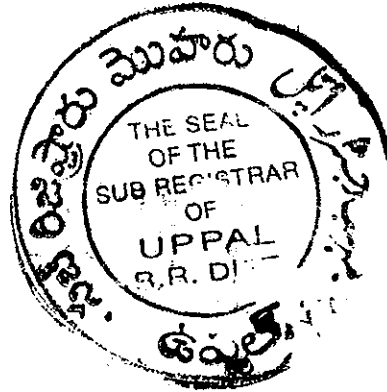
	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	26/12/2022
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLCAP029148232005	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	11/01/1983	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	27/12/2002	

50/9/18/00

Biswal

1 వ పుస్తకము 2056 నం./ అ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్





Family Details

Sl No	Member Name	Relation	Date of Birth	Age
1	Asith Mukherjee	Wife	15/12/1958	54
2	Bilash Mukherjee	Son	15/12/1995	28

15/12/2008

ASO-II

Handwritten signature

HOUSEHOLD CARD

Card No : **KAP158617700324**

F.P. Shop No : **171**

Name of Head of Household : **Mukherjee Asith Kumar**

Age of 1st Son : **28**

Father/Husband name : **Upendranath**

Age of 2nd/Date of Birth : **30-Jul-1954**

Age of 3rd/Date of Birth : **31**

Age of 4th/Occupation : **Own Business**

Address/House No. : **1-6-138/1**

Colony : **Vivekanand Colony**

Ward : **4**

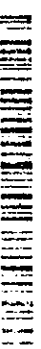
Municipality : **550**

Annual Income (Rs.) : **584,000**

LPG Consumer No (1) : **26959, Single**

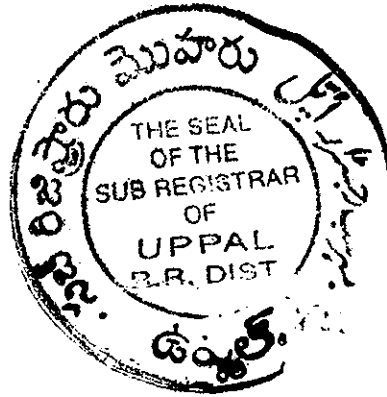
LPG Consumer No (2) : **Jaykay Gas Habsgida**

LPG Dealer Name (2) :



వ పుస్తకము 3056 సం॥ 104
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....12 ఈ కాగితపు వరుస
సంఖ్య.....9

పబ్-రిజిస్ట్రార్





1 వ పుస్తకము: 056 స. 11/11
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య: 10 ఈ కాగితపు వరుస
సంఖ్య: 10

పబ్-రిజిస్ట్రార్

