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3529
D. No. 345007/2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K. Satish Kumar

BH 578445

S.No. 9962 Date: 23-07-2014

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
Plot No.227 ,Opp.Back Gate of City
Civil Court, West Marredpally,
Sec'bad.
Mobile: 9849355156

Sold to: P.CHANDRA SEKHAR REDDY

S/o. P.PRATAP REDDY

For Whom: SELF

SALE DEED

This Sale Deed is made and executed on this the 13th day of October 2014 at SRO, Kapra, Ranga Reddy District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 52 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad - 500 062, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

IN FAVOUR OF

1. Mr. K. Siva Kumar, Son of Mr. K. Krishnan, aged about 44 years, Occupation: Service and
2. R. Indumathi, Wife of Mr. K. Siva Kumar, aged about 38 years, residing at Flat No. 31, 3rd Floor, Tirumala Tower, M. J. Colony, Street No.1, Moulali, Hyderabad - 500 040., hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

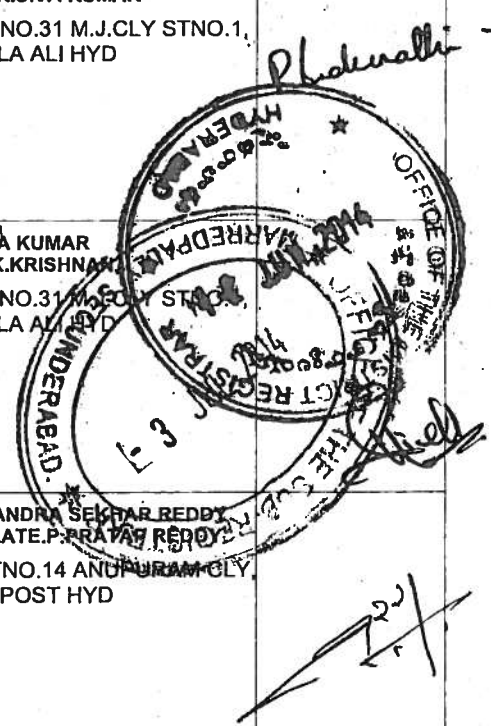
K. Satish Kumar

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14980/- paid between the hours of 2 and 5 on the 13th day of OCT, 2014 by Sri P.Chandra Sekhar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			R.INDUMATHI W/O. K.SIVA KUMAR FLATNO.31 M.J.CLY STNO.1, MOULA ALI HYD	<i>Phalavathi</i>
2	CL			K.SIVA KUMAR S/O. K.KRISHNA FLATNO.31 M.J.CLY STNO.1, MOULA ALI HYD	<i>[Signature]</i>
3	EX			P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRAVAT REDDY PLOTNO.14 ANUPURAM GLY, ECIL POST HYD	<i>[Signature]</i>



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY R/O.5-4-187/3,4,SOHAM MANSION M.G.ROAD SECBAD	<i>[Signature]</i>
2			JAGAT SINGH R/O.408,MALLAPUR HYD	<i>Jagat singh</i>

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 Joint Sub Registrar 8 Kapra
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[Signature]
Signature of Joint SubRegistrar8



WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no.405 on the fourth floor, in block no. 'A' admeasuring 1220 sft, of super built-up area (i.e., 976 sft of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car on the basement admeasuring about 100 sft., in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1542/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- D. The Buyer is desirous of purchasing flat no 405 on fourth floor in block no. 'A', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- F. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 29,96,000/- (Rupees Twenty Nine Lakhs Ninety Six Thousand Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 405 on the fourth floor, in block no.'A', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the Basement, admeasuring about 100 sft.



Kapra

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	164680	0		0	164780
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14980	0		0	14980
User Charges	NA	95	0		0	95
Total	100	179755	0		0	179855

Rs. 164680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14980/- towards Registration Fees on the chargeable value of Rs. 2996000/- was paid by the party through Challan/BC/Pay Order No ,918868 dated ,13-OCT-14.

Date
13th day of October, 2014

Signature of Registering Officer
Kapra

19365E రిజిస్ట్రేషన్ వల్ల

ఈ పుస్తకము 2014 సం./ కా.న. 19365
పు. 3450 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి
ఉన్నది. నిమిత్తం గుర్తింపు నెంబరు 1526

23450/2014 గా యివ్వబడినది.
2014 అక్టోబరు 13 వ తేదీ

నవీ-రవిశ్రీకాంత్



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situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 29,96,000/- (Rupees Twenty Nine Lakhs Ninety Six Thousand Only) issued. The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.21,60,000/- (Rupees Twenty One Lakhs Sixty Thousand Only) paid by way of D. D. No.828621, dated 29.09.2014, issued by State Bank of India, RACPC, Hyderabad.
 - ii. Rs.5,74,200/- (Rupees Five Lakhs Seventy Four Thousand and Two Hundred Only) paid by way of cheque no.718579, dated 23.07.2014 drawn on State Bank of India.
 - iii. Rs.2,61,800/- (Rupees Two Lakhs Sixty One Thousand and Eight Hundred Only) (Part Payment) paid by way of cheque no.718589, dated 08.10.2014 drawn on State Bank of India.
2. The Vendor further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
 3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
 4. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
 5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
 6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat 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. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

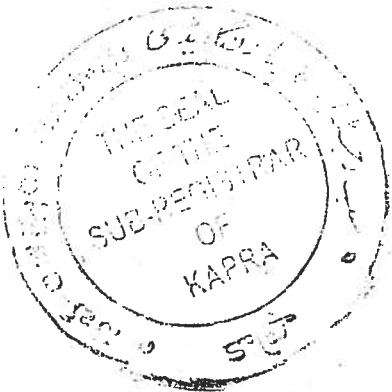




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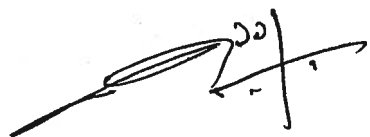
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Kapra



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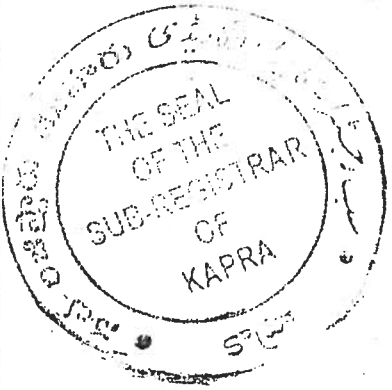
8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Buyer.





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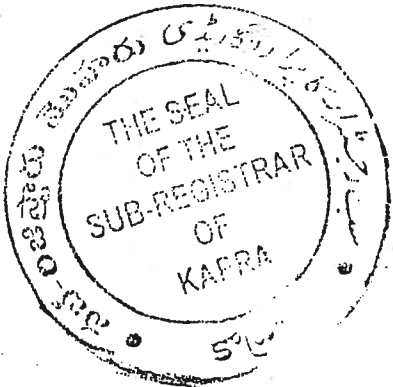
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Buyer shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Buyer, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

A handwritten signature or set of initials, possibly 'CC', written in black ink. The signature is stylized and appears to be a cursive or shorthand form.



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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

SCHEDULE 'B'


SCHEDULE OF FLAT



All that portion forming a deluxe apartment bearing flat no.405 on the fourth floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Open to Sky

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:

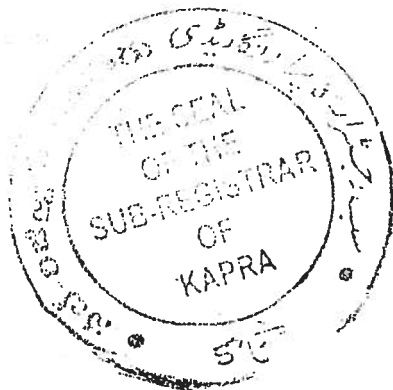
WITNESSES:

1. 
2. Jagat singh


VENDOR

BUYER

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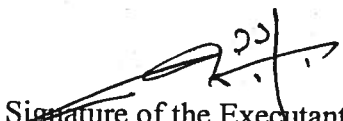
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 405 on the fourth floor, in block no. 'A' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 100 sft. Parking space for one car
- b) In the Fourth Floor : 1220 sft.
5. Annual Rental Value : - -
6. Municipal Taxes per Annum : - -
7. Executant's Estimate of the MV of the Building : Rs. 29,96,000/-

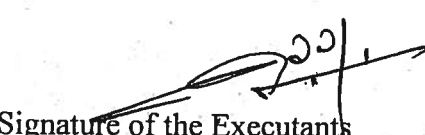
Date: 13.10.2014


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: 13.10.2014


Signature of the Executants


R. Indumathi



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Q2 REGISTRATION PLAN SHOWING

FLAT NO.405 IN BLOCK NO. 'A' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

VENDOR: SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

BUYER: 1. MR. K. SIVA KUMAR, SON OF MR. K. KRISHNAN

2. R. INDUMATHI, WIFE OF MR. K. SIVA KUMAR

REFERENCE:
AREA: 74.12

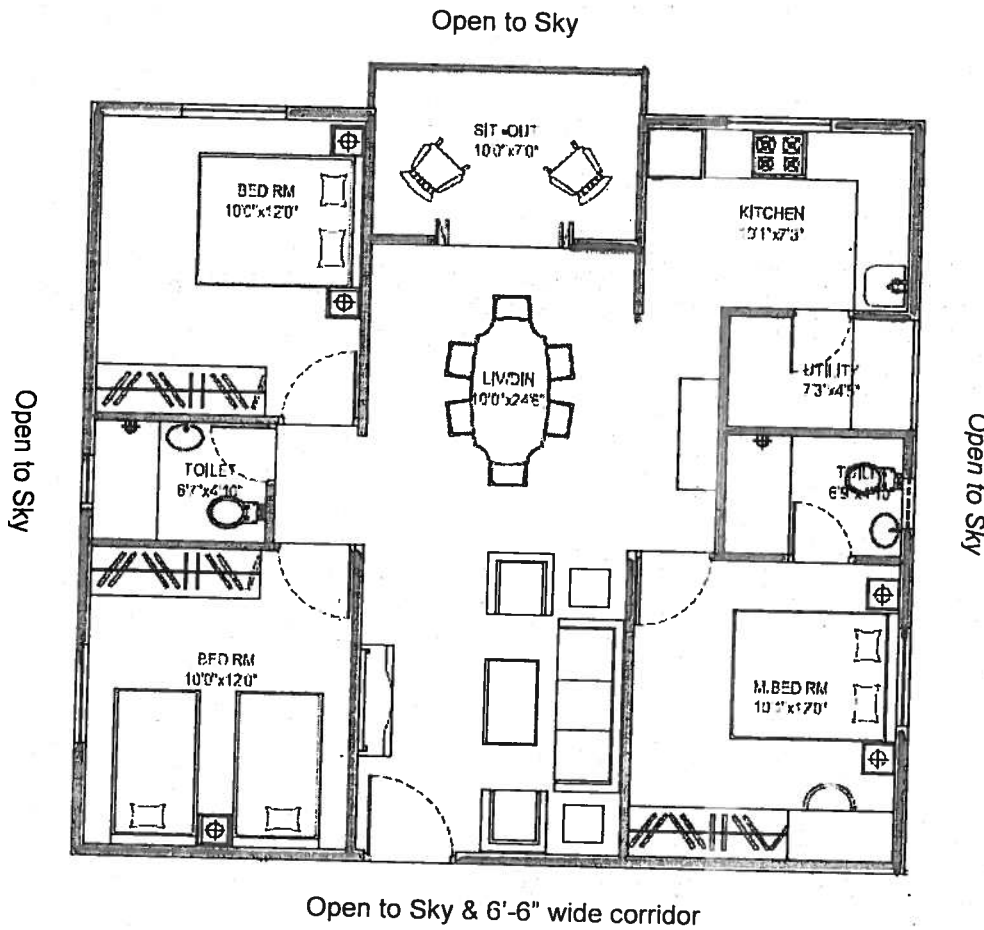
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1220 sft.,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

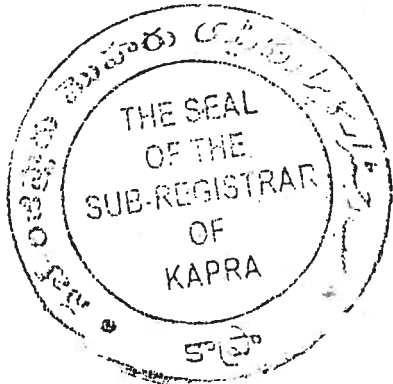
- 1.
2. Jagat singh

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

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Kapra



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NEENOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY

PRATAP REDDY POREDDY

01/06/1980
Permanent Account Number

AEJPP5651F


Signature



27102008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर सेवा-सेवा इकाई, एन एस डी एन
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI,
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91 22 2495 4554, Fax: 91 22 2495 9664,
e-mail: unitinfo@nsdi.gov.in

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3450/2014

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Buher

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

K SIVAKUMAR

KOOLIAH KRISHNAN

28/05/1970

Permanent Account Number

AJQPS2800R

Signature



Handwritten mark

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

R INDUMATHI

PERUMAL RAMACHANDRAN

30/11/1975

Permanent Account Number

AAIP16636A

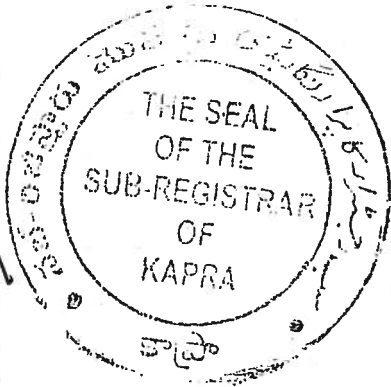
Signature



R. Indumathi

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