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Date:14-10-2016

LATE NATHUMAL R.MULANI

For Whom: SELF

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LICENSED STAMP VENDOR LIC.No.16-09-074/2012, R.No.16-05-028/2015, Plot No.32, H.No.3-48-266, Kakaguda, Karkhana, Canmtt. Sec'bad. Ph:7842562342

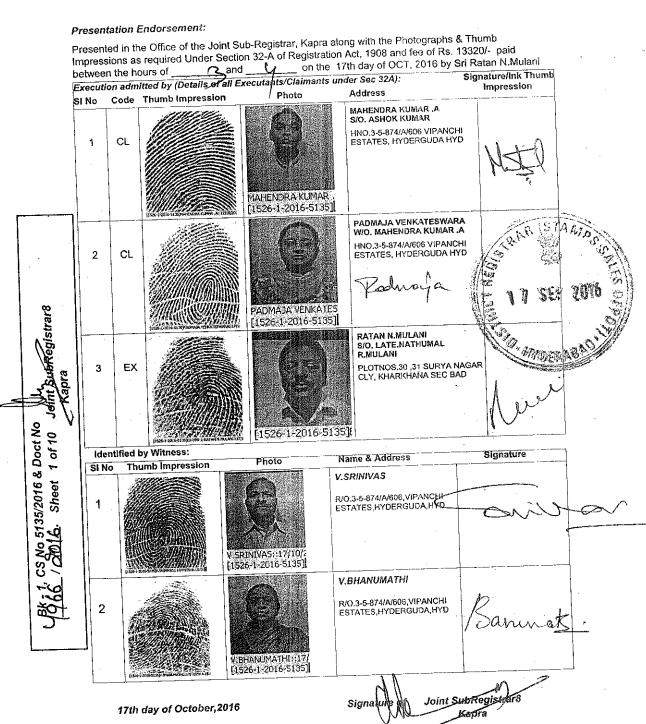
SALE DEED

This Sale Deed is made and executed on this the 15th day of October 2016 at SRO, Kapra, Ranga Reddy District by and between:

Mr. Ratan N. Mulani, Son of Late Nathumal R. Mulani, aged about 59 years, Occupation: Business, residing at Plot Nos. 30, 31, Surya Nagar Colony, Inside Kushalya Estate, Kharkhana, Secunderabad, {Pan No. ABEPN6351L} 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. Mrs. Padmaja Venkateswara, Wife of Mr. Mahendra Kumar. A, aged about 31 years {Pan No.AFKPV766IM} and
- Mr. Mahendra Kumar. A, Son of Mr. Ashok Kumar, aged about 32 years {Pan No.AYOPKO782B}, both are residing at H. No. 3-5-874/A/606, Vipanchi Estates, Hyderguda, Himayatnagar, Hyderabad - 500 029, 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.).







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WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 004 on the ground floor in block no. 'H' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car admeasuring about 100 sft. in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapr a 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. 1549/2013, 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' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012...
- D. The Buyer is desirous of purchasing flat no 004 on the ground floor in block no. 'H', 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. 26,64,050/- (Rupees Twenty Six Lakhs Sixty Four Thousand and Fifty 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.

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Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

			In th	e Form of			
Description of Fee/Duty	Stamp	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
	Papers		106480	0	0	0	106580
Stamp Duty	100	0				0	39970
Transfer Duty	NA	0	39970	0		 	13320
Reg. Fee	NA	0	13320	0	0		
		0	100	0	0	0	10
User Charges	NA					0	15997
Total	100	0	159870	•	1 _	/- towards Registr	

Rs. 146450/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13320/- towards Registration Fees on the chargeable value of Rs. 2664050/- was paid by the party through E-Challan/BC/Pay Order No ,536HCA141016 dated ,15-OCT-16 of ,SBH/TREASURY BRANCH HYDERABAD

(1). AMOUNT PAID: Rs. 159870/-, DATE: 15-OCT-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH
HYDERABAD, BANK REFERENCE NO: 001221917, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SHRI.
HYDERABAD, BANK REFERENCE NO: 001221917, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SHRI.
RATAN N. MULANI, CLAIMANT NAME: PADMAJA VENKATESWARA AND MAHENDY A KUMAR).

Date:

No 5135/2016 & Doct No Sheet 2 of 10 17th day of October,2016

Signature of Registering Officer







NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

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- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 004 on the ground floor, in block no. 'H', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
 - b) A reserved parking space for single car on the Basement, admeasuring about 100 sft.

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.26,64,050/-(Rupees Twenty Six Lakhs Sixty Four Thousand and Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- Rs.21,00,000/-(Rupees Twenty One Lakhs Only) paid by way of D.D. No.029886, dated 15.10.2016 drawn on SBI, Secunderabad Branch issued by State Bank of India, RACPC, Hyderabad.
- Rs.2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.267314, dated 13.08.2016 drawn on drawn on Axis Bank Ltd.
- iii. Rs.2,89,050/-(Rupees Two Lakhs Eighty Nine Thousand and Fifty Only) paid by way of cheque no.000001, dated 15.10.2016 drawn on HDFC Bank Ltd.
- Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.267311, dated
 11.08.2016 drawn on Axis Bank Ltd.
- 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.

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Bk 1, CS No 5135/2016 & Doct No Joint Subregistrar8







- 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 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.
- 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.
- 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 decided to the association every month for the proper maintenance of the common services. If disconnect and stop providing all or any services to the schedule flat including water,
- 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.

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Bk 1, CS No 5135/2016 & Doct No Joint Submegistrare



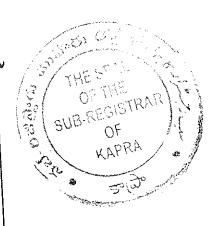




- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Buyer.
- 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.
- 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 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 of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for passages of common use.

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UBK-1, CS No 5135/2016 & Doct No John SubRegistrare







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. 004 on the ground floor, in block no. 'H' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a 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	6'-6" wide corridor
West By	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.

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duale

BUYER

Shift CS No 5135/2016 & Doct No John Supplegistrar8

Sheet 6 of 10 John Supplegistrar8

Sheet 6 of 10 John Supplegistrar8





ANNEXURE-1-A

1. Description of the Building

: DELUXE apartment bearing flat no. 004 on the ground floor, im block no. 'H' 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

: Under Construction

3. Total Extent of Site

: 57.71 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 Ground Floor

: 950 sft.

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 26,64,050/-

Date: 15.10.2016

of the Executants

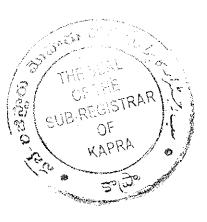
CERTIFICATE

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

Date: 15.10.2016

nature of the Executants

BK 1, CS No 5135/2016 & Doct No John SubRegistrar8







REGISTRATION PLAN SHOWING FLAT NO.004 IN BLOCK NO. 'H' ON THE GROUND 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. RATAN N. MULANI, SON OF LATE NATHUMAL R. MULANI BUYER: 1. MRS. PADMAJA VENKATESWARA, WIFE OF MR. MAHENDRA KUMAR. A 2. MR. MAHENDRA KUMAR. A, SON OF MR. ASHOK KUMAR REFERENCE: SCALE: AREA: 57.71 SQ. YDS. OR INCL: EXCL: SQ. MTRS. Total Built-up Area = 950 sft., Out of U/S of Land = Ac. 5-25 Gts. 6'-6" wide corridor KITCHEN DRAWING \$84.72 50'506' FULET 66 x48 Open to Sky Open to Sky TOLLET 88'x4'2" M.BED RM 10/11/12/1 BED RM Box 100 SITAUT Open to Sky WITNESSES:

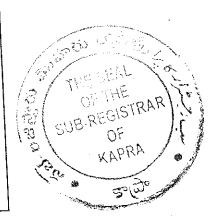
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SIGNATURE OF THE BUYER

BK 1, CS No 5135/2016 & Doct No Bogistrar8







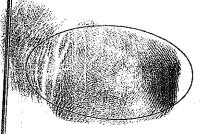
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 324 OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH** BLACK & WHITE

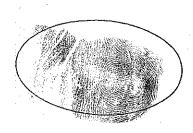
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





VENDOR:

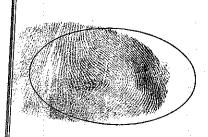
SHRI. RATAN N. MULANI S/O. LATE NATHUMAL R. MULANI R/O. PLOT NO. 30, 31 SURYA NAGAR COLONY INSIDE KUSHALYA ESTATE KHARKHANA SECUNDERABAD,





BUYER NO.1:

MRS. PADMAJA VENKATESWARA W/O. MR. MAHENDRA KUMAR. A R/O. H. NO. 3-5-874/A/606 VIPANCHI ESTATES HYDERGUDA HIMAYATNAGAR HYDERABAD - 500 029.





BUYER NO. 2:

MR. MAHENDRA KUMAR. A S/O. MR. ASHOK KUMAR R/O. H. NO. 3-5-874/A/606 VIPANCHI ESTATES **HYDERGUDA** HIMAYATNAGAR HYDERABAD - 500 029

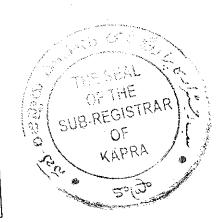
SIGNATURE OF WITNESSES:

2.

IGNATURE OF THE VENDOR

SIGNATURE(S) OF BUYER(S)

BK-1, CS No 5135/2016 & Doct No SubBogistrar8

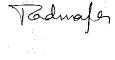






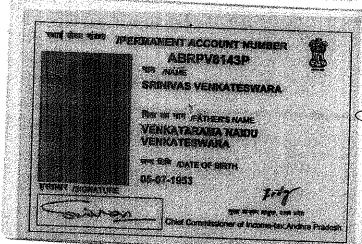


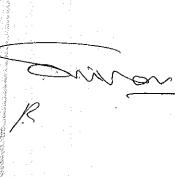






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