

804)

దస్తావేజాలు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

B. Anand Kumar

ఈ రిగిస్టర్ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజా స్వభావము	Sal		29/12	
దస్తావేజా విలువ	3240000		2/3	₹
స్టాంపు విలువ రూ.	100			Kapu
దస్తావేజా నెంబరు	208/15			
రిజిస్ట్రేషన్ రుసుము	16200			
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	129500			
యాజర్ ఛార్జీలు	100			
అదనపు షీట్లు			932600	
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	1			
మొత్తం	194400			

RETURNED

(అక్షరాల)

(N)

తేది

2/3

వావసు తేది

రూపాయలు (పాతం)

*[Signature]*  
సబ్ రిజిస్ట్రార్

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.



837

D: 30: 808 of 2015

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 533190

S.No. 7641 DI 29/12/14 Rs: 100

Sold to B. Anand Kumar +/o B. N. Ramulu K. GIRIBABU

For Whom, Sale

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 the 7<sup>th</sup> day of March 2015 at SRO, Kapra, Ranga Reddy District by and between:



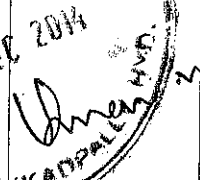


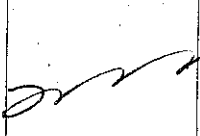
Shri. B. Anand Kumar, Son of Shri. B. N. Ramulu, aged 43 years, Occupation: Business, resident of Plot No. 869, Defence Colony, Sainikpuri, Secunderabad - 500 094, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

IN FAVOUR OF


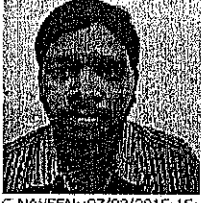



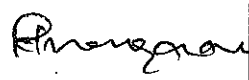
Mr. Masa Suman, Son of Mr. Masa Ramulu, aged about 32 years, residing at Flat No. 101, Sai Jyothi Vihar Apartments, Near Sharada Theater, A. S. Rao Nagar, Secunderabad - 500 062., hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

**Presentation Endorsement:**

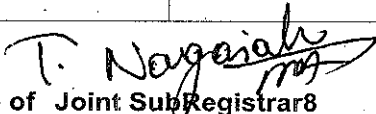
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16200/- paid between the hours of 4 and 5 on the 07th day of MAR, 2015 by Sri B.Anand Kumar

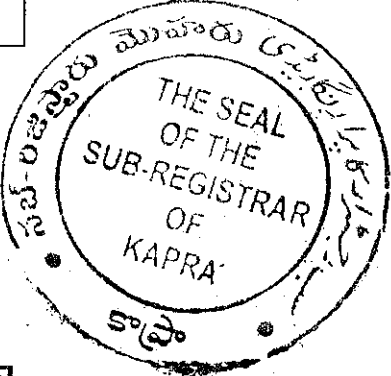
Execution admitted by (Details of all Executants/Claimants under Sec 32A)					
Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 MASA SUMAN::07/03/2015:15: [1526-1-2015-837]	MASA SUMAN S/O. MASA RAMULU F.NO.101, SAI JYOTHI VIHAR APTS., A.S.RAO NAGAR, SEC-BAD.	
2	EX		 B. ANAND KUMAR::07/03/2015:15: [1526-1-2015-837]	B. ANAND KUMAR S/O. B.N.RAMULU P.NO.869, DEFENCE COLONY,, SAINIKPURI, SEC-BAD.	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G. NAVEEN::07/03/2015:15: [1526-1-2015-837]	G. NAVEEN R/O.F.NO.101, SAI JYOTHI VIHAR APTS, A.S.RAO NAGAR SECBAD.	
2		 K. PRABHAKAR REDDY::07/03/2015:15: [1526-1-2015-837]	K. PRABHAKAR REDDY R/O.5-4-187/3,4, SOHAM MANSION M.G.ROAD SECBAD.	

07th day of March, 2015

  
Signature of Joint SubRegistrar8  
Kapra



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Joint SubRegistrar8 Kapra

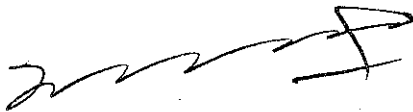


**WHEREAS:**

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no.202 on the second floor, in block no. 'B' 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 on 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. 1536/2013, 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.202 on the second floor in block no. 'B', 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.32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand 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.202 on the second floor, in block no. 'B', 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.



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	178100	0		0	178200
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	16200	0		0	16200
User Charges	NA	95	0		0	95
<b>Total</b>	<b>100</b>	<b>194395</b>	<b>0</b>		<b>0</b>	<b>194495</b>

Rs. 178100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16200/- towards Registration Fees on the chargeable value of Rs. 3240000/- was paid by the party through Challan/BC/Pay Order No ,937604 dated ,07-MAR-15.

Date

07th day of March, 2015

Signature of Registering Officer

*T. Nagaraj*

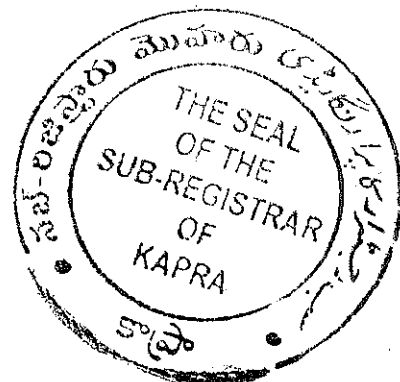
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 Joint Sub Registrar Kapra

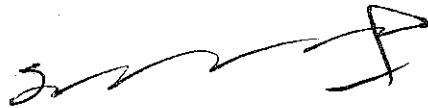
ప పుస్తకము 2015 నం./ కా.క. 186వ  
 పు.....808.....నెంబరుగా రిజిస్టరు చేయబడి  
 రిజిస్ట్రేషన్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 808/2015 నా యన్వయమున  
 2015 మార్చి 7 నెల 7 వ తేదీ

*T. Nagaraj*  
 నా-యన్వయము



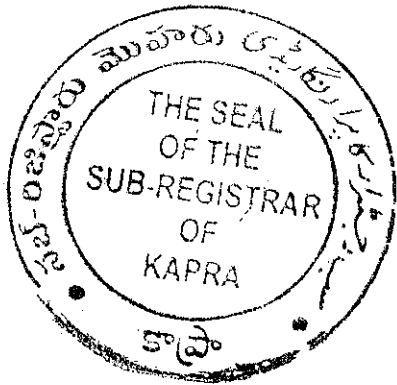
situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.32,40,000/-(Rupees Thirty Two Lakhs Forty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.23,31,000/-(Rupees Twenty Three Lakhs Thirty One Thousand Only) paid by way of cheque no.100349, dated 27.02.2015 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
  - ii. Rs.2,59,000/-(Rupees Two Lakhs Fifty Nine Thousand Only) paid by way of cheque no.000227, dated 07.02.2015 drawn on ICICI Bank, Senapati Bapat Road Branch, Pune.
  - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.082503, dated 21.02.2015 drawn on Bank of Maharashtra, Safilguda Branch, Hyderabad.
  - iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.082501, dated 09.01.2015 drawn on Bank of Maharashtra, Maharashtra, Safilguda Branch, Hyderabad.
  - v. Rs.2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) (Part Payment) paid by way of cheque no.082513, dated 03.03.2015 drawn on Bank of Maharashtra, Maharashtra, Safilguda Branch, 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.



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Joint SubRegistrar  
Kapra





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 sale deed.
8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
  - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
  - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - 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.

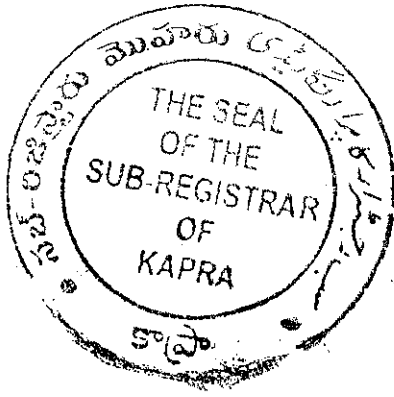


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Joint SubRegistrar

Kapra



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- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- 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.



~~NO~~  
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808/2015. Sheet 5 of 9  
Joint SubRegistrar  
Kapra



SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

SCHEDULE 'B'



SCHEDULE OF FLAT


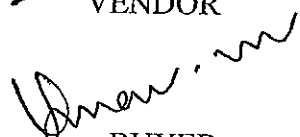
All that portion forming a deluxe apartment bearing flat no.202 on the second floor, in block no. 'B' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds, and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, 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 & 6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

1. 
2. 

  
VENDOR  
  
BUYER

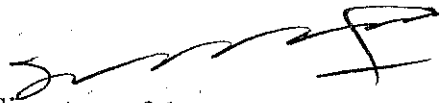
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1008/2015. Sheet 6 of 9  
Joint SubRegistrar  
Kapra



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 202 on the second floor, in block no. 'B' 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 Upper 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 Second Floor : 1220 sft.
5. Annual Rental Value : --
6. Municipal Taxes per Annum : --
7. Executant's Estimate of the MV of the Building : Rs. 32,40,000/-

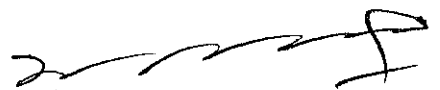
Date: 07.03.2015


  
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.

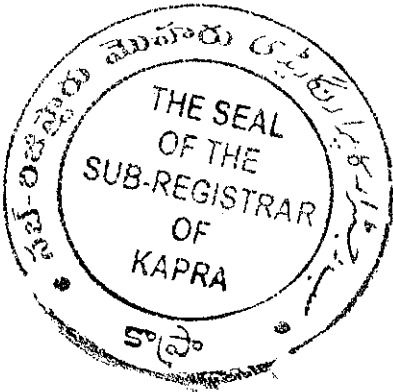
Date: 07.03.2015

  
Signature of the Executants



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Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO.202 IN BLOCK NO. 'B' ON THE SECOND 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. B. ANAND KUMAR, SON OF SHRI. B. N. RAMULU

**BUYER:** MR. MASA SUMAN, SON OF MR. MASA RAMULU

**REFERENCE:**  
**AREA:** 74.12

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

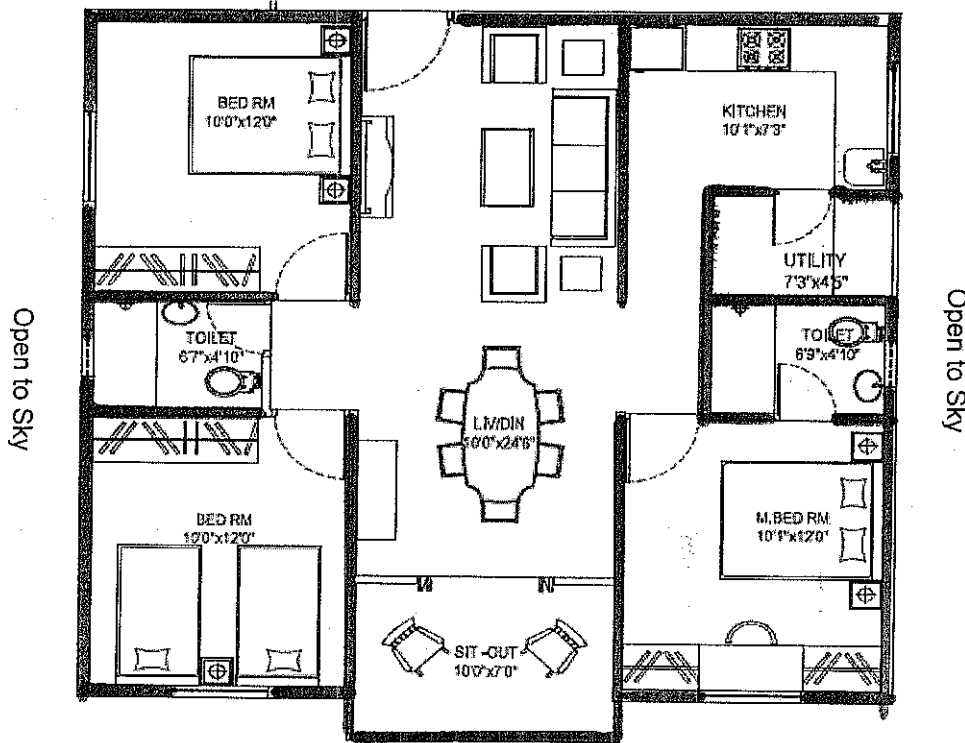
**INCL:**  
**SQ. MTRS.**



**EXCL:**

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

Open to Sky & 6'-6" wide corridor



Open to Sky

**WITNESSES:**

- 1.
- 2.

SIGNATURE OF THE VENDOR

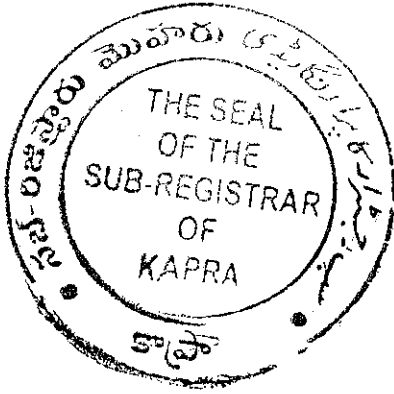
SIGNATURE OF TE BUYER

BK - 1, CS No 837/2015 & Doct No

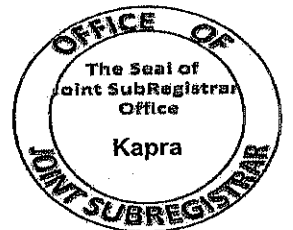
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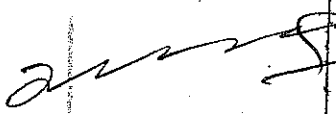
Kapra




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VENDDU

आयकर लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AENPB5288E  
 नाम / NAME  
 ANAND KUMAR BHASHYAKARLA  
 पिता का नाम / FATHER'S NAME  
 NARASIMHA RAMULU  
 जन्म तिथि / DATE OF BIRTH  
 29-07-1968  
 हस्ताक्षर / SIGNATURE  
  
 मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

भारत सरकार  
 GOVERNMENT OF INDIA  
 मास सुमान  
 Masa Suman  
 जन्म तिथि / Year of Birth: 1982  
 पुरुष / Male  
 5807 0902 2108  


कुमर


अधार - सामान्यनि हाकु

भारत का एकमात्र राष्ट्रीय पहचान प्रमाणिका संस्थान  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
 पता: S/O: मास रामुलु, 3-5-15  
 कोथा वीदी, कोथा गूडेम बाजार  
 सुर्यापेट, आंध्र प्रदेश, 508213  
 Address: S/O: Masa Ramulu,  
 3-5-15, omshanthi veedhi, kotha  
 gudem bazar, Suryapet,  
 Nalgonda, Andhra  
 Pradesh, 508213  
 1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in  
 दि. 1947 में स्थापित  
 पहचान संख्या: 560001


W (17/11/2017)

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 GINJUPALLI NAVEEN  
 VENKATA RAMANA GINJUPALLI  
 17/06/1987  
 Permanent Account Number  
 ASFPG1694P  
 हस्ताक्षर  
 Signature

*(Handwritten signature)*

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


*(Handwritten signature)*


 Joint SubRegistrar  
 Kapra  
 Bk - 1, CS.No 837/2015 & Doct No  
 808/2015. Sheet 9 of 9

