

ORIGINAL

306

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Nareddy Giram Keerthi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	27/7/15	100%
దస్తావేజు విలువ	3087500	26/3	
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1279/16		12
రిజిస్ట్రేషన్ రుసుము	15438		
లోటు స్టాంపు(D.S.D.)	1234000		
GHMC (T.D.)	46313		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు			
5 x			
మొత్తం	185250		

RETURNED

90% 185899
24/3

(అక్షరాల) ML

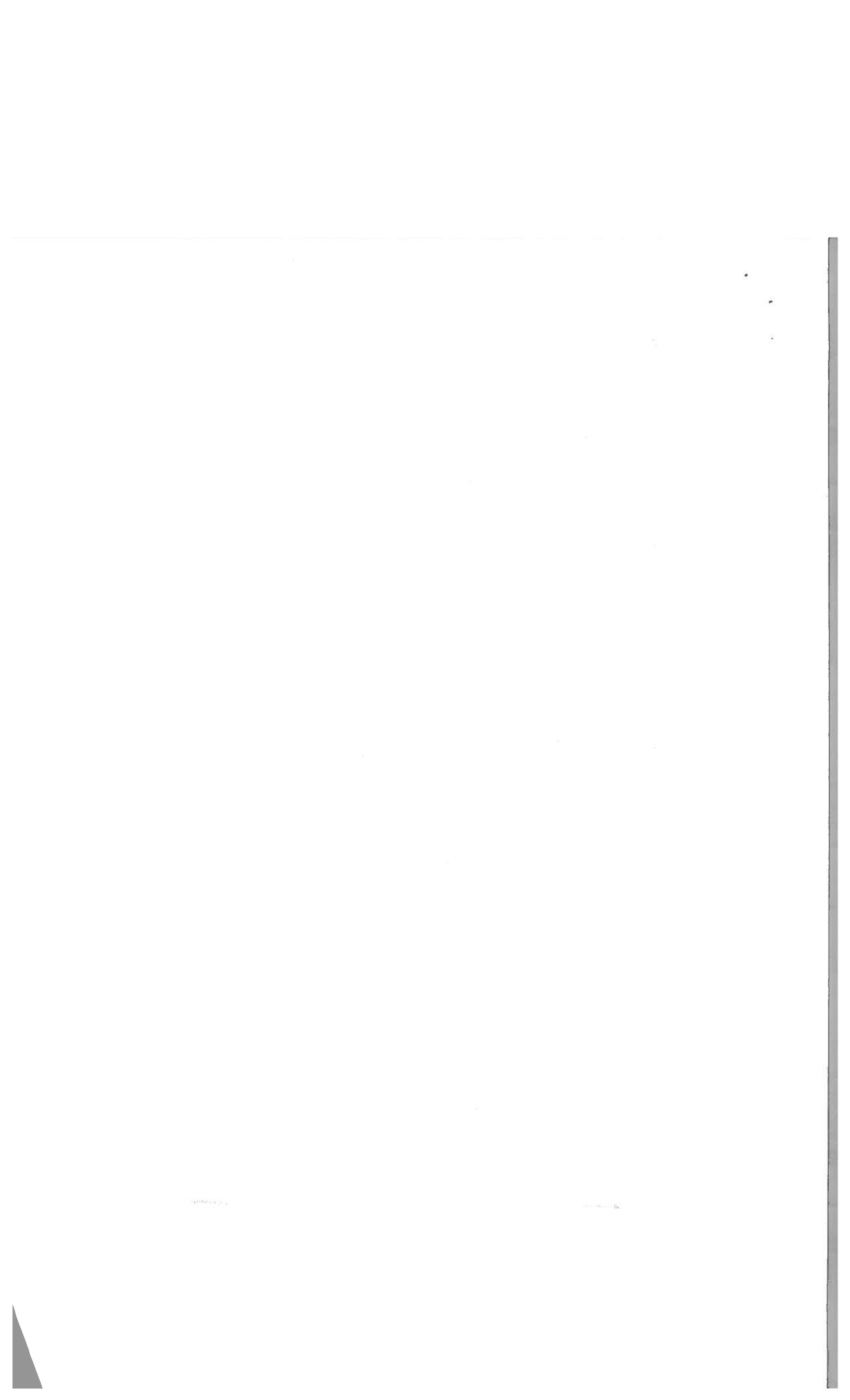
తేది

26/3

వాపసు తేది

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

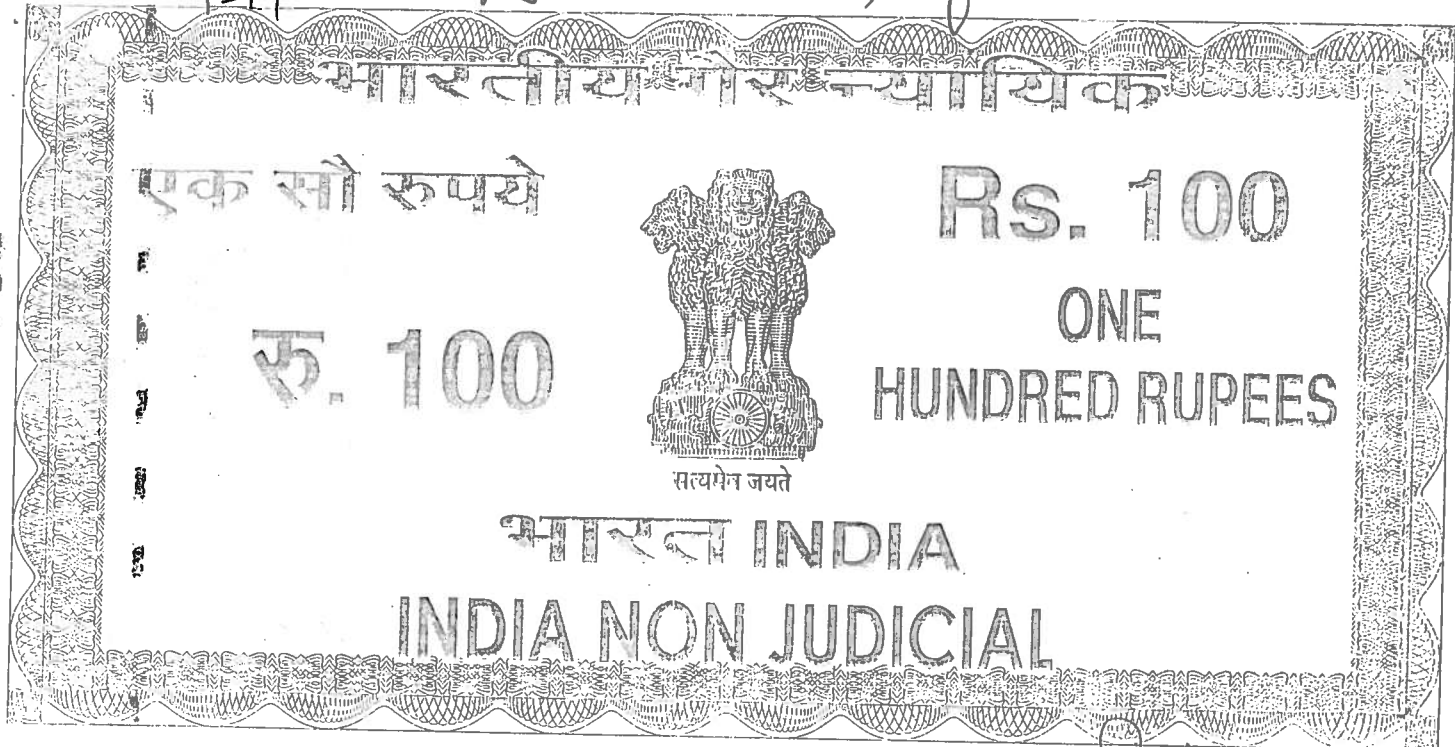


CS
1319

D: 30: 1279 of 2016

0

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 8076 Date: 27-07-2015

Sold to: N.KIRAN KUMAR REDDY

S/o: N.MADHUSUDHAN REDDY

For Whom: SELF

[Handwritten Signature]

A 546148

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 26th day of 2016 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Nareddy Kiran Kumar, Son of N. Madhusudhan Reddy, aged about 43 years, Occupation: Business, resident Plot No. 275, Venkateshwara Nagar, Meerpet, Moulali, Hyderabad - 500 076, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

IN FAVOUR OF



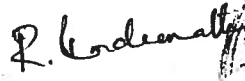






1. Mr. K. Siva Kumar, Son of Mr. K. Krishnan, aged about 45 years and
2. Mrs. R. Indumathi, Wife of Mr. K. Siva Kumar, aged about 39 years, residing at Flat No. 405, Block No. A, Vista Homes, Sy. Nos. 193, 194 and 195, Kushaiguda, Hyderabad - 500 062, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

[Handwritten Signature]







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. 15438/- paid between the hours of 2 and 3 on the 26th day of MAR, 2016 by Sri Nareddy Kiran Kumar


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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 R. INDUMATHI:26/03/2016 [1526-1-2016-1319]	R.INDUMATHI W/O. K.SIVA KUMAR FLATNO.405 BNO.A VISTA HOMES, KUSHAIGUDA HYD	
2	CL		 K. SIVA KUMAR:26/03/2016 [1526-1-2016-1319]	K.SIVA KUMAR S/O. K.KRISHNAN FLATNO.405 BNO.A VISTA HOMES, KUSHAIGUDA HYD	
3	EX		 NAREDDY KIRAN KUMAR [1526-1-2016-1319]	NAREDDY KIRAN KUMAR S/O. N.MADHUSUDHAN REDDY PLOTNO.275 VENKATESHWARA NAGAR MEERPET, HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 S.PARAMESWARI:26/03/2016 [1526-1-2016-1319]	S.PARAMESWARI R/O.2- 1037.READSPET,CHITTOO R.A.P.	
2		 M.MAHENDER:26/03/2016 [1526-1-2016-1319]	M.MAHENDER R/O.28-77,YADAV BASTI,NEREDMET,HYD.	

26th day of March, 2016


Signature of Joint Sub Registrar8
Kapra



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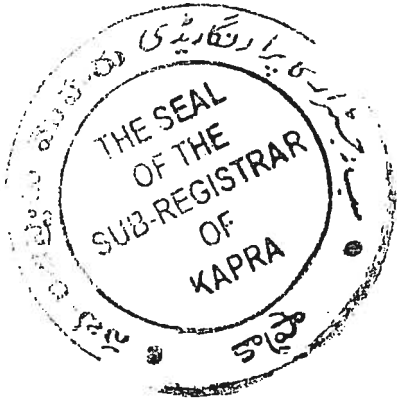


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 209 on the second floor, in block no. 'H', 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:
 - 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. 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.30,87,500/- (Rupees Thirty Lakhs Eighty Seven Thousand and Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration
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 sale deed.



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Kapra



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.

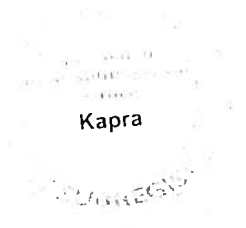
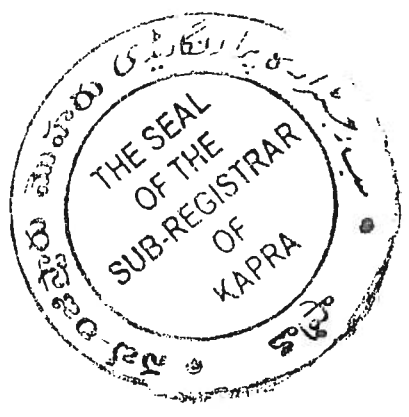
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VENDEE

P. Indurath -

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Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 209 IN BLOCK NO. 'H' 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. NAREDDY KIRAN KUMAR, SON OF N. MADHUSUDHAN REDDY

VENDEE:

1. MR. K. SIVA KUMAR, SON OF MR. K. KRISHNAN

2. MRS. R. INDUMATHI, WIFE OF MR. K. SIVA KUMAR

REFERENCE:

AREA:

74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

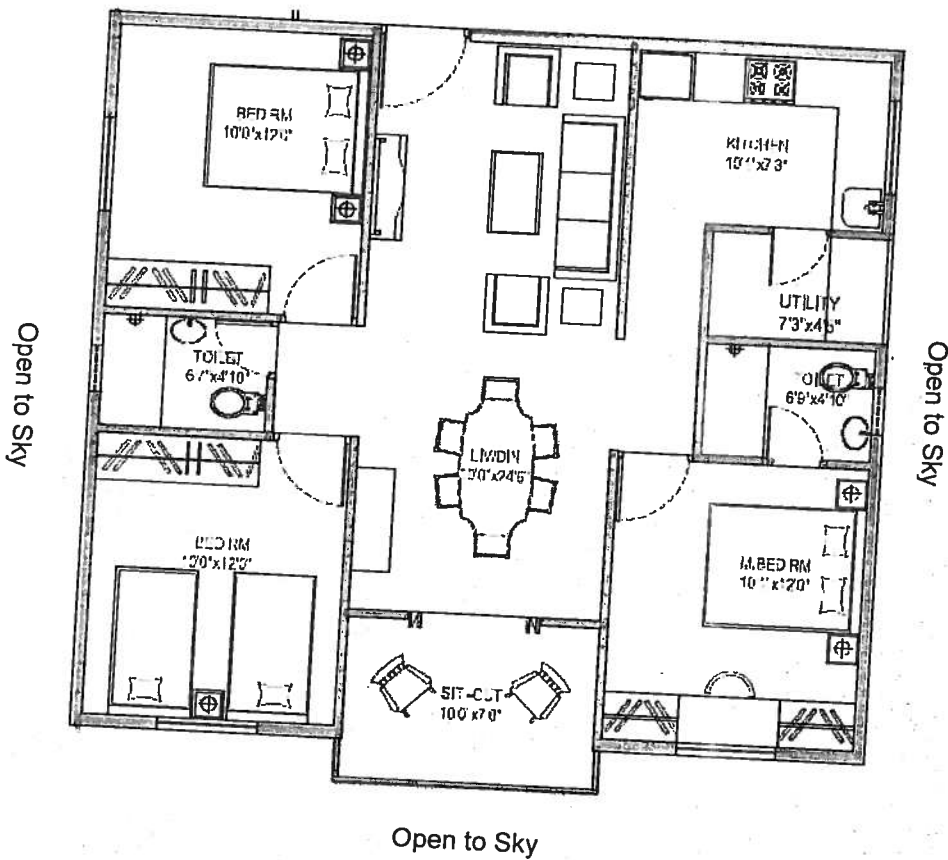


EXCL:



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

6'-6" wide corridor & Staircase



WITNESSES:

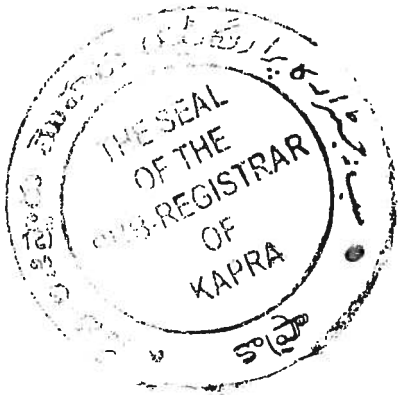
1. S. Parameswari
2. [Signature]

SIGNATURE OF THE VENDOR

[Signature]

SIGNATURE OF THE VENDEE


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Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 209 on the second floor, in block no. 'H' 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. 30,87,500/-


Date: 26.03.2016


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: 26.03.2016


Signature of the Executants



R. Induraj

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Joint Sub Registrar
Kapra

