

ORIGINAL

15859

దస్తావేజులు మరియు రుసుముల రశీదు

నం. శ్రీమతి శ్రీ Teenuji Teenuka Kamala

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	60	3/9	F
దస్తావేజు విలువ	2996000	22/11	Kapu
స్టాంపు విలువ	100		
దస్తావేజు వెలలు	3899/11		
రిజిస్ట్రేషన్ రుసుము	4980		
లోటు స్టాంపు(D.S.D)			
GHMC (T.D)	119340	918346	
యూజ్ ఛార్జీలు	100	22/11	
అదనపు షట్టు	44940		
5 x			

మొత్తం 139960

(ఉత్తరం) 4/11

తేదీ 22/11

చాపకం తేదీ

చూపాయలు మాత్రమే

 సబ్ 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, in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

3899 D: 30: 3899 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BH 454601

Sl.No. 14782 Dt: 03-09-2014

K. SATISH KUMAR

Sold to: FENAY JITENDER KAMDAR

Licensed Stamp Vendor

S/o: Shri JITENDRA N. KAMDAL

Licence No.16-05-059/2012

For Whom: SELF

Plot No.227, Opp. Outside

Gate of City Civil Court,

West Marredpally, SECUNDERABAD

Mobile No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 22nd day of November 2014 at SRO, Kapra, Ranga Reddy District by and between:

Shri Jeenay Jitendra Kamdar, Son of Shri Jitendra N. Kamdar, aged about 25 years, Occupation: Business, resident of H. No: 503, Megh-Ratan, Derasar Lane, Ghatkopar East, Mumbai - 77, 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


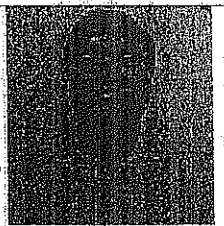


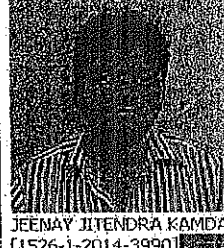

Mr. Vinay Kumar Gupta, Son of Mr. Shambhu Prasad, aged about 39 years, residing at H. No: 12-13-830/8, Flat No. 304, Srinivas Apartments, Gokul Nagar, Street No. 1, Tarnaka, Hyderabad - 500 017, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

J Kamdar

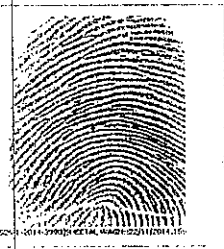

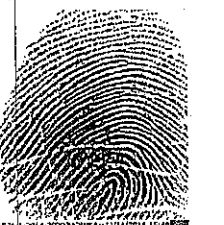

Presentation Endorsement:

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 3 and 9 on the 22nd day of NOV, 2014 by Sri Jeenay Jitendra Kamdar

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

SI No.	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
1	CL			VINAY KUMAR GUPTA S/O. SHAMBHU PRASAD HNO.12-13-830/8 FLATNO.304 SRINIVAS APTS. GOKUL NAGAR STNO.1 TARNAKA HYD	<i>V.K. Gupta</i>	
2	EX			JEENAY JITENDRA KAMDAR S/O. JITENDRA N. KAMDAR HNO.503 MEGHIRATAN DERASAR LANE GHATKOPAR EAST, MUMBAI	<i>J. Kamdar</i>	

Identified by Witness:

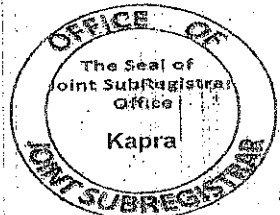
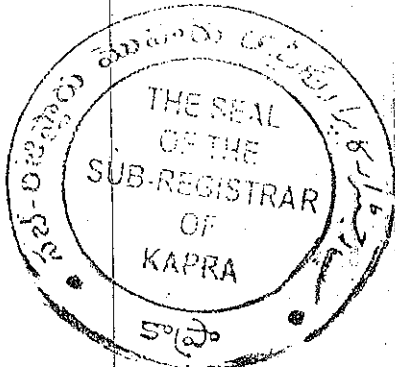
SI No	Thumb Impression	Photo	Name & Address	Signature
1			SHEETAL WAGH R/O.A305, RAJEJA VISTAS, IDA NACHARM, HYD.	<i>Sheetal Wagh</i>
2			MONIKA R/O.PL.NO.302,PRESIDENT KALYAN APTS,VIJAYAPURI,TARNA KA,SEC-BAD.	<i>Monika</i>

Bk-1, CS No 3990/2014 & Doct No 3899/2014 Sheet 1 of 11
 Joint Sub Registrar Kapra

22nd day of November, 2014

Signature of Joint Sub Registrar Kapra

T. Nagarajah



WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing no. 301 on the third 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 in 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. 1547/2013, 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 301 on third 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. 29,95,800/- (Rupees Twenty Nine Lakhs Ninety Five Thousand and Eight Hundred 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.301 on the third 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:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - A reserved parking space for single car on the basement, admeasuring about 100 sft.

J Kamdar

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	164680	0		0	164780
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14980	0		0	14980
User Charges	NA	100	0		0	100
Total	100	179760	0		0	179860

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 ,918346 dated ,22-NOV-14.

Date: 22nd day of November, 2014

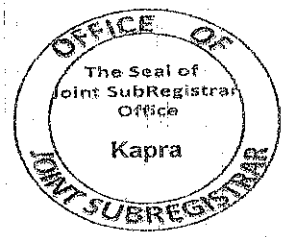
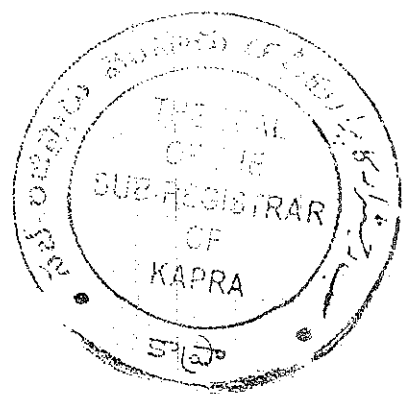
Signature of Registering Officer: *T. Nagasiah*
Kapra

Bk - 1, CS No 3990/2014 & Doct No 3899/2014
 Joint SubRegistrar Kapra
 Sheet 2 of 11

193610 మొదలగు వరకు.

ప పుస్తకము 2014 సం./ కా.న. 1936 వ
 పు 3899 నెంబరుగా రిజిస్టరు చేయబడి
 ట్రాన్సింగ్ నిమిత్తం గుర్తింపు నెంబరు 1126
 3899 2014 గా యిచ్చబడినది
 2014 సం.నవంబరు నెంబరు 22 వ తేది

T. Nagasiah
సబ్-రిజిస్ట్రార్



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.29,95,800/-(Rupees Twenty Nine Lakhs Ninety Five Thousand and Eight Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.23,70,800/-(Rupees Twenty Three Lakhs Seventy Thousand and Eight Hundred Only) paid by way of cheque no.997672, dated 18.11.2014 drawn on SBH, Abids Road Branch, Hyderabad issued by State Bank of Hyderabad, RACPC, Hyderabad.
 - ii. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.040700, dated 08.10.2014 drawn on State Bank of Hyderabad, Tarnaka, Hyderabad.
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.040698, dated 12.09.2014 drawn on State Bank of Hyderabad, Tarnaka, Hyderabad
 - iv. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.040695, dated 28.08.2014 drawn on State Bank of Hyderabad, Tarnaka, Hyderabad
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 safe deed.

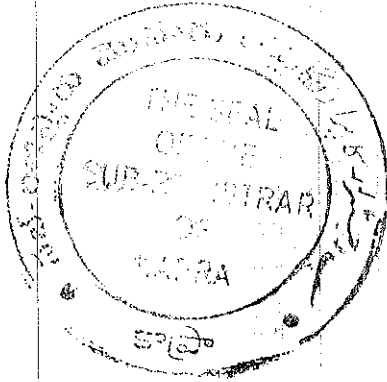
J Kandar



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Joint Sub Registrar
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:-

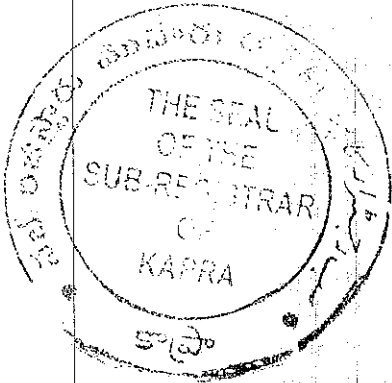
- i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space 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.
- 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.

J. Kardor



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3999/2014 Sheet 4 of 11


Joint SubRegistrar
Kapra



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- 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.

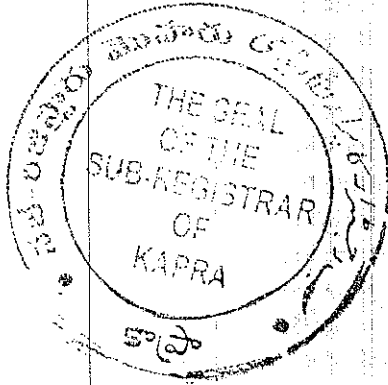
J. Kamdar



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Joint SubRegistrar
Kapra



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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 no.301 on the third 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	Open to Sky & 6'-6" wide corridor

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. S.M. Dagar

2. Y. Srinivas

J. Kanidar

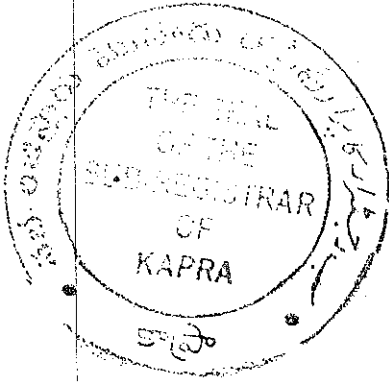
VENDOR

V. K. Srinivas

BUYER



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Joint SubRegistrar
Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE flat bearing flat no.301 on the third 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 Third Floor : 1220 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 29,95,800/-

Date: 22.11.2014

J Kandas

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: 22.11.2014

J Kandas

Signature of the Executants

V.K. Gupta

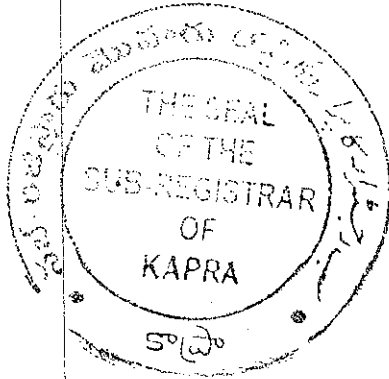


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3899/2014 Sheet 7 of 11

Joint SubRegistrars

Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. 'A' ON THE THIRD 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 JEENAY JITENDRA KAMDAR, SON OF SHRI JITENDRA N. KAMDAR

BUYER: MR. VINAY KUMAR GUPTA, SON OF MR. SHAMBHU PRASAD

REFERENCE:
AREA: 74.12

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

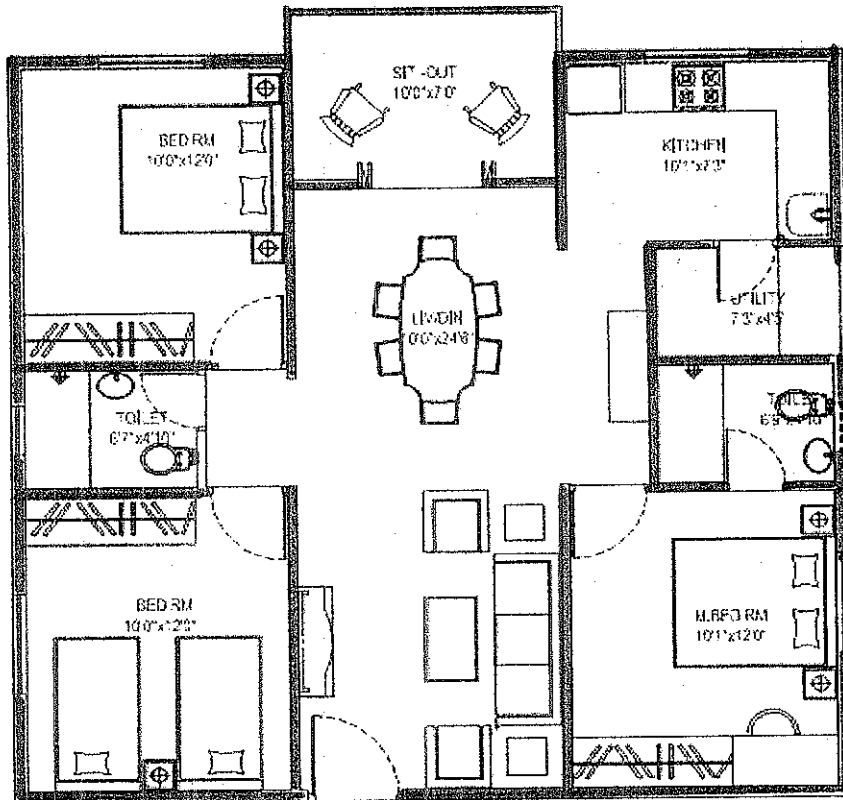


EXCL:

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



Open to Sky



Open to Sky

Open to Sky

6'-6" wide corridor & Open to Sky

WITNESSES:

1. S.M. Dagh
2. Vinay G.

J. Kamdar

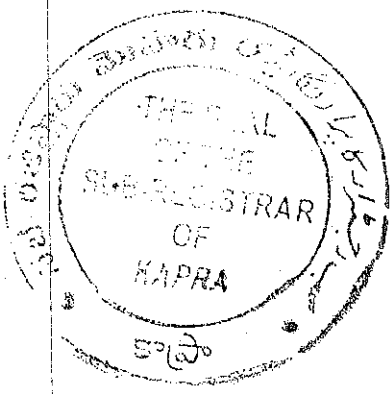
SIGNATURE OF THE VENDOR

V.K. Gupta

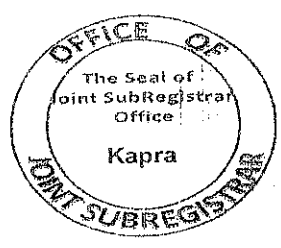
SIGNATURE OF THE BUYER



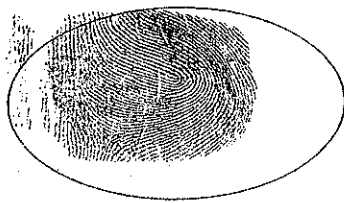
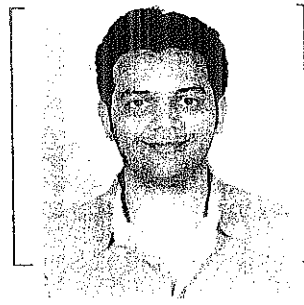
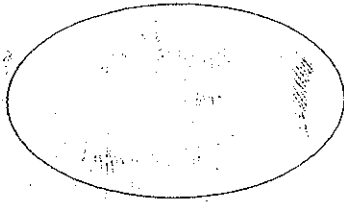

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3899/2014 Sheet 8 of 11
Joint SubRegistrar
Kapra





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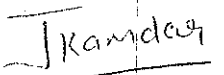


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

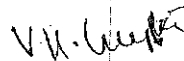
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>SHRI JEENAY JITENDRA KAMDAR S/O. SHRI JITENDRA M. KAMDAR R/O. H. NO: 503, MEGH-RATAN DERASAR LANE GHATKOPAR EAST MUMBAI - 77.</p>
			<p><u>BUYER:</u></p> <p>MR. VINAY KUMAR GUPTA S/O. MR. SHAMBHU PRASAD R/O. H. NO: 12-13-830/8, FLAT NO. 304 SRINIVAS APARTMENTS GOKUL NAGAR, STREET NO. 1 TARNAKA, HYDERABAD - 500 017,</p>

SIGNATURE OF WITNESSES:

1. 
2. 



SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

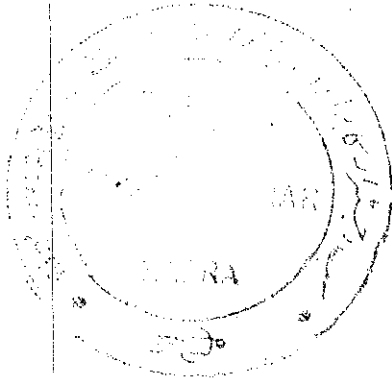


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3999/2014
Sheet 9 of 11

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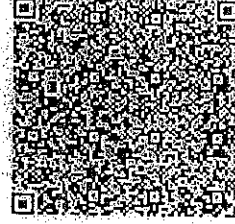
VENDOR



भारत सरकार
Government of India



जीजय जितेंद्र कामदार
Jeenay Jitendra Kamdar
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



8569 0697 0180

आधार - सामान्य माणसाचा अधिकार



भारतीय एकलव्य आधिकारण
Unique Identification Authority of India

पत्ता S/O: जितेंद्र कामदार, 503,
मेघ रतन, देरासर लेन, टिळक रोड,
घाटकोपर ईस्ट, मुंबई, राजावाडी, मुंबई,
महाराष्ट्र, 400077

Address: S/O: Jitendra Kamdar, 503, Megh
Ratan, Derasar Lane, Tilak Road,
Ghatkopar East, Mumbai, Rajawadi,
Mumbai, Maharashtra, 400077

8569 0697 0180



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1800 300 1947



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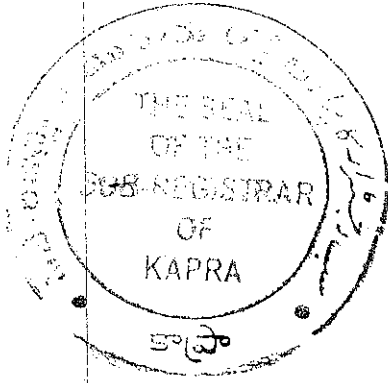


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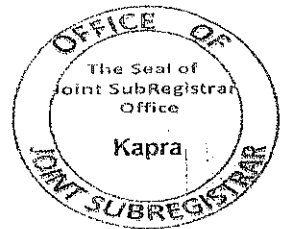
J Kamdar



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3899 / 2014 Sheet 10 of 11
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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINAY K GUPTA

SHAMBHU PRASAD

17/09/1974

Permanent Account Number

AMTPG2230M

V.K. Gupta
Signature



V.K. Gupta

WITNES,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONIKA

PANDEY KISHORE KAUSHAL

02/02/1985

Permanent Account Number

APBPM2925A

Monika
Signature



Monika

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WAGH SHEETAL MAHADEV

MAHADEV GANESH WAGH

29/04/1975

Permanent Account Number

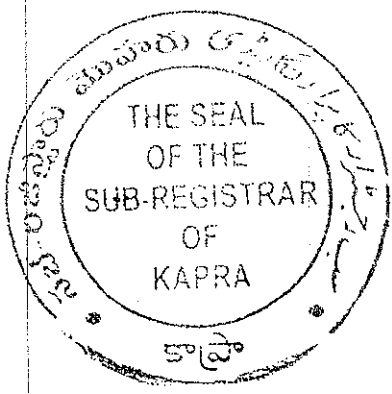
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S.M. Wagh
Signature



S.M. Wagh

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