

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

(6)

నెం. 1001

శ్రీమతి / శ్రీ Amruds. Mehta

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	16/2		
దస్తావేజు విలువ	3420000	30/11		F
స్టాంపు విలువ రూ.	100	17/12		
దస్తావేజు నెంబరు	4971/2012			
రిజిస్ట్రేషన్ రుసుము	17100			
లోటు స్టాంపు (D.S.D.)	136700			
GHMC (T.D.)	5130			
యూబర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x .....				
మొత్తం	<del>543000</del> 205200			

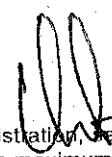
RETURNED

Chw-641961  
17/12

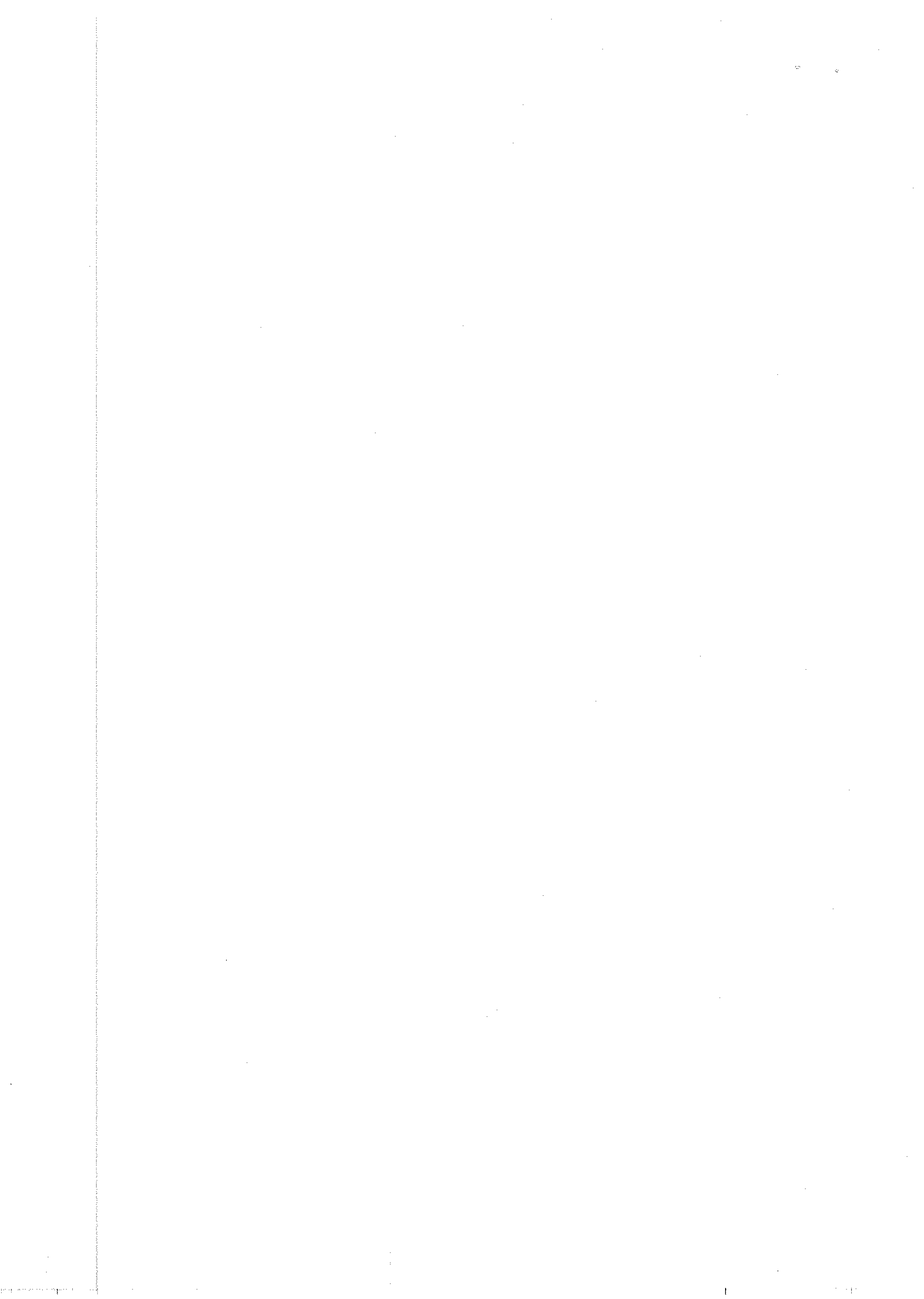
(అక్షరాల) \_\_\_\_\_ రూపాయలు మాత్రమే)

తేది 17/12

వాపసు తేది \_\_\_\_\_

 నగర రిజిస్ట్రారు  
నగర రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe 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 charged.



571

द.सं. 497 / 2013



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 4216 dt. 16/3/13 Rs. 100/-  
 Sold to Anand Mehta S/o Suresh Mehta  
 For Whom self P/o Hyd.

BA 425713  
**K. GIRIBABU**  
 LICENCED STAMP VENDOR  
 LIC.No.16-02-30/1998  
 REN.No.16-02-009/2013  
 Sub-Bapunagar, Amberpet, Hyd-13.  
 Cell.No.9989259839

**SALE DEED**

This Sale Deed is made and executed on this 30<sup>th</sup> day of November 2013 at SRO, Kapra, Ranga Reddy District by:

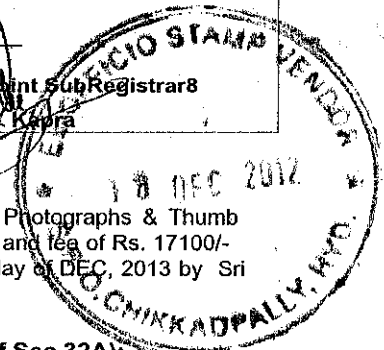
Mr. Anand S. Mehta, Son of Mr. Suresh U. Mehta, aged about 36 years, Occupation: Business, residing at # Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

**IN FAVOUR OF**

1. Mr. Singiresu Sudarsana Rao, Son of Mr. Singiresu Narasimham, aged about 63 years, Occupation: Retired.,
2. Mrs. Singiresu Surya Prabhavaty, Wife of Mr. Singiresu Sudarsana Rao, aged about 58 years, Occupation: Housewife., both are residing at # Flat No. C-112, First Floor, Mayflower Heights, Mallapur, Hyderabad - 500 076., 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.).

*Anand Mehta*

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 Regular document number 4971 of year 2013  
 Sheet 1 of 10 Sheets  
 Signature of Joint SubRegistrar  
 Kapra



**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17100/- paid between the hours of 2 and 3 on the 17th day of DEC, 2013 by Sri Anand S.Mehta

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

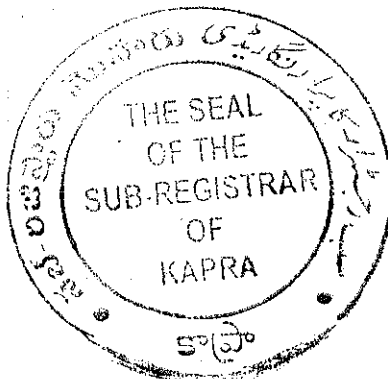
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1526-1-2013-5171]ANAN	ANAND S.MEHTA PLOTNO.21 BAPUBAGH CLY, P.G.ROAD SECBAD	
2	CL		 [1526-1-2013-5171]REP	REP BY SPA TO CLAIMENTS ANAND S.MEHTA PLOTNO.21 BAPUBAGH CLY, P.G.ROAD SECBAD	

**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-5171]K.PR	K.PRABHAKAR REDDY R/O.5-4- 187/3,4,2FLOOR,SOHA M MANSION,M.G.ROAD,S ECBAD.	
2		 [1526-1-2013-5171]MAHE	MAHENDER R/O.28-77,YADAV BASTI,NEREDMET,HYD	

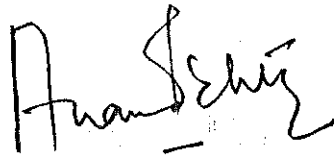
17th day of December, 2013

Signature of Joint SubRegistrar  
 Kapra



**WHEREAS:**

- A. The Vendor is the absolute and exclusive owner and possessor of a deluxe apartment bearing flat no.111 on the first floor, in block no. 'C' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/i, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R. R. District by virtue of registered sale deed dated 30<sup>th</sup> March 2013, bearing document no.1366 of 2013 registered at the office of the Sub-Registrar, Kapra, R. R. District, hereinafter referred as Scheduled flat and is more fully described at the foot of the document.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Alpine Estates having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R. R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights.
- C. The Original Owner M/s. Alpine Estates developed the Scheduled Land into residential apartments in a group housing scheme name and styled as 'MAYFLOWER HEIGHTS' and obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/P1g/H/2006, dated 23/03/2007.
- D. The Buyer is desirous of purchasing apartment bearing flat no. 111 on the first floor, in block no. 'C' in the proposed residential apartment known as "Mayflower Heights" and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled apartment and also about the capacity, competence and ability. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- F. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.34,20,000/-(Rupees Thirty Four Lakhs Twenty Thousand Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Purchaser are desirous of reducing into writing the terms of sale.



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 Sheet 2 of 10 Sheets  
 Signature of Joint SubRegistrar  
 Kapra

**Endorsement:**

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	188000	0		0	188100
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	17100	0		0	17100
User Charges	NA	95	0		0	95
<b>Total</b>	<b>100</b>	<b>205195</b>	<b>0</b>		<b>0</b>	<b>205295</b>

Rs. 188000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17100/- towards Registration Fees on the chargeable value of Rs. 3420000/- was paid by the party through Challan/BC/Pay Order No ,641961 dated ,17-DEC-13.

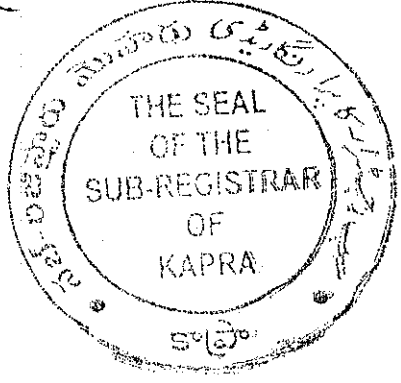
Date  
 17th day of December, 2013  
 193556 మండ్రి రిజిస్ట్రార్ కార్యాలయం

Signature of Registering Officer  
 Kapra



ఈ పత్రము 2013 సం. / చ.న. 1935  
 నంబరు 4971 నమోదు చేయబడి  
 స్టాంపు విలువ రూ. 1526  
 4971/2013 నంబరు  
 2013 సం. డిసెంబరు 17 తేదీ

Handwritten signature and scribble.



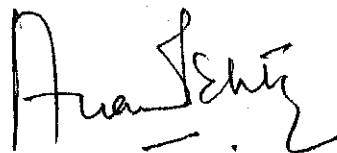
**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.111 on the first floor, in block no. 'C' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft., of built-up area & 285 sft., of common area) in the residential apartment named as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:

- a. Undivided share in scheduled land to the extent of 71.25 sq. yds.
- b. A reserved parking space for one car on stilt floor admeasuring about 100.sft.

Forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, which is hereinafter referred to as the Scheduled Apartment 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.34,20,000/-(Rupees Thirty Four Lakhs Twenty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby assures the Purchaser that the said property is free from all sorts of encumbrances, charges or attachments of whatsoever nature and as such has absolute right, title or interest in respect to the Scheduled flat.
3. The Vendor further assures the Purchaser that they have got a clear, effectual, subsisting and marketable title to the said flat and absolute authority to sell the same in the manner aforesaid.
4. The Vendor has today given vacant possession of the said property in the purchaser.
5. The Vendor further agrees to indemnify the Purchaser and keep him free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time of any one in regard to this sale. The Vendor hereby undertakes that he shall at his own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully, effectively convey title to the property hereby sold and conveyed to the Purchaser.
6. The previous title deeds relating to the said property hereby handover to the purchaser.

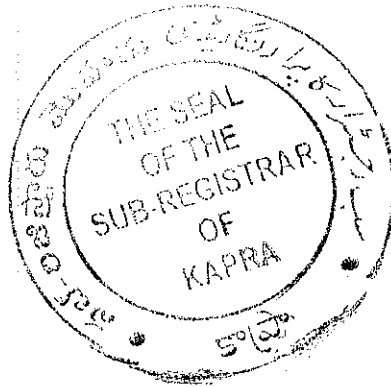


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Sheet 3 of 10 Sheets

Signature of Joint SubRegistrar  
Kapra





7. The Vendor covenants with the Purchaser that there is no liability of taxes or rates for the said property as on the date of the sale deed to the Municipal Corporation / Municipality or other government of statutory authorities.
8. The Purchaser is hereby entitled to get the said property transferred in his name in all Municipal Corporation Records and the owner association or society responsible for the maintenance of the building and enjoy the same with absolute rights for ever.
9. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Mayflower Heights shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective flats without any hindrance or objection of any kind whatsoever.
10. That the Purchaser shall become a member of the Mayflower Heights Owners Association, the body that has been formed for the maintenance of the Mayflower Heights Owners Association. As a member, the Purchaser shall abide by the rules and by-laws framed by the said association, which shall be the administrator, and supervisor of common services (recreational facilities, gardens, drainage, water supply, electricity and other services and property of common enjoyment) and shall pay such amount or amounts as decided by the said association every month for the proper maintenance of the common services. If the Purchaser 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.
11. The Vendor further assures and covenants with the Purchaser, that the Purchaser and his heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through her or in trust from her.
12. The land on which the flat was constructed is not an assigned land within the meaning of A. P. Assigned Lands (Prohibition of Transfers) Act. No. 9 of 1977 and it does not belong to or under mortgage to Government agencies or their undertakings.
13. In matters not covered by this document the provision of the A. P. Apartments (Promotion of Construction and Ownership) Act. 1987 and the rules made there under shall apply.

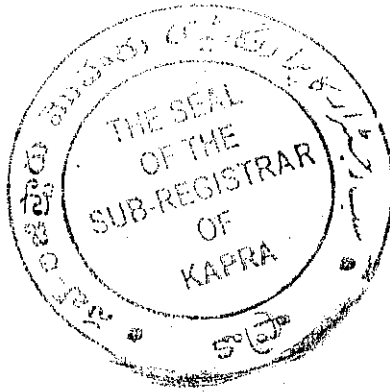
Ana Schütz

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Signature of Joint SubRegistrar  
Kapra



SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac.4-11 Gts., forming part of Sy. No.1/1 (Ac.1-39 Gts.), Sy. No.191 (Ac.2-00 Gts.) & Sy. No.2/1/1 (Ac.0-12 Gts.), bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, are bounded as under:

North By	Sy. No. 2/1/2 (road)
South By	Village
East By	Village
West By	Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'

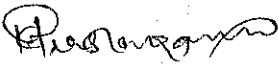

SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.111 on the first floor, in block no. 'C' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

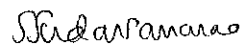
North by	Flat No. 112
South by	Flat No. 110
East by	Open to Sky & 6' wide corridor
West by	Open to Sky

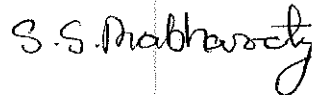
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

  
VENDOR





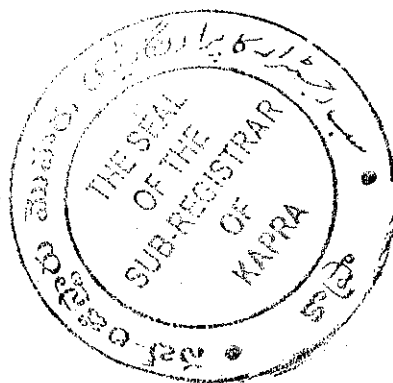
BUYER

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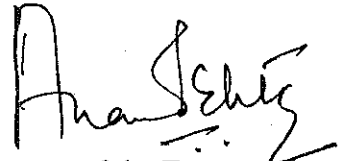
Signature of [Signature] Joint SubRegistrar  
Kapra



**ANNEXTURE - 1 - A**

1. Description of the Building :Deluxe apartment bearing flat no.111 on the first floor, in block no.'C' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts.,
4. **Built up area particulars:**
- a) In the Ground / Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : 1425 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 34,20,000/-

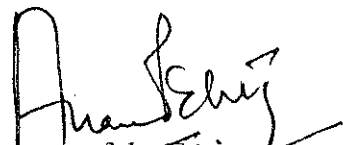
Date: 30.11.2013

  
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: 30.11.2013

  
Signature of the Executants

Sridararamane

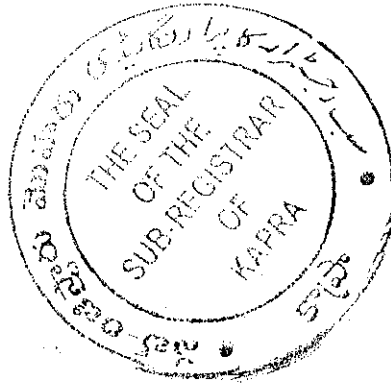
S. S. Prabhakar

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Signature of [Signature] SubRegistrar  
Kapra



**REGISTRATION PLAN SHOWING**

FLAT NO. 111 IN BLOCK NO. 'C' ON THE FIRST FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

**IN SURVEY NOS.** 1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:** MR. ANAND S. MEHTA, SON OF MR. SURESH U. MEHTA

**BUYER:** 1. MR. SINGIRESU SUDARSANA RAO, SON OF Mr. SINGIRESU NARASIMHAM

2. MRS. SINGIRESU SURYA PRABHAVATY, WIFE OF Mr. SINGIRESU SUDARSANA RAO

**REFERENCE:**  
**AREA:** 71.25

**SCALE:**  
**SQ. YDS. OR**

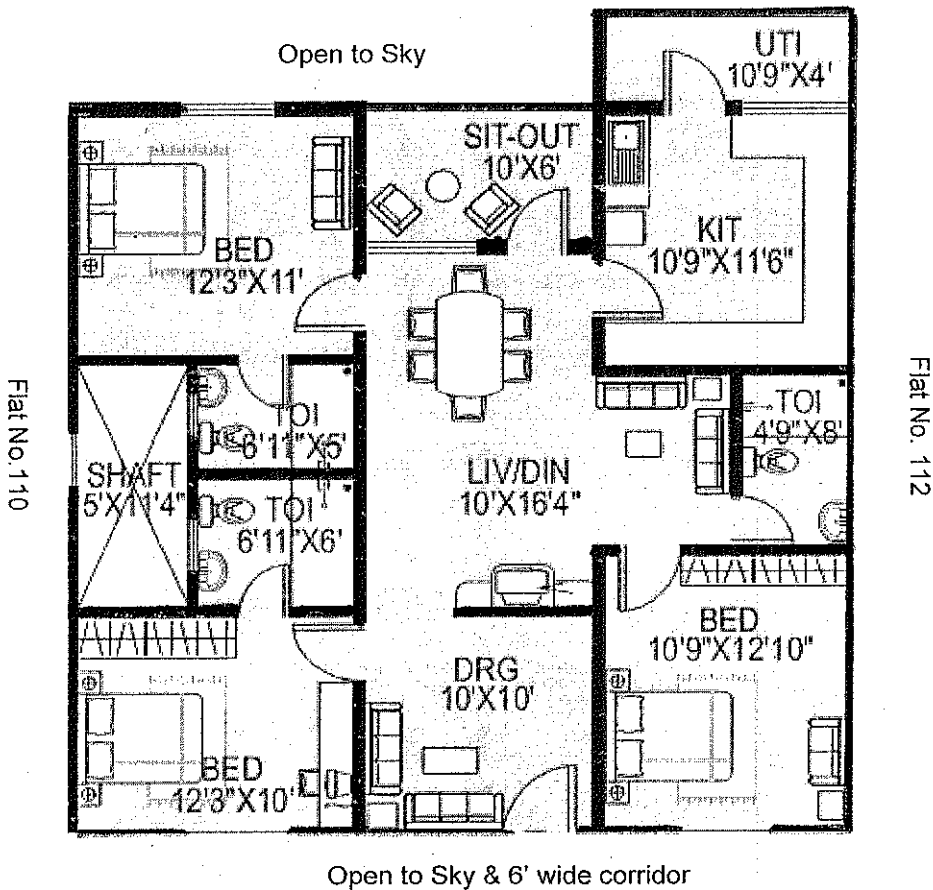
**INCL:**  
**SQ. MTRS.**



**EXCL:**



Total Built-up Area = 1425 sft.  
Out of U/S of Land = Ac. 4-11 Gts.



**WITNESSES:**

1. *[Handwritten signature]*
2. *[Handwritten signature]*

*Sudarshan Rao*

*Anand S Mehta*

SIGNATURE OF THE VENDOR

*S. S. Prabhavaty*

SIGNATURE OF THE BUYER

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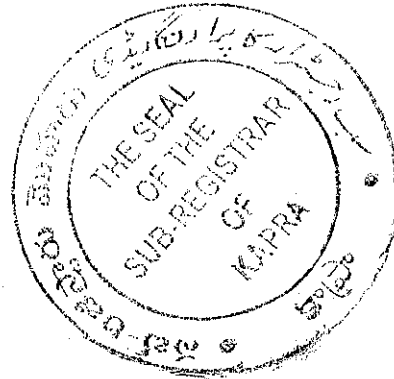
Regular document number

4971

2013  
of year

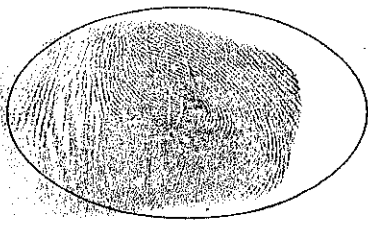

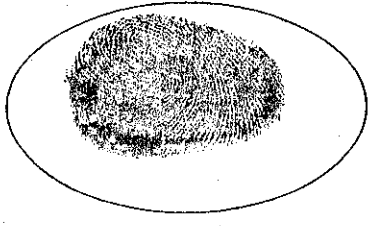

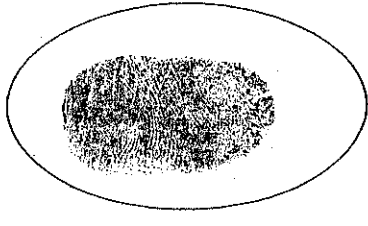

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Signature of Joint SubRegistrar  
Kapra





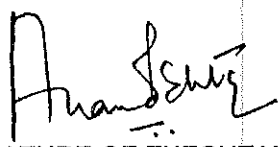


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

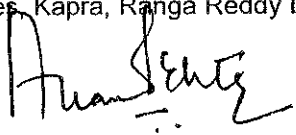
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p>MR. ANAND S. MEHTA S/O. MR. SURESH U. MEHTA R/O. # PLOT NO. 21 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003. (S Representative to Buyers)</p>
			<p><b>BUYER:</b></p> <p>1. MR. SINGIRESU SUDARSANA RAO S/O. MR. SINGIRESU NARASIMHAM R/O. # FLAT NO. C-112 FIRST FLOOR MAYFLOWER HEIGHTS MALLAPUR HYDERABAD - 500 076.</p>
			<p>2. MRS. SINGIRESU SURYA PRABHAVATY W/O. MR. SINGIRESU SUDARSANA RAO R/O. # FLAT NO. C-112 FIRST FLOOR AYFLOWER HEIGHTS MALLAPUR HYDERABAD - 500 076.</p>

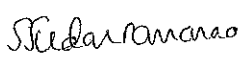
**SIGNATURE OF WITNESSES:**

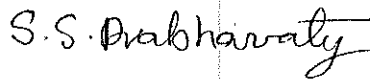
- 
- 

  
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Anand S. Mehta, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE



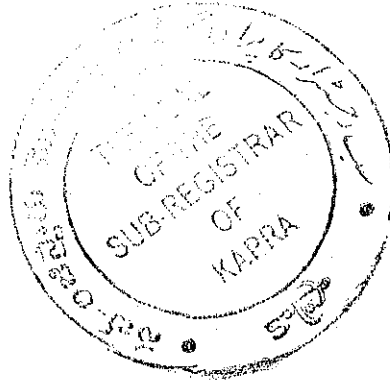
  
SIGNATURE(S) OF BUYER(S)

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Regular document number 4971 of year 2013

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Signature of Joint SubRegistrar  
Kapra




**VENDOR:**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ACQPM3B40C**

नाम / NAME  
**ANAND SURESH MEHTA**

पिता का नाम / FATHER'S NAME  
**SURESH UTTAMLAL MEHTA**

जन्म तिथि / DATE OF BIRTH  
**13-06-1977**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, अंधरा प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

*Anand Suresh Mehta*

**WITNESS:**

आयकर विभाग / INCOME TAX DEPARTMENT


भारत सरकार / GOVT OF INDIA


**PRABHAKAR REDDY K**

**PADMA REDDY KANDI**

**15/01/1974**

Permanent Account Number  
**AWSPB104E**

हस्ताक्षर / Signature  




*Prabhaakar Reddy K*

आयकर विभाग / INCOME TAX DEPARTMENT


भारत सरकार / GOVT OF INDIA


**M MAHENDAR**

**MALLESH MANDA**

**20/07/1978**

Permanent Account Number  
**AQAPM0412C**

हस्ताक्षर / Signature  




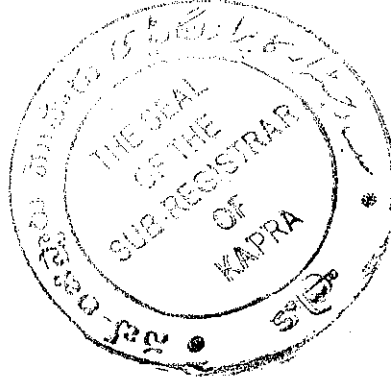
*M Mahendar*

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Signature of Joint SubRegistrar  
Kapra



BUMER

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AADPR1565N**

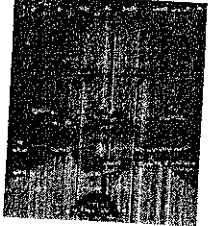

नाम / NAME  
**SINGIRESU SUDARSANA RAO**

पिता का नाम / FATHER'S NAME  
**SINGIRESU NARASIMHAM**

जन्म तिथि / DATE OF BIRTH  
**12-07-1950**

हस्ताक्षर / SIGNATURE  
*Sudarsana*

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)



*Sudarsana*




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SINGIRESU SURYA PRABHAVATY  
VEERANNA BOSUKONDA

15/07/1955  
Permanent Account Number  
EJOPS1953M

S.S. Prabhavaty  
Signature



*S.S. Prabhavaty*

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Signature of Joint SubRegistrar8

Kapra

