

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

3297

Hans. Mehta

(2)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sale	16/3			Mallapur
దస్తావేజు విలువ	347000	30/11			
స్టాంపు విలువ రూ.	100	17/12			F
దస్తావేజు నెంబరు	4967/2013				
రిజిస్ట్రేషన్ రుసుము	17350				
లోటు స్టాంపు(D.S.D.)	138700				
GHMC (T.D.)	52050				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x .....					
మొత్తం	208200				

RETURNED

CHNO 641960

17/12

(అక్షరాల Bycholu

రూపాయలు మాత్రమే)

తేది 17/12

వాపసు తేది

*(Signature)*

జి.బి. రిజిస్ట్రారు  
నల్ల - 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 levied.



CS 5170 23.11.2013 4967 of 2013

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 4214 dt. 16/11/13 Rs. 100/-  
Sold to Hari Mehta S/o Suresh Mehta  
For Whom ekt S/o Hyd.

ABA 425714  
K. GIRIBABU  
LICENCED STAMP VENDOR  
LIC.No.16-02-30/1998  
REN.No.16-02-009/2013  
Sub-Bapunagar, Amberpet: Hyd. 13.  
Cell.No.9989259830

SALE DEED

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

Mr. Hari S. Mehta, Son of Mr. Suresh U. Mehta, aged about 34 years, Occupation: Business., residing at # 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

Mrs. Singiresu Surya Prabhavaty, Wife of Mr. Singiresu Sudarsana Rao, aged about 58 years, Occupation: Housewife., 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.).

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

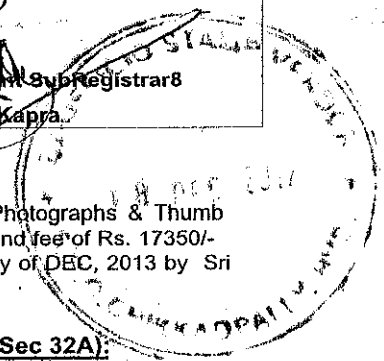
Regular document number 4967 of year 2013

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. 17350/- paid between the hours of 12 and 1 on the 17th day of DEC, 2013 by Sri Hari S.Mehta



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

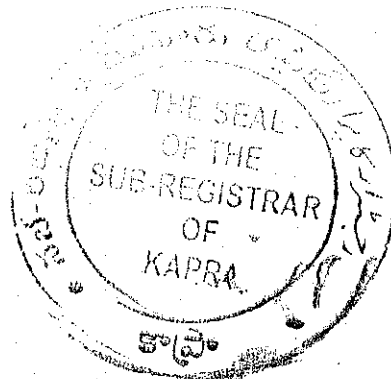
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1.	EX		 [1526-1-2013-5170]HARI S	HARI S.MEHTA 21 BAPUBAGH CLY, P.G.ROAD SEC BAD	
2	CL		 [1526-1-2013-5170]REP BY SPA	REP BY SPA TO CLAIMENT HARI S.MEHTA 21 BAPUBAGH CLY, P.G.ROAD SEC BAD	

**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-5170]K.P	K.PRABHAKAR REDDY H.NO.5-4- 187/3,4,SOHAM MANSION,II FLOOR,M.G.ROAD,SEC -BAD.	
2		 [1526-1-2013-5170]MAHENDER	MAHENDER H.NO.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.110 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 by virtue of registered sale deed dated 30<sup>th</sup> March 2013, bearing document no.1367 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/Plg/H/2006, dated 23/03/2007.
- D. The Buyer is desirous of purchasing apartment bearing flat no. 110 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.34,70,000/- (Rupees Thirty Four Lakhs Seventy 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.

A handwritten signature in black ink, appearing to be 'M. Srinivas', is written in a cursive style. The signature is located at the bottom left of the page.

Book - 1 CS Number 5170 of 2013 of SRO, Kapra  
 Regular document number 4967 of year 2013  
 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	190750	0		0	190850
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	17350	0		0	17350
User Charges	NA	95	0		0	95
<b>Total</b>	<b>100</b>	<b>208195</b>	<b>0</b>		<b>0</b>	<b>208295</b>

Rs. 190750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17350/- towards Registration Fees on the chargeable value of Rs. 3470000/- was paid by the party through Challan/BC/Pay Order No ,641960 dated ,17-DEC-13.

Date

17th day of December ,2013

1935 SE పం. 1 వ. 4. 1935  
 4967

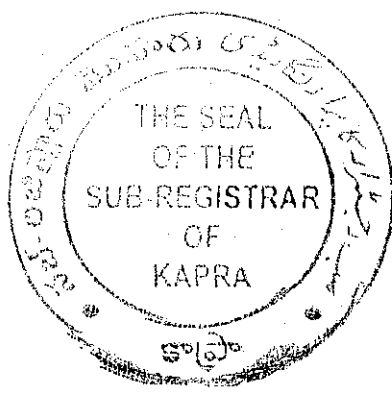
Signature of Registering Officer

*[Handwritten Signature]*  
 Kapra



1 వ పుస్తకము 2013 నం. / వ. 4. 1935  
 పం. 4967 నెలవారు రిజిస్టరు చేయబడి  
 స్కానింగ్ నమిస్తుంది ద్వారా నెంబరు 1526  
 4967 / 2013 నం లాన్సెట్ చేయబడి  
 2013 నం 1935 వం. 17 వ తేదీ

*[Handwritten Signature]*



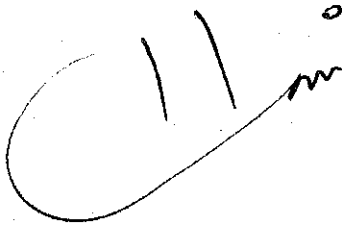
**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.110 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. 34,70,000/- (Rupees Thirty Four Lakhs Seventy 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.

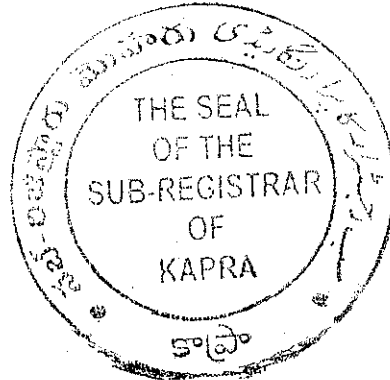
A handwritten signature in black ink, consisting of a large, stylized 'C' shape followed by several vertical and diagonal strokes, ending in a small flourish.

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

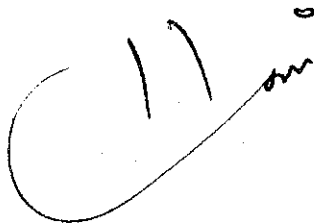
Sheet 3 of 10 Sheets

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.

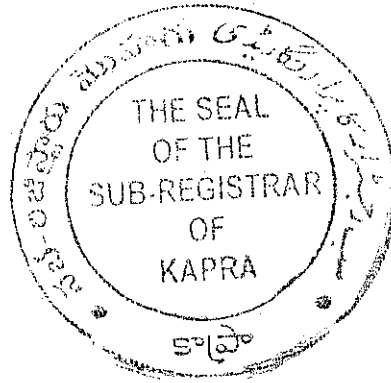
A handwritten signature in black ink, appearing to be 'C. M. S.', written in a cursive style with a large loop at the beginning.

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

Sheet 4 of 10 Sheets

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'

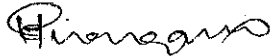

SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.110 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. 111
South by	Open to Sky & Staircase
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

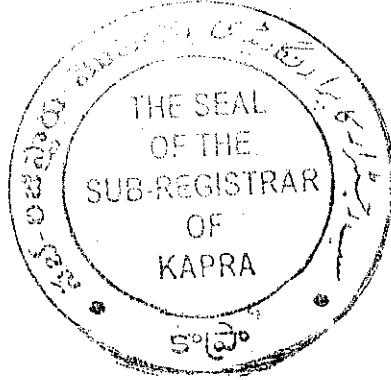
S.S. Prabhakar  
BUYER

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

Sheet 5 of 10 Sheets

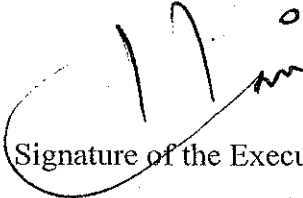
Signature of Joint SubRegistrar  
Kapra



**ANNEXTURE - 1 - A**

1. Description of the Building :Deluxe apartment bearing flat no.110 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. 34,70,000/-

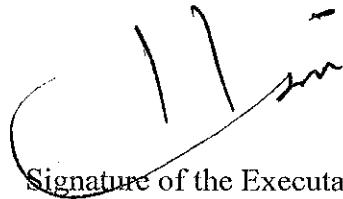
Date: 30.11.2013

  
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

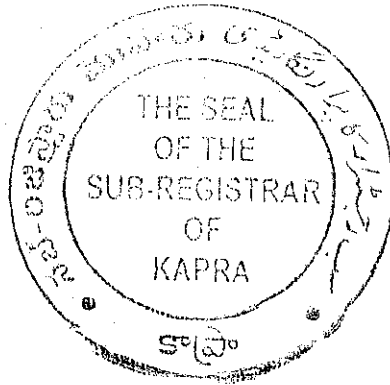
S.S. Prabhakar

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

Sheet 6 of 10 Sheets

Signature of Joint SubRegistrar  
Kapra



**REGISTRATION PLAN SHOWING**

FLAT NO. 110 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. HARI S. MEHTA, SON OF MR. SURESH U. MEHTA

**BUYER:** MRS. SINGIRESU SURYA PRABHAVATY, WIFE OF MR. SINGIRESU SUDARSANA RAO

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

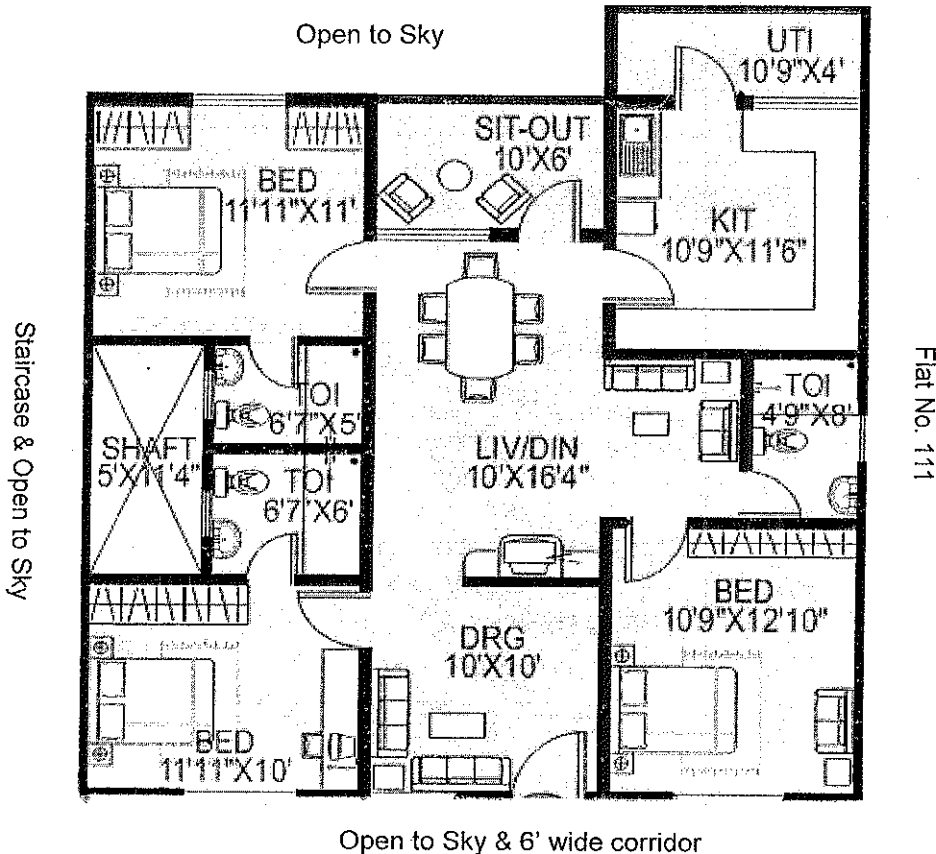
**SCALE:**  
**SQ. YDS. OR**

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



**EXCL:**

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



**WITNESSES:**

- 1.
- 2.

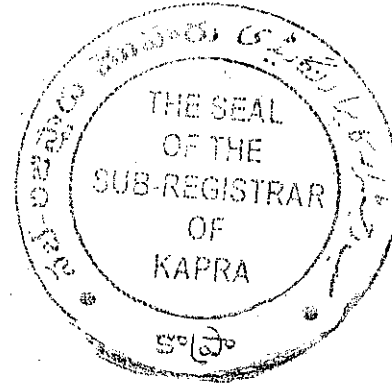
SIGNATURE OF THE VENDOR  
  
SIGNATURE OF THE BUYER

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

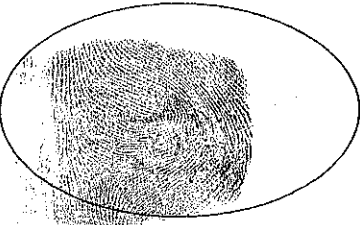

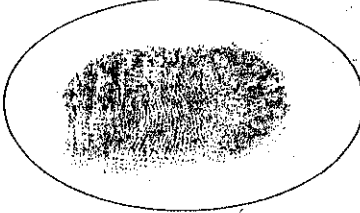

Signature of Joint SubRegistrar  
Kapra

Sheet 7 of 10 Sheets


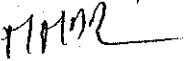




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

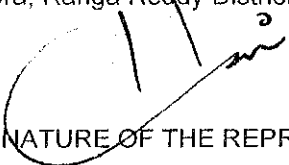
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p>MR. HARI S. MEHTA S/O. MR. SURESH U. MEHTA R/O. H. NO: 21 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003. ( &amp; Representative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

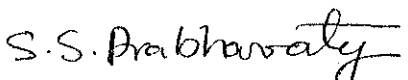
**SIGNATURE OF WITNESSES:**

1. 
2. 

  
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Hari 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

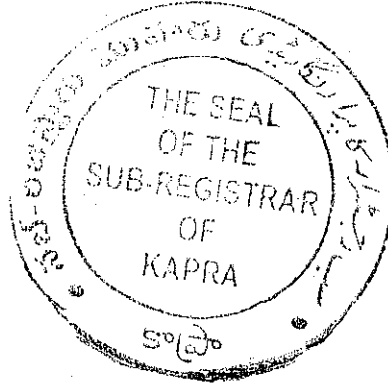
  
SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

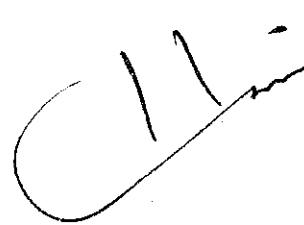

Signature of Joint SubRegistrar  
Kapra

Sheet 8 of 10 Sheets



**VENDOR:**


INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**  
DRIVING LICENCE  
151 65710 111020017  
HARI S MEHTA  
SURESH U MEHTA  
23-577  
MINISTER RD  
D V COLONY  
HYDERABAD




Signature  
151 65710 111020017

**WITNESS:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSPP8104E




भारत सरकार  
GOVT OF INDIA




Signature  
10062908

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLESH MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C



भारत सरकार  
GOVT OF INDIA






Signature  
04072907

Book - 1 CS Number 5170 of 2013 of SRO, Kapra  
Regular document number 4967 of year 2013  
Sheet 9 of 10 Sheets  
Signature of Joint SubRegistrar  
Kapra



Buner:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SINGIRESU SURYA PRABHAVATY		
VEERANNA BOSUKONDA		
15/07/1955		27092012
Permanent Account Number EJOPS1953M		
<i>S.S. Prabhavaty</i> Signature		

S.S. Prabhavaty

Book - 1 CS Number 5170 of 2013 of SRO, Kapra

Regular document number 4967 of year 2013

Sheet 10 of 10 Sheets

Signature of Joint SubRegistrar

Kapra

