279 ZDate & 101/2014 Rs. VOV to M. Venkata Ravi Kishape 279 Wo M. Hrishna Roo Vhom Self Plo R. P. Dist.

DULLING

G. HARK GOPAL BF 083
LICENSED STAMP VENDOR
L.No. 15-26-001/1992 RL. 15-26-004/2013
H. No. EWS-144, Kamala Nagar, Kapra,
ECIL (P), R.R. Dist-500 062. Cell: 9440094852.

SALE DEED

This Deed of Sale is made and executed on this the 20th day of JANUARY 2014, at S.R.O. KAPRA, Ranga Reddy District, by and between:

SMT. K. SARASWATHY W/O. SRI. K. PRADYOT KUMAR, aged about 36 years, Occupation: Housewife, R/o. Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062. Hereinafter called the "VENDOR"

Represented by her Development Agreement cum General Power of Attorney Holder:

M/s. HOME-LINE INFRA, having its office at Plot No.869, Defence Colony, Sainikpuri, Secunderabad, represented by its Partners (1) SRI. B. ANAND KUMAR S/O. B. N. RAMULU, aged about 45 years, Occupation: Business, R/o: Plot No.869, Defence Colony, Sainikpuri, Secunderabad, and (2) SRI IV. CONTRACT.

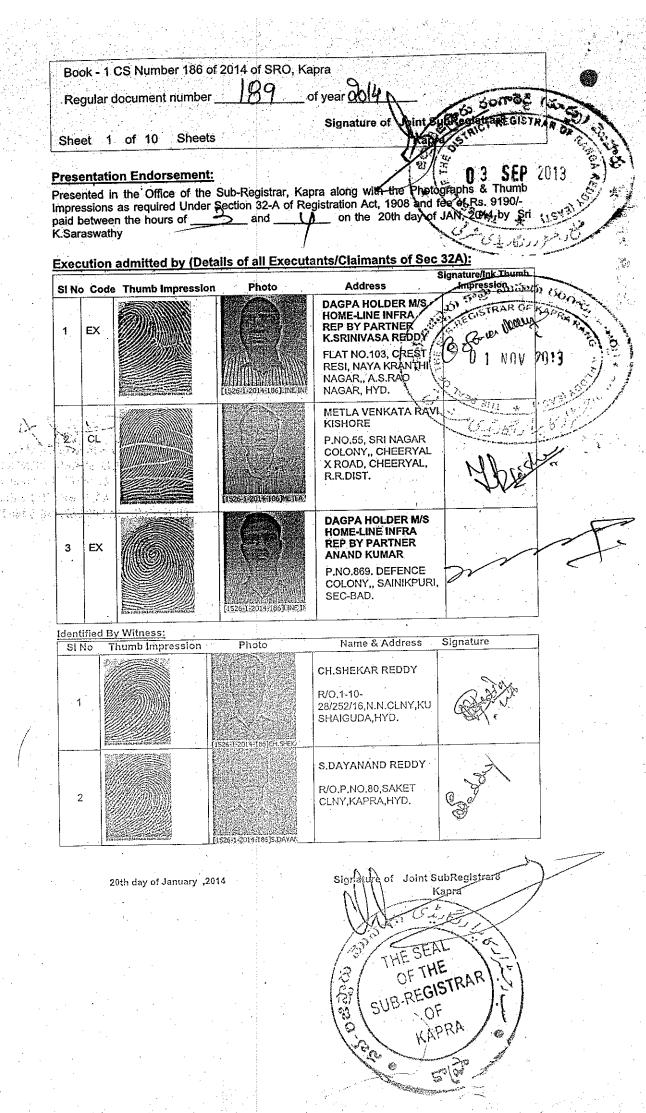
and (2) SRI. K. SRINIVASA REDDY S/O. K. VENKATA REDDY, aged about 51 years, Occupation: Business, R/o: Flat No.103, Crest Residency,

Naya Kranthi Nagar, A. S. Rao Nagar, Hyderabad-500 062, by virtue of Registered Development Agreement cum General Power of Attorney vide document No.8725/2013, of Book-I, dt:13/05/2013, Registered at District Registrar Ranga Reddy (East). Hereinafter called the

"DEVELOPER"

Both are collectively referred as "VENDOR/DEVELOPER"

J. B. Braderuy



IN FAVOUR OF

SRI. METLA VENKATA RAVI KISHORE S/O. SRI. METLA KRISHNA RAO, aged about 39 years, Occupation: Pvt. Employee, R/o: Plot No.55, Sri Sai Nagar Colony, Cheeryal X Road, Cheeryal, Keesara Mandal, Ranga Reddy District.

Hereinafter called as the "VENDEE"

Both the terms and expressions of VENDOR/DEVELOPER and VENDEE used herein above shall mean and include their respective legal heirs, administrators, executors, representatives, agents, successors, interests, assignees etc.,

WHEREAS the VENDOR is the sole, absolute owner and peaceful possessor of the Open Land in Survey Nos.602 (Part) and 605 (Part), admeasuring area 1602.27 Sq. Yards equivalent to 1339.49 Sq.Mts., Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, having purchased from KOTTURI SREERAM MURTHY S/O. LATE. * K. LINGAMAIAH, represented by his GPA vide document No.319/2006, of Book-IV, Dated:06/11/2006, SRI. K. PRADYOT KUMAR S/O. SRI. K. VITTAL RAO, by virtue of Registered Sale Deed vide document No.3294/2012, of Book-I, dt:28/09/2012, Registered at S.R.O. Kapra, Ranga Reddy District.

WHEREAS the VENDOR had agreed to develop the above said property with M/s. HOME-LINE INFRA, represented by its Partners (1) SRI. B. ANAND KUMAR S/O. B. N. RAMULU & (2) SRI. K. SRINIVASA REDDY S/O. K. VENKATA REDDY, at the Ratio of 42% to the VENDOR & 58% to the Developer, vide Registered Development Agreement cum General Power of Attorney vide document No.8725/2013, of Book-I, dt:13/05/2013, Registered at District Registrar Ranga Reddy (East).

AND WHEREAS the VENDOR had obtained permission for construction of Residential Building consisting of (Cellar + Stilt + 5 Upper Floors) vide Permit No.24140/HO/EZ/Cir-1/2013, and File No.12971/22/02/2013/HO, dt:27/05/2013, from Commissioner, GHMC, Hyderabad. And constructed the Residential Building on the Schedule "A" Property and named the Building as "SREE RAMA VERDURE HOMES". And according to the Registered Development Agreement Cum General Power of Attorney, the Flat had fallen to the share of DEVELOPER.

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Book - 1 CS Number 186 of 2014 of SRO, Kapra of year 2014 Regular document number Signature of Join SubRegistrar8 Sheet 2 of 10 **Sheets** Kapra Endorsement: In the Form of Description Challan u/s 41of i.s Act Stamp Duty DD/BC/ Stamp Total Cash Fee/Duty Pay Order u/s 16 of i. act **Papers** 101090 Ò 100990 0 Stamp Duty 100 0 0 0 0 **Transfer Duty** NA 0 -9190 0 9190 Reg. Fee NA 100 0 0 100 **User Charges** NA 110380 0 110280 Total 100 Rs. 100990/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9190/- towards Registration Fees on the chargeable value of Rs. 1838000/- was paid by the party through Challan/BC/Pay Order No ,845325 dated ,20-JAN-14. Date ature of Registering Officer 20th day of January ,201 Kapra 100./ T-. 18 3



WHEREAS the construction of the building has commenced on the Plot described in Schedule 'A" property and the Flats are offered to the prospective buyers and the VENDEE has agreed to purchase the Semi-Finished Residential Flat bearing No.102, in First Floor, of "SREE RAMA VERDURE HOMES", in Survey Nos.602 (Part) and 605 (Part), with Built-up area of 1225 Sq.Feet., including common areas and One Car Parking area. along with undivided share of land 52.00 Sq.yds equivalent to 43.47 Sq.Mts., (out of 1602.27 Sq.yds equivalent to 1339.49 Sq.Mts.), Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, hereinafter referred to as 'SCHEDULE 'B' PROPERTY' more fully described in Schedule 'B' property more clearly delineated in the plan annexed with the boundaries thereof shown in RED Color for a total sale consideration of Rs.18,38,000/-(RUPEES EIGHTEEN LAKHS THIRTY EIGHT THOUSAND ONLY) subject to the following conditions and the VENDEE has agreed to purchase the same for the said consideration. At the request of VENDOR/DEVELOPER the VENDEE has agreed to pay the total sale consideration to the DEVELOPER.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sum of Rs.18,38,000/-(RUPEES EIGHTEEN LAKHS THIRTY EIGHT THOUSAND ONLY) paid as follows:

- a) Rs.8,74,375/-(Rupees Eight Lakhs Seventy Four Thousand Three Hundred and Seventy Five Only) paid by way of Cheque vide bearing No.637702, dt:18/01/2014, drawn on PUNJAB NATIONAL BANK, issued by PNB HOUSING FINANCE Ltd.,
- b) Rs.9,63,625/-(Rupees Nine Lakhs Sixty Three Thousand Six Hundred and Twenty Five Only) already received by the VENDOR/DEVELOPER from the VENDEE and the receipt acknowledged by the VENDOR/DEVELOPER as absolute owner of the said property described in the plan annexed with the boundaries thereof shown in RED Color, do hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said VENDEE as absolute owner together with appurtenances belonging hereto and all the estate, right, title interest and claim what so ever of the VENDOR/DEVELOPER in or to the said property hereby conveyed. The VENDEE shall hold and enjoy the same as absolute owner.

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THE VENDEE HEREBY COVENANTS AS FOLLOWS:-

- 1) The VENDEE hereby agrees to form and to be a member of Society or Association to be registered under the Societies Act or any other analogous enactment or regulation that may be formed by all the Flat owners of the building complex and the VENDEE shall abide by the rules and bye-laws of the said Society to be formed who shall be the administrators and supervisors of common services such as corridors, passages, staircases, drainage, water supply maintenance of borewells, electricity and other property of common enjoyment, for the purpose of upkeepment and cleanliness of the compound and common area, the Society will engage sweepers and also maintain the watchman/goorkha in order to have proper security for the entire building complex and such other service activities such as the appropriate body of the Society may consider and resolve by a Special Resolution. The VENDEE shall pay to the said Society/Association his/her share of the amount towards the common services, payable to the entire building complex.
- 2) Further, the VENDEE shall pay the insurance premiums property tax, electricity consumption charges and water charges to the concerned authorities in respect to the Schedule 'B' Property.
- 3) The VENDEE shall not at any time demolish or caused to be demolished his/her flat or any part of the building including the common areas such as staircase and parking areas, drainage pipes, cables, water course, gutters, wires and other conveniences necessary for proper utility and services for all the flat owners and /or which is likely to cause any injury or damage in the structure of the building.
- 4) The VENDEE shall not make any structural alteration or modification of the said property, which encroaches upon the right of the other owners of the premises, endangers their property or any other changes, which may change the elevation.
- 5) The VENDEE shall have proportionate right on the land which works out to 52.00 Square Yards or 43.47 Square meters, but shall not have exclusive rights in any part of the land except his/her own flat.
- 6) The walls shown in the plan separating the said property from the neighboring flat shall be common.

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- 7) The VENDEE hereby agrees to pay all taxes levied by or to be levied by the State or Central Government from time to time in respect of the Schedule 'B' Property. For this purpose the VENDEE shall execute necessary declaration affidavit etc., before the State or Central Government Authorities undertaking to pay the tax as levied in respect of the Schedule 'B' Property if necessary.
- 8) The electricity, water meter deposits, consumption charges, fire services, any other service tax, sales tax levied by the government will be borne by the VENDEE only.
- 9) The said property will be assessed to the Municipal Tax separately. The VENDEE shall pay the said tax for individual flat from the date of sale.

10)The VENDEE shall:-

- a) Not use the said property in any manner, which may or is likely to cause nuisance or annoyance to the other occupants.
- b) Not store in the said property any goods of hazardous or combustible nature or any goods so heavy as to adversely affect the structure of main building and shall not alter the elevation of the building or outer appearance on all sides.

THE VENDOR/DEVELOPER HEREBY COVENANTS AS FOLLOWS:

- 1) The VENDOR/DEVELOPER declares that he/they is/are the exclusive and absolute owner/s and possessor/s of the Schedule Property and that no other person or persons whatsoever have any right, title, share or interest etc., in the Schedule Property in any part or the part thereof. As such the VENDOR/DEVELOPER is/are entitled to alienate the same to the VENDEE.
- 2) The VENDOR/DEVELOPER assure and covenants that there are no encumbrances, charges, mortgages, gift, etc., whatsoever in respect of the Schedule Property and it is free from encumbrances and charges. In the event of any encumbrances found over the schedule Property the same shall be indemnified by the VENDOR/DEVELOPER to the VENDEE.
- 3) The VENDOR/DEVELOPER has given vacant possession of the said property to the VENDEE.

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- 4) That the VENDEE shall have quiet and peaceful possession and enjoyment of the Schedule 'B' Property free from all or/and any interruption and disturbance by the VENDOR/DEVELOPER or their heirs.
- 5) The copies of the previous title deeds relating to the said property are hereby handed over to the VENDEE.
- 6) That in the event of any share in the title of Schedule 'B' Property being lost by the VENDEE on account of any claim made by any other person or persons, the VENDOR/DEVELOPER or his/their heirs, shall indemnify for such loss to the VENDEE and to protect his/her/their title to Schedule 'B' Property.
- 7) The VENDOR/DEVELOPER hereafter so and execute and/or caused to be done such other and further lawful act, deeds and things and assurance whatsoever as may be or shall be hereby granted and conveyed.
- 8) In matters not covered by this document the provisions of the A.P. Apartments (Promotion of Construction and Ownership) Act. 1987 and the Rules made hereunder shall apply.
- The land on which the Building was constructed is not an assigned land within the meaning of A.P Assigned Land (Prohibition of Transfers) Act 9 of 1977.
- 10) The said property does not belong to or under mortgage to Government or Government undertakings/Agencies.

SCHEDULE 'A' PROPERTY

All that the Open Land in Survey Nos.602 (Part) and 605 (Part), admeasuring area 1602.27 Sq.Yards equivalent to 1339.49 Sq.Mts., Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, (Covered under Block No.03) and bounded as follows:

NORTH BY : GHMC PARK OF O.U.T.COLONY

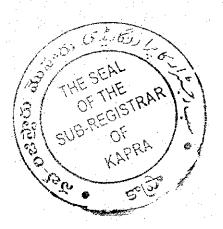
AND 33'-10" WIDE ROAD

SOUTH BY : GHMC PARK OF HMT BEARING COLONY

AND SRI SITARAMACHANDRA SWAMY TEMPLE

EAST BY : SRI SITARAMACHANDRA SWAMY TEMPLE WEST BY : GHMC PARK OF HMT BEARING COLONY

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SCHEDULE 'B' PROPERTY

All that the Semi-Finished Residential Flat bearing No.102, in First Floor, of "SREE RAMA VERDURE HOMES", in Survey Nos.602 (Part) and 605 (Part), with Built-up area of 1225 Sq.Feet., including common areas and One Car Parking area, along with undivided share of land 52.00 Sq.yds equivalent to 43.47 Sq.Mts., (out of 1602.27 Sq.yds equivalent to 1339.49 Sq.Mts.), Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, and bounded as follows:

Which is morefully described in the plan annexed hereto and marked in RED Colour

NORTH BY : OPEN TO SKY & STAIRCSE

SOUTH BY : OPEN TO SKY EAST BY : OPEN TO SKY WEST BY : CORRIDOR

IN WITNESS WHEREOF the parties herein have signed this DEED OF SALE on the day, month and year above mentioned in the presence of the following witnesses.

WITNESSES:

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VENDOR Reptd. by D.A.G.P.A. Holder

B. Bir was not every.

DEVELOPER

VENDEE



ANNEXURE - 1A

All that the Semi-Finished Residential Flat bearing No.102, in First Floor, of "SREE RAMA VERDURE HOMES", in Survey Nos.602 (Part) and 605 (Part), Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District.

1) Description of the Building

: (Cellar + Stilt + 5 Upper Floors)

a) Nature of Roof

: R.C.C. Roof

b) Type of structure

: Framed structure

2) Age of the Building

: Semi-Finished stage

3) Total Extent of site

: 52.00 Sq.yds.,

U/D Share of Land (out of 1602.27 Sq.yds)

Built UP area particulars
 (With breakup floors-wise)

.

: 1225.00 Sq.Feet.,

Including common areas
And One Car parking area

5) Annual Rental Value

: NIL

6) Municipal Taxes per Annum

: NIL

7) Executant's estimate of the

Market value of the building

: Rs.18,38,000/-

8) Market Value of the Property

1225 Sq.Feet X Rs.1500/-

: Rs.18,37,500/-

CERTIFICATE

Do hereby declare that what is stated above is true to the best of my/our knowledge and belief.

Signature of the Executant

B. Raca Mount

Dt:20/01/2014.

Signature of the Claimant

Regular document number ______ of year ______ of year ______ Signature of ______ Sheet 8 of 10 Sheets ______ Sheet 8 of 10 Sheets



REGISTRATION SITE PLAN SHOWING THE SEMI-FINISHED RESIDENTIAL FLAT BEARING NO.102, IN FIRST FLOOR, OF "SREE RAMA VERDURE HOMES", IN SURVEY NOS.602 (PART) AND 605 SITUATED AT KAPRA VILLAGE, UNDER GHMC, CIRCLE, KEESARA MANDAL, RANGA REDDY DISTRICT.

SMT. K. SARASWATHY W/O. SRI. K. PRADYOT KUMAR **VENDOR:**

Reptd. by her Development Agreement cum G.P.A. Holder:

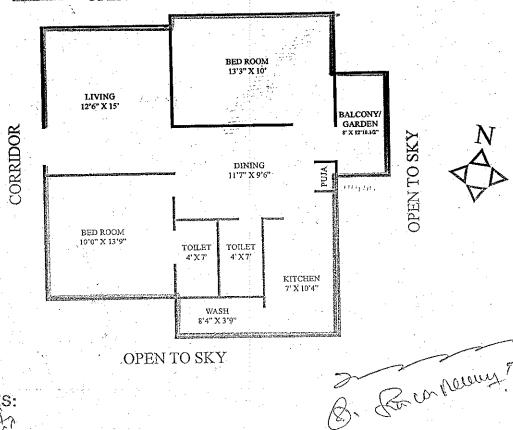
M/s. HOME-LINE INFRA, represented by its Partners (1) SRI. B. ANAND KUMAR S/O. B. N. RAMULU,

(2) SRI. K. SRINIVASA REDDY S/O. K. VENKATA REDDY

VENDEE: SRI. M. VENKATA RAVI KISHORE S/O. SRI. M. KRISHNA RAO

WITH BUILT-UP AREA OF 1225 SQ.FEET., U/D LAND 52.00 SQ.YDS EQUIVALENT TO 43.47 SQ.MTS.,

INCLUDED: OPEN TO SKY & STAIRCASE



WITNESSES:

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VENDOR Reptd. by D.A.G.P.A. Holder

DEVELOPER

Liola Marain

Book - 1 CS Number 186 of 2014 of SRO, Kapra

Regular document number ______ of year ______

Signature of Young Subpregistrar8

Sheet 9 of 10 Sheets ______ Kapra





Kathi Srinivasa Reddy

ప్రత్నివ పంపత్పరం Year of Birth: 1963 వురుమడు / Male

6606 7753 2865



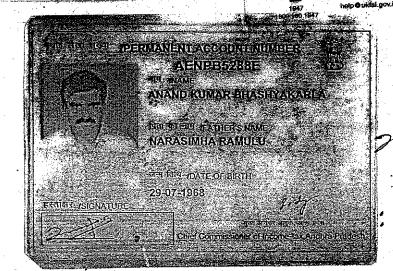
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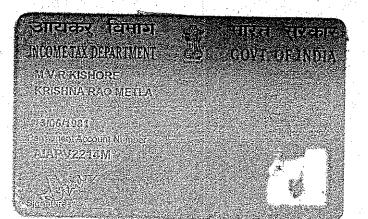


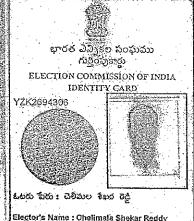
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Address: S/O K Venkat Reddy, 1 7-91/184/805 Kanthimala Apts, KAMALA NAGAR, Near Raghavemdra Hospital, ECIL POST, KAPPA R.R DIST. Hyderabad, Andhra Pradesh, 500062

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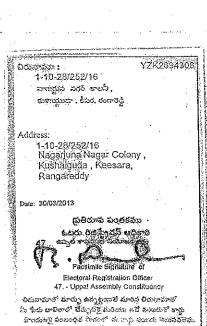


Elector's Name : Chelimala Shekar Reddy కండ్రి పేరు : చెలిమల నర్భీమ రెడ్డి

Father's Name :Chelimaia Narshima Reddy

లెందము / Sex: 🤣 / M

නුණූීන මීත / Date of Birth 16/06/1989



In case of change in address, mention this Case 10, in the mirrore form for including your worm in the Roll of the

Book - 1 CS Number 186 of 2014 of SRO, Kapra

Regular document number

of year 2014

Signature of Join SubRegistrar8

Sheet 10 of 10 **Sheets**

THE SEAL



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సద్ది దయానంద్ రెడ్డి Saddi Dayanand Reddy పుట్టిన సం./YoB:1950 పురుషుడు Male



4175 4271 3598

ఆధార్ - అధార్ – సామాన్యమానవుడి హక్కు



ध्वतिहत्तीराविद्यास्य स्थापिकरण UNICO E DE ASISTANTICI ESCLAPIORITA OF INDIA

చిరునామా:

S/O: సచ్ది నారాయణ రెడ్డి

లేట్, 1-131/79 ఫ్లేట్ నంబర్-

80, సాకేత్ కాలనీ, ఫేస్-1

కాస్తా, సీకింద్రాలాడ్, ఈసీఐఎల్,

హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500062 Address:

S/O: Saddi Narayana Reddy Late, 1-131/79 Piot No-80, Saketh Colony, Phase-1 Kapra, Secunderabad, Ecil, Hyderabad

Andhra Pradesh, 500062

Aadhaar - Aam Aadmi ka Adhikar



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

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రిజి్బ్జేషన్ రుసుము లోటు స్టాంపు(D.S.D.) GHMC (T.D.) యూజర్ ఛార్జీలు అదవపు షీట్లు 5 x	9190-73420 27590	em.	845325	119 480 23,13 13,35 (10)
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If Document is not claimed within 10 days from the date of Registration, said 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 to

