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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.

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Rs. 100 ONE HUNDRED RUPEES

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Soad to: PANKAJ SANGHVI

S/c. CHANDRAKANTH SANGHVI

SANGRY1

For Whom: SELF

K.SATISH KUMAR

LICENSED STAMP VENDOR LIC No.16-05-059/2012.

LIC No.16-05-059/20: R.No.16-05-029/2015

Plot No.227, Opp.Back Gat of City Civil Court,

West Marredpally, Sec'bac Mobile: 9849355156

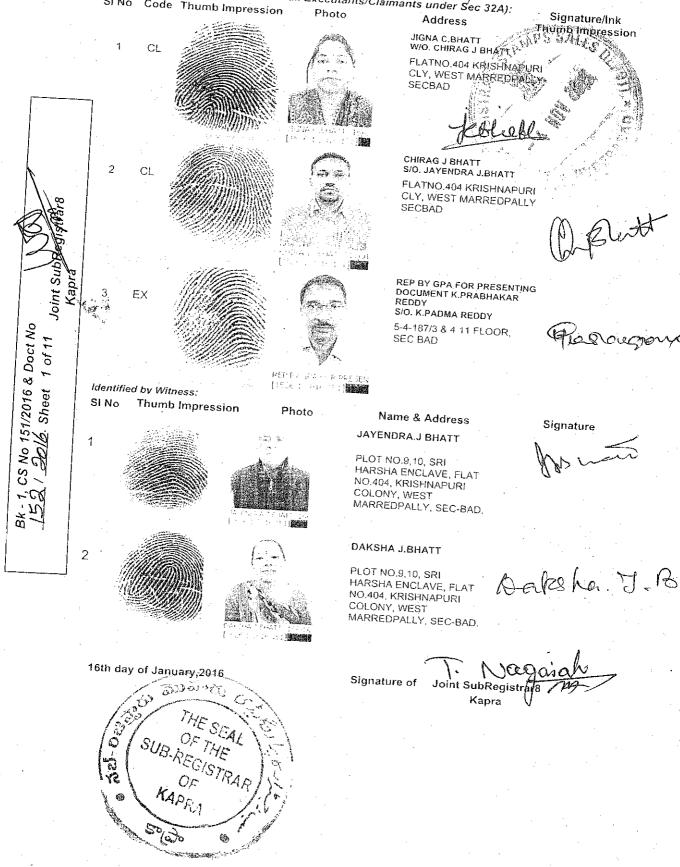
SALE DEED

This Sale Deed is made and executed on this the 3 day of December 2015 at SRO, Kapra, Rang Reddy District by and between:

Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi, Occupation: Business, aged abou 69 years, resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vil—Parle (West), Mumbai — 56 {Pan No.ALZPS7274A}, hereinafter called the "Vendor" (Whice 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. Chirag J. Bhatt, Son of Mr. Jayendra J. Bhatt aged about 32 years and
- 2. Mrs. Jigna C. Bhatt, Wife of Mr. Chirag J. Bhatt aged about 31 years, residing at Plot No. 9 & 10, Sri Harsha Enclave, Flat No. 404, 4th floor, Krishnapuri Colony, West Marredpally, Secunderabad 500 026, 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.).





WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing 1 no. 202 on the second floor, in block no. 'H', admeasuring 1220 sft. of super built-up area (i.e., 9 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of la to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement flo admeasuring about 100 sft. in the residential complex named as "Vista Homes", situated at Surv Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred Scheduled Flat and is more fully described at the foot of the document. The Vendor under understanding with the Builder M/s. Vista Homes, has purchased undivided share of la pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1540/2013, dat 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop lar admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra villag Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The original owner M/s. Vista homes has obtained the necessary permissions from GHMC in f no.24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development the schedule land in to a residential complex of 403 flats consisting of basement, ground and fo upper floors. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing a deluxe apartment bearing flat no 202 on second floor block no. 'H', in the proposed group housing scheme known as 'VISTA HOMES' and h approached the Vendor.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat at 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 land and parking space as a package for a total consideration of Rs.31,18,000/-(Rupees Thirty Or Lakhs Eighteen 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.

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Stamp Duty	100	171390	0	0	. 0	171490
Transfer Duty	NA	. 0	0 -	0	0	0
Reg. Fee	NA .	15590	0 .	0	0	15590
User Charges	NA	100	0	0	0	100
Total	100	187080	0	0	0.	187180

Rs. 171390/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15590/-towards Registration Fees on the chargeable value of Rs. 3118000/- was paid by the party through Challan/BC/Pay Order No ,853435 dated ,16-JAN-16.

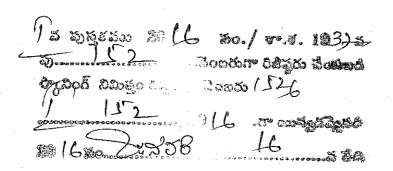
Date

Joint Sui

152 / 2016 Sheet 2 of 11

16th day of January,2016

Signature of Registering Office Rapra









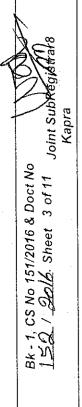
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the delt apartment bearing flat no. 202 on the second floor, in block no. 'H', having a super built-up area 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vi. Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - b) A reserved parking space for single car on the Basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. Distr which is hereinafter referred to as the Scheduled flat and more particularly described at the foot this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a to consideration of Rs.31,18,000/-(Rupees Thirty One Lakhs Eighteen Thousand Only) loan avail from HDFC Ltd., Hyderabad The Vendor hereby admits and acknowledges the receipt of the sconsideration.

- 2. The Vendor further covenant that the Scheduled Flat is free from all sorts of encumbrance 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 is respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy succlaims. 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 sale deed.

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- 8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners tenements in Vista Homes as follows:
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land which the Scheduled Flat is constructed and it is hereby specifically agreed and declared the said land shall be held, owned and possessed jointly by the owners of the respect flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and construction and fixtures and fittings fitted and installed in the schedule flat and is fu 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 bee shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Lar As a member, the Buyer shall abide by the rules and by-laws framed by the said associati which is the administrator, and supervisor of common services (lifts, corridors, passage staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and oth such services) and properties of common enjoyment and shall pay such amounts as may decided to the association every month for the proper maintenance of the common services, the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled 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, recreation facilities, gardens, drainage, water supply, electricity and other such services) and oth 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 administers 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 of 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 c 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.

Margh







- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, a ownership of areas not specifically sold or allotted to any person shall belong only to 1 Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall he 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 there shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(s) of the oth premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part the Scheduled Flat or any part of the Scheduled Flat nor shall he/she/they make any additional alterations in the Scheduled Flat without the written permission of the Builder or other both that may be formed for the maintenance of the Flats.
- That the Buyer or any person through him shall keep and maintain the flat in a decent at х. civilized manner and shall do his part in maintaining the living standards of the flats at a ve high level. The Buyer shall further endeavor and assist in good up-keep and maintaining tl amenities / facilities / areas which are for the common enjoyment of the occupiers / purchase in the Vista Homes. To achieve this objective the Buyer, inter-alia shall not (a) throw dir 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 whic may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Visi Homes (d) store any explosives, combustible materials or any other materials prohibited unde any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the externa appearance of the flats (g) install cloths drying stands or other such devices on the external sic 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 of passages of common use. Mangh

Bk-1, CS No 151/2016 & Doct No | 52 | 2016. Sheet 5 of 11 Joint Subsequents | 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 a

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

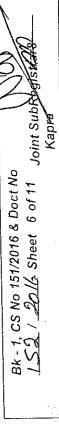
All that portion forming a deluxe apartment bearing flat no.202 on the second floor, in block no. 'I admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common are together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserve parking space for single car in the basement admeasuring about 100 sft. in the residential comple 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:

Saksha. J. Bhale.







ANNEXURE-1-A

1. Description of the Building

: DELUXE apartment bearing flat no.202 on the second floor, block no. 'H' of "Vista Homes", Residential Localities, formipart of Sy. Nos. 193, 194 and 195, situated at Kapra Villag 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.

3. 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. 31,18,000

Date: 3| .12.2015

Signature of the Executants

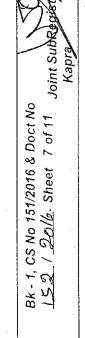
CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 3/.12.2015

Signature of the Executants

Church







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REGISTRATION P		202 IN BLOCK NO. 'H' ON	THE SECON	D FLOOR
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N SURVEY NOS.	193, 194 & 195		SITU	NTED AT
·	KAPRA VILLAGE,	KEESARA	WAND	AL, R.R. DIST.
/ENDOR:	SHRI. PANKAJ SHANGHVI	SON OF SHRI CHANDRAK	ANTH SHANG	GHVI:
BUYER:	1. MR. CHIRAG J. BHATT, S	SON OF MR. JAYENDRA J.	BHATT	
	2. MRS. JIGNA C. BHATT, V	WIFE OF MR. CHIRAG J. BI	HATT	
REFERENCE: REA: 74.	SCALE: 12 SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:
otal Built-up Area out of U/S of Land =	= 1220 sft., = Ac. 5-25 Gts. Open to Sky & 6'-6" wid	le corridor		N.
Open to Sky	BED RM (0'0'5/120'	KITCHEN FO TO THE TO THE TOTAL	Open to Sky	

Open to Sky

TNESSES:

Oaksta. J. Bratt.

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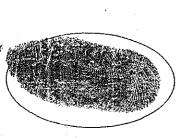
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 OF REGISTRATION ACT, 1908.

FINGER PRINT IN BLACK (LEFT THUMB)

SL.NO.

PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

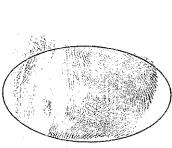






SHRI. PANKAJ SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI

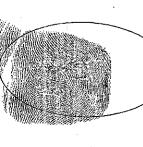
R/. 504/A, CHANDAN CO-OP HOUSING SOCIET DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.





VIDE DOC NOS. 14/BK-IV/2015, Dt. 16.02.2015: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.

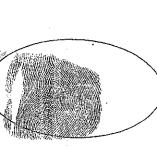
GPA FOR PRESENTING DOCUMENTS:





BUYERS:

1. MR. CHIRAG J. BHATT S/O. MR. JAYENDRA J. BHATT R/O. PLOT NO. 9 & 10, SRI HARSHA ENCLAV FLAT NO. 404, 4TH FLOOR KRISHNAPURI COLONY WEST MARREDPALLY SECUNDERABAD - 500 026.

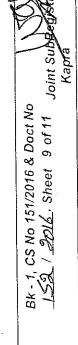




2. MRS, JIGNA C. BHATT W/O. MR. CHIRAG J. BHATT R/O. PLOT NO. 9 & 10, SRI HARSHA ENCLAVE FLAT NO. 404, 4TH FLOOR KRISHNAPURI COLONY WEST MARREDPALLY SECUNDERABAD-500026

olpsha. J. Blatt

D.Chang







VENDOR :-

कार तथा भवा VPERMANENT ACCOUNT NUMBER

ALZPS7274A

TH MAME!

PANKAJ CHANDRAKANT SHANGHVI

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Rai in har fathers name
CHANDRAKANT HARJIYANDAS
SHANGHVI

पन दिन्दे JOATE OF BIRTH

10-09-1945

TRIEST ISIGNATURE

MUNT FIGURE (WEF)
DIRECTOR OF INCOME TAX (SYSTEMS)

आधकर् विभाग NUOMETAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974 Parcellers Account Mumber

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भारत संस्कार GOVT OF INDIA

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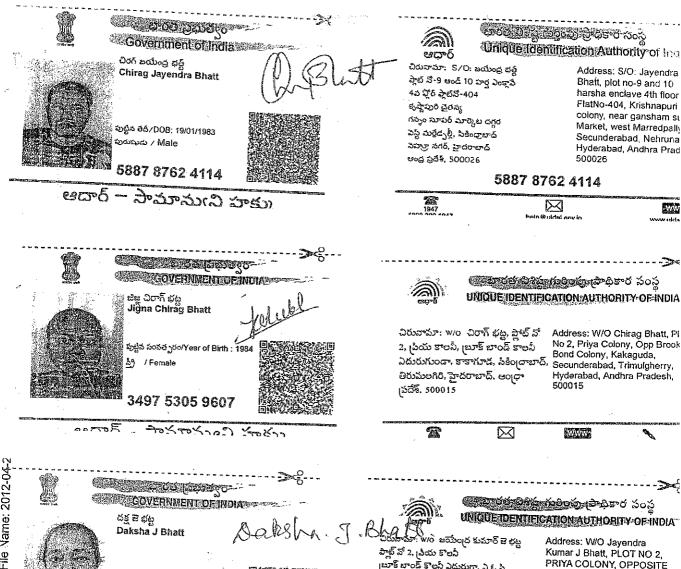
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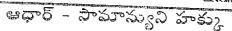






పుట్టిన సంవత్సరం/ Year of Birth: 1958 ໓ງ/Female

4050 2450 5518



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PRIYA COLONY, OPPOSITE BROOK BOND COLONY, A O C APARTMENTS, KAKAGUDA, SECUNDERABAD, Trimulgherry, Hyderabad,

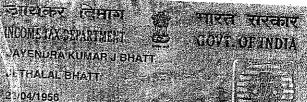
Andhra Pradesh, 500015



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పి.ఒ. బాక్స్ నెం. 1947. బెంగుళూడు-560001



Binera Account Num A/ HPB2327E



BK-1, CS No 151/2016 & Doct No

Soll Sheet 11 of 11 Joint Subsegistrars
Kapra



