

200C

30/6/09

(P-228)

3056/09

3143



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369645

Date : 28-11-2008

Serial No : 42,670

Denomination : 100

Purchased By :

J. VENKATESH

S/O. G. L. RAO

SECAD

FOR WHOM :

MEHTA & MODI HOMES

SECAD

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

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

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
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, 1959).....Rs. 307/-
 3. in the shape of cash (U/s. 41 of I.S. Act, 1959).....Rs. —
 4. adjustment of stamp duty U/s. 18 of I.S. Act, 1959, if any.....Rs. —

II. Transfer Duty:
 1. in the shape of challan.....Rs. 8000/-
 2. in the shape of cash.....Rs. —

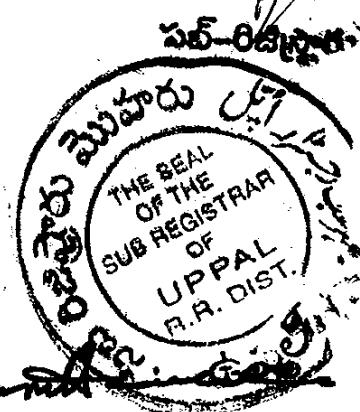
III. Registration fee:
 1. in the shape of challan.....Rs. 2200/-
 2. in the shape of cash.....Rs. —

IV. User Charges:
 1. in the shape of challan.....Rs. 100/-
 2. in the shape of cash.....Rs. —

Sub-Registrar.....
 Total: Rs. 14100/-



1. వస్తుకము.....సంగి
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య: 10.....ఈ కాగితపు వరుస
 సంఖ్య:.....



192- వ.శ.శా.....మాసము.....తేది
 పగలు.....మొదలు.....గంటల మధ్య
 ఉపాధి సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Suresh U. Mehta
 రిజిస్ట్రేషన్ చా. నం., 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేటముద్రలతో సహా దాఖలు చేసి
 మసుము రూ||.....2200/- చెల్లించినారు.

Receipt No. 248881 Dated 10/10/2020
 R.H. Mahalingam Branch, Sec'bad
 ప్రాసెస్ ముఖ్యమంత్రి అధికారి



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.

హామించినది

1) *Prabhakar Reddy*

K. Prabhakar Reddy S/o. K.P. Reddy
 Occ: Service - P/o. 5-4-187/3 & 4, 2nd Floor,
 M.G. Road, Sec'Bad.

2) *Venkatesh Reddy*

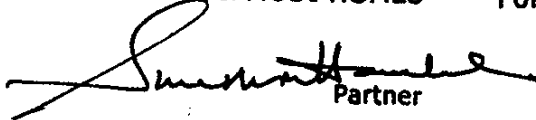
Venkataramana Reddy S/o. Late Anji Reddy
 Occ: Service - P/o. 11-187/2, Rd No. 2
 Greenhills Colony, Seramanager, Hyderabad

2009 వ సం||.....నెల||.....వ తేది
 192 వ.శా.శా.....మాసం.....వ తేది. 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 intum. has purchased the Schedule Land from Sri. Mettu Srinivas 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

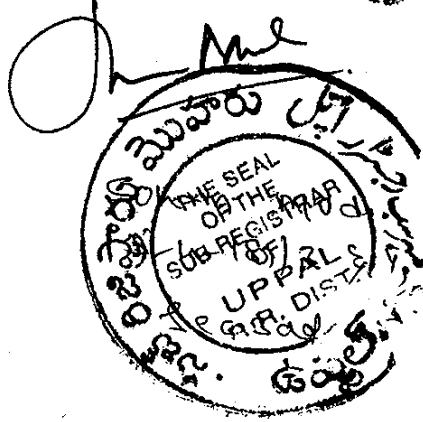
1వ పుస్తకము.....సంఖ్య 3056
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్.

విడమ బొటనవేలు



గూపింపినది



S/o. Sankar Reddy, O.C. Busanji
 M.G. Road,

1. C. Prabhakar Reddy

S/o. C.-P. Reddy
 O.C. Service Rd No. 13 & 4
 M.G. Road, Sec' Bad.

2. Yemmalamma Reddy

S/o. Anji Reddy
 O.C. Service Rd No. 2
 Green Hills Colony, Sarooranagar, Hyderabad.

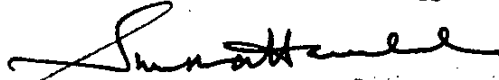
2009వ.సం॥.....వేదిక.....నెల.....వ తేది
 1921వ.శా.శ.....వేదిక.....మాసం.....వ తేది.

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-2488, dated 15.05.09, drawn on SBH, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము క్రింద సంగీతము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 3

పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 19 of 1908
No. 3056 of 200 Date 15/1/09

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

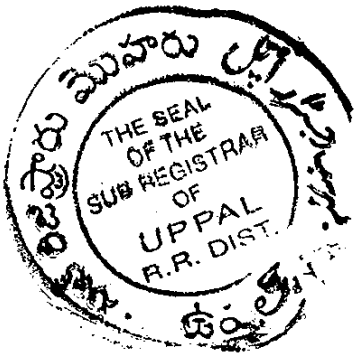
R.O. Uppal

15/1/09

Sub Registrar
and Collector U/S. 41 & 4
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 218891
Dated 15/1/09 at SPH Habsiguda Branch Secbad



S.P.H. Habsiguda
A/c No. 01000350700
R.O. Uppal

SCHEDULED PROPERTY

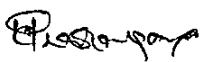
ALL THAT PIECE AND PARCEL OF LAND bearing old Plot No. 30, new plot no. 200C, municipal no. 2-3-291/30, in our project knows as Silver Oak Bungalows, admeasuring about 220 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District,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

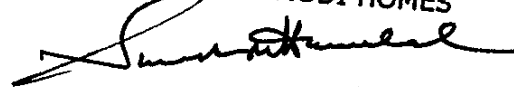


Partner

(Soham Modi)

VENDOR

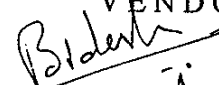
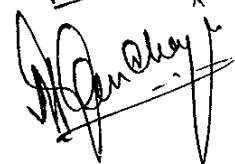
For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

VENDOR

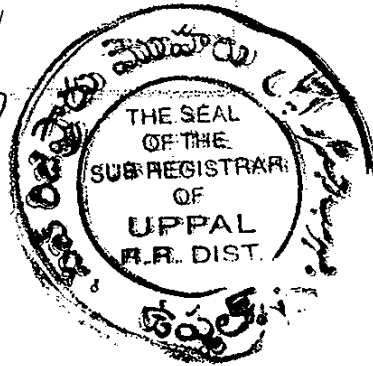
x 


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

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (కా.శ) 3056/109
 నింబరుగా రిజిస్ట్రేషన్ చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 3016-2009 జవ్వడమైన
 2009 సం..మే..నెం..19..తీ

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

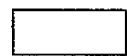
BUYER:

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:**

30' wide road

N



Plot No. 29 belonging to the Vendor

36'-0"

PLOT NO. 200 C

55'-0"

Plot No. 31

Plot No. 35

WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

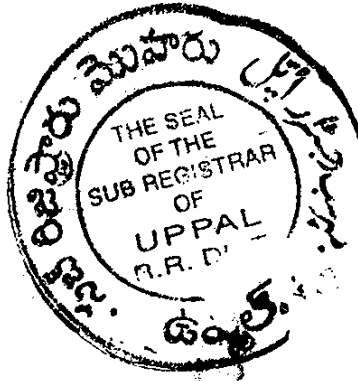
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

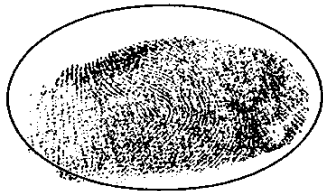
1 వ పుస్తకము 30 రూ. సంగ్రహము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 6...

సబ్-రిజిస్ట్రార్.



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

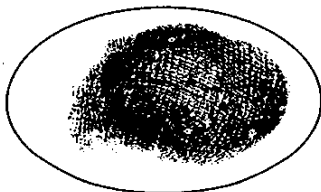
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

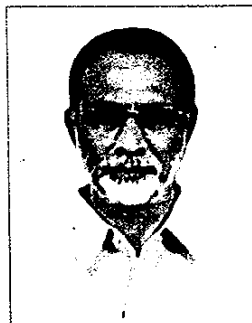
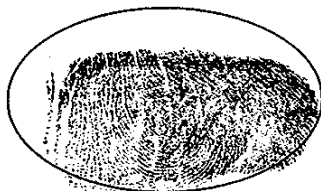
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003

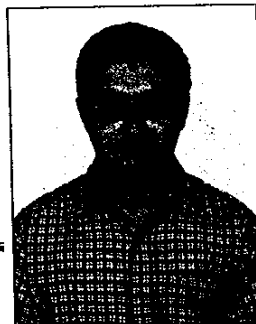
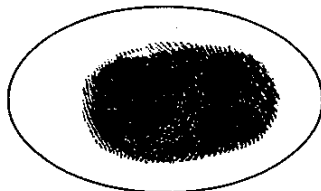
BUYER CUM REPRESENTATIVE:

1. MR. ASITH KUMAR MUKHERJEE,
S/O LATE. SHRI. U. N. MUKHERJEE
R/O. 6-138/1,
STREET NO. 8,
HABSIGUDA,
HYDERABAD - 500 007



BUYER:

2. MR. BIDESH MUKHERJEE,
S/O. MR. A. K. MUKHERJEE
R/O. 6-138/1,
STREET NO. 8,
HABSIGUDA,
HYDERABAD - 500 007



SIGNATURE OF WITNESSES:

1.

[Signature]

2.

[Signature]

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

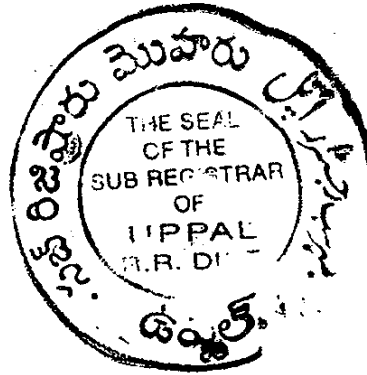
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr Asith Kumar Mukherjee as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

[Signature]
SIGNATURE OF THE REPRESENTATIVE

[Signature]
SIGNATURE OF BUYERS

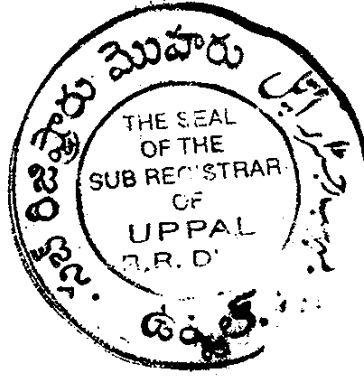
1 వ పుస్తకము 2056 నంబర్ 109
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... (....) ఈ కాగితపు వరుస
సంఖ్య... (....)

సబ్-రిజిస్ట్రార్



1 వ పుస్తకము.....నంబు (29)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రార్



ANDHRA PRADESH

DRIVING LICENCE

208/RRDE/2002

BIDESH RANGAREDDY

R R RANGAREDDY

6-130

UIMER RANGAREDDY

ST NO RANGAREDDY

RR DIS

Signature

Issued on: 25/05/2005

Licensing Authority

RTA-RANGA REDDY

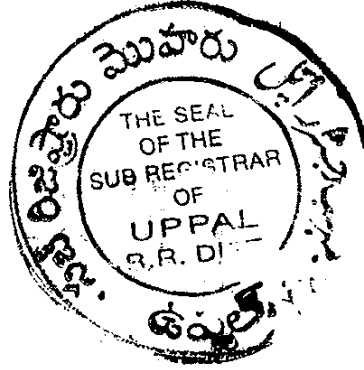
Class Of Vehicle		Validity
Non-Transport	LMV	26/12/2022
Transport		
Hazardous Validity		
Badge No.		
Reference No.	DLCAP029148232005	
Original LA	RTA RANGAREDDY EAST	
DOB	11/01/1983	
Blood Gr.		
Date of 1st Issue	27/12/2002	

50/92/10/00

Bidul

1 వ పుస్తకము 7056/సం/199
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 21

పబ్-రిజిస్ట్రార్





Family Details

SL No	Member Name	Relation	Date of Birth	Age
1	Asith Mukherjee	Wife	15-12-1958	54
2	Aditya Mukherjee	Son	15-12-1963	34

15/12/2008

ASO-11

ASO-11

Signature

HOUSEHOLD CARD

Card No : PAP158617200524

FP Shop No : 171

Name of Head of Household : Mukherjee, Asith Kumar

Age of head : 54

Father/Husband name : Upendram

Age of head / Date of Birth : 30-Jul-1954

Age / Occupation : 54 : Own Business

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

Loc / Street : Vivekanand Colony

Colony : Hubslgrda

Town : 54

Municipality : 54

Area / District : 54

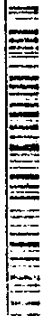
Annual Income (Rs.) : 584,000

LPG Consumer No (1) : 26959, Single

LPG Dealer Name (1) : Jaykay Gas Habslgrda

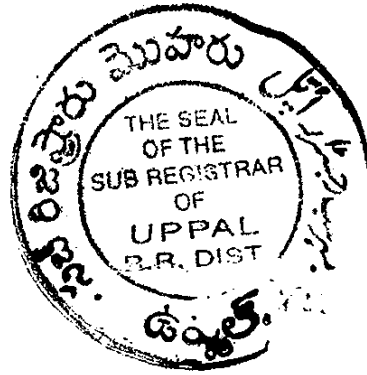
LPG Consumer No (2) : Single

LPG Dealer Name (2) :



వ పుస్తకము 3056 సం॥ 100
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 9

పబ్-రిజిస్ట్రార్





1 వ పుస్తకము.....సంఖ్య 056/22
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....10

పబ్-రిజిస్ట్రార్

