

ORIGINAL

8522 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి శ్రీ Chandra P. Meelani

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	9/11		Kapr
దస్తావేజు విలువ	317900	20/11		
స్టాంపు విలువ రూ.	100	11		
దస్తావేజు నెంబరు	207/16			F
రిజిస్ట్రేషన్ రుసుము	15895			
లోటు స్టాంపు (D.S.D.)	127060			
GHMC (T.D.)	47685			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
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మొత్తం	190740/			

RETURNED

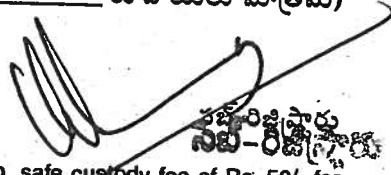
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20/11

(అక్షరాల Nil)

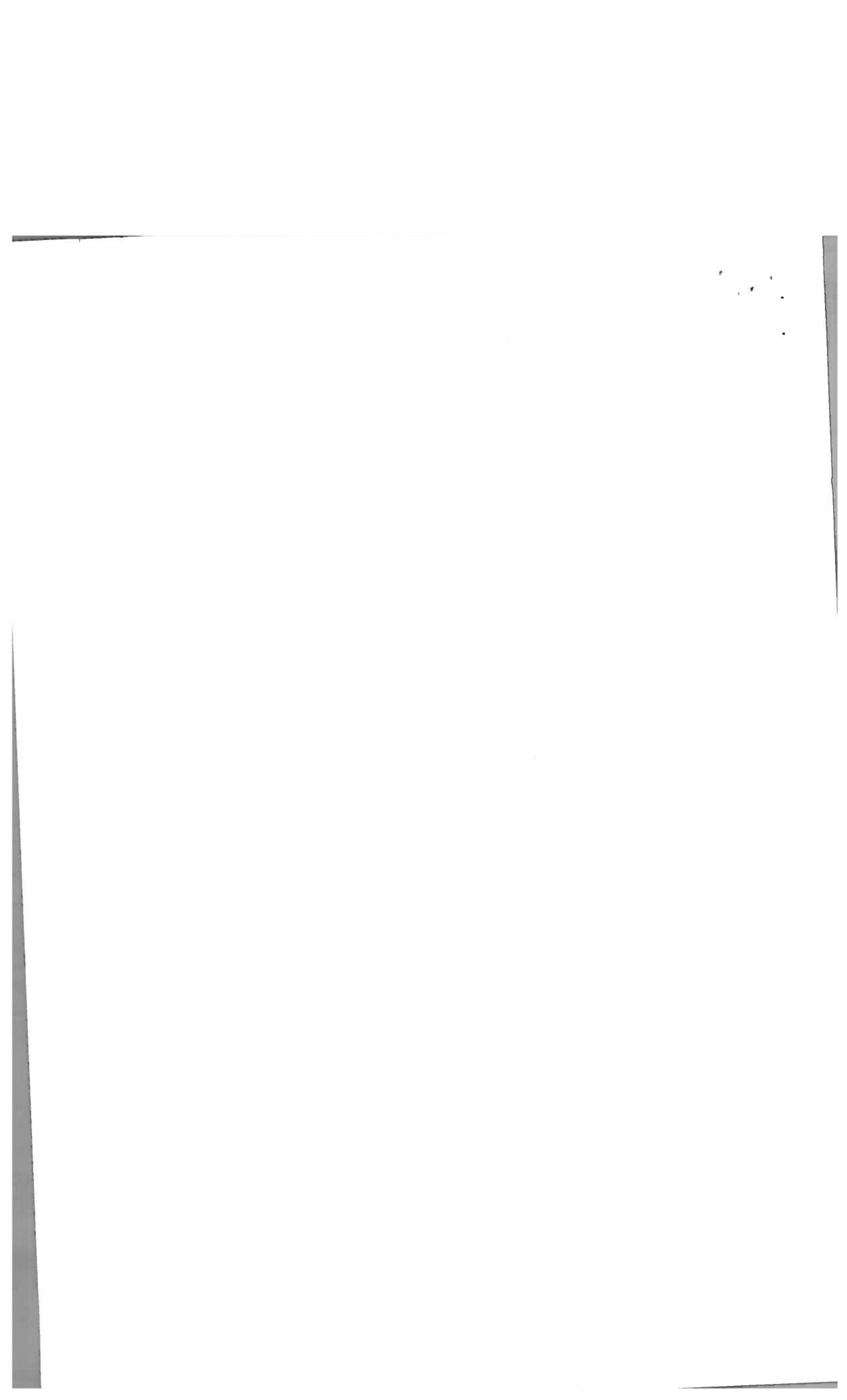
రూపాయలు మాత్రమే)

తేది 20/11

వాపసు తేది _____



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 charged.



4207

D: 30. 207 of 2016



తెలంగాణ తెలంగాణ TELANGANA

D 719985

S.No. 15830 Date: 09-11-2015

Sold to: CHANDRA.P. MULANI

W/o. PRADEEP MULANI

For Whom: SELF

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 20th day of January 2016 at SRO, Kapra, Ranga Reddy District by and between:

Smt. Chandra P. Mulani, Wife of Shri. Pradeep N. Mulani, aged about 50 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad {Pan No. AHCPM9206B}, 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. Satish Kumar Patel, Son of Mr. Sukh Lal Patel, aged about 42 years, Occupation: Service,
2. Mrs. Pratima Patel, Wife of Mr. Satish Kumar Patel, aged about 35 years, both are at Flat No. F- 409, Veera Reddy Enclave, Mahesh Nagar, ECIL Post, Hyderabad, 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.).

chandra.p.Mulani

Présentation 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. 15895/- paid between the hours of 3 and 4 on the 20th day of JAN, 2016 by Sri Chandra P.Mulani

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
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1	CL			PRATIMA PATEL W/O. SATISH KUMAR PATEL FLAT NO.F-409, VEERA REDDY ENCLAVE., MAHESH NAGAR, ECIL, HYD.		
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2	CL			SATISH KUMAR PATEL S/O. SUKH LAL PATEL FLAT NO F-409, VEERA REDDY ENCLAVE., MAHESH NAGAR, ECIL, HYD		
---	----	--	--	---	--	--

3	EX			CHANDRA P.MULANI W/O. PRADEEP N.MULANI PLOT NOS 30, 31, SURYA NAGAR COLONY KUSHALYA ENCLAVE, KHARKHANA, SEC-BAD.		
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Identified by Witness:

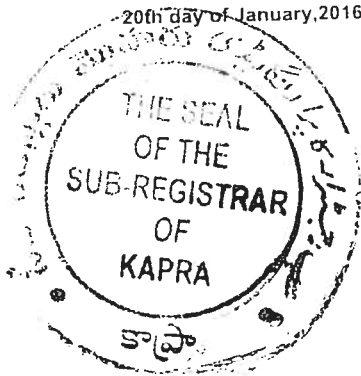
SI No	Thumb Impression	Photo	Name & Address	Signature
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1			K.PRABHAKAR REDDY R/O 5-4-187/3,4 SOHAM MANSION M G ROAD SECBAD	
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2			M.MAHENDER R/O 5-4-187/3,4.SOHAM MANSION M G ROAD SECBAD	
---	---	---	---	---

Signature of Joint SubRegistrar8
Kapra

20th day of January, 2016



Kapra

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 301 on the third floor, in block no. 'H', 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 floor 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.1546/2013, 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 original owner M/s. Vista homes has obtained the necessary permissions from GHMC in file no.24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four 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 301 on third floor, in block no. 'H', 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.31,79,000/-(Rupees Thirty One Lakhs Seventy Nine 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.

Chandra. P. Mulani

Endorsement Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan w/S 41 of IS Act	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	17174	0	0	0	174845
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	15895	0	0	0	15895
User Charges	NA	100	0	0	0	100
Total	100	190740	0	0	0	190840

Rs. 174745/- towards Stamp Duty including 100 order Section 41 of IS Act 1899 and Rs. 15895/- towards Registration Fees on the chargeable value of Rs. 3179000/- was paid by the party through Challan/BC/Pay Order No. 35495 dated 20/01/2016.

Date
20th day of January, 2016

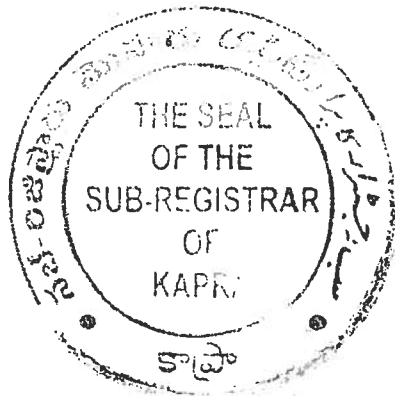
Signature of Registering Office
Kapra

Bk-1, CS No 207/2016 & Doct No 207/2016. Sheet 2 of 11

Joint Sub-Registrar
Kapra

వ పుస్తకము 2016 సం./ కా.న. 1992వ
 పు. 207 నెంబరుగా రిజిస్టరు చేయబడి
 డ్యూయిన్ నిబంధనలను నెంబరు 196
 207/2016 నా యివ్వబడ్డవని
 2016 సం. జనవరి 20 వ తేది

నవ-రిజిస్ట్రార్

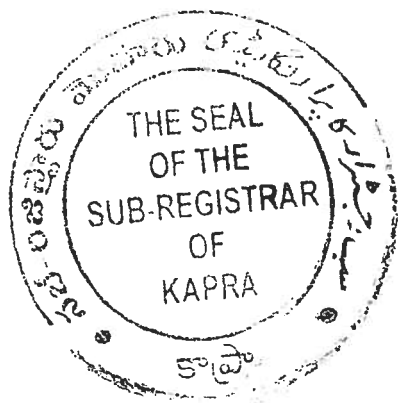


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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. '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.31,79,000/- (Rupees Thirty One Lakhs Seventy Nine Thousand Only) loan availed from HDFC Ltd., Hyderabad 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.

chandra. p. Mulani

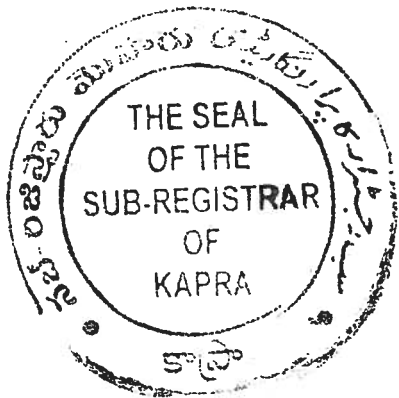
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207/2016 Sheet 3 of 11 Joint SubRegistrar
Kapra



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.
 - 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.

Chandra. P. Mulani

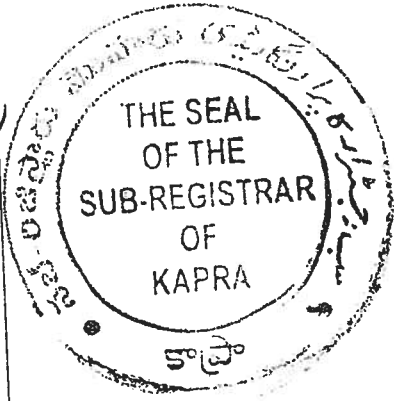
207
CS No 207/2016 & Doct No
Joint Sub Registrar
Kapra



- 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.

Chandra. P. Mulani

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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 flat no.301 on the third floor, in block no. 'H' 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
West By	6'-6" wide corridor & Open to sky

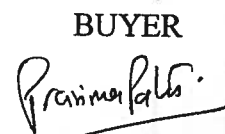
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

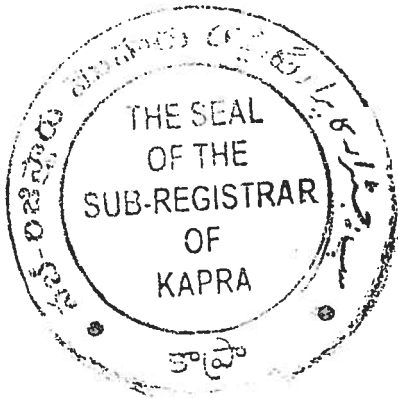
1. 
2. 

Chandra.p. Mulani
VENDOR



BUYER


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207/2016 Sheet 6 of 11 Joint Sub Registrar, 8
Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. 'H' 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: SMT. CHANDRA P. MULANI, WIFE OF SHRI. PRADEEP N. MULANI

BUYER: 1. MR. SATISH KUMAR PATEL, SON OF MR. SUKH LAL PATEL

2. MRS. PRATIMA PATEL, WIFE OF MR. SATISH KUMAR PATEL

REFERENCE:
AREA: 74.12

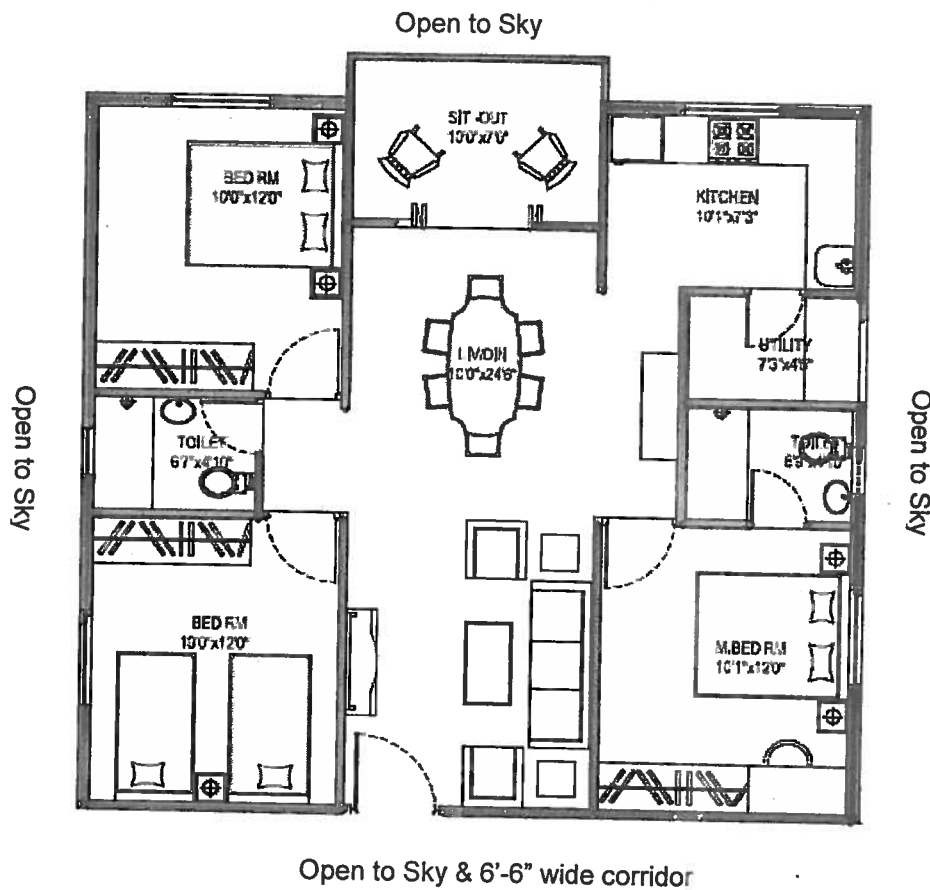
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

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



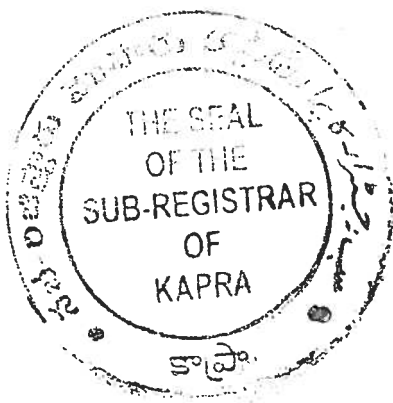
WITNESSES:

- 1.
- 2.

Chandra P. Mulani
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

Bk. 1. CS.No 207/2016 & Doct No
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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.301 on the third 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 : Under Construction
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. 31,79,000/-

Date: 20.01.2016

Chandra P. Mulani
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.

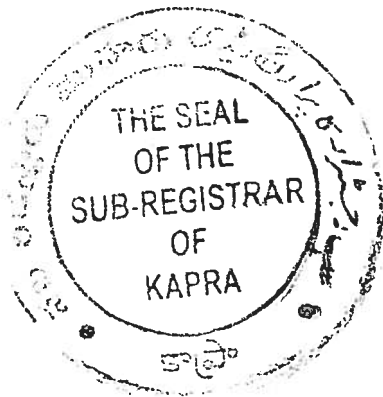
Date: 20.01.2016

Chandra P. Mulani
Signature of the Executants

[Signature]
Prashant Patil

BK 1, CS No 207/2016 & Doct No
207/2016 Sheet 7 of 11

Joint Sub Registrar
Kapra



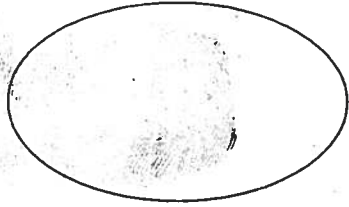
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

SMT. CHANDRA P MULANI
W/O. SHRI. PRADEEP N MULANI
R/O. PLOT NO. 30, 31
SURYA NAGAR COLONY
INSIDE KUSHALYA ESTATE
KHARKHANA
SECUNDERABAD



BUYER:

1. MR. SATISH KUMAR PATEL
S/O. MR. SUKH LAL PATEL
R/O. FLAT NO. F-409
VEERA REDDY ENCLAVE
MAHESH NAGAR
ECIL POST
HYDERABAD

2. MRS. PRATIMA PATEL
W/O. MR. SATISH KUMAR PATEL
R/O FLAT NO. F-409
VEERA REDDY ENCLAVE
MAHESH NAGAR
ECIL POST
HYDERABAD



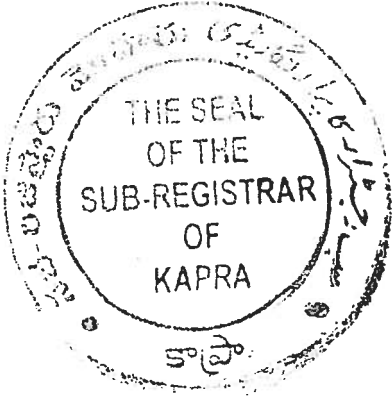
SIGNATURE OF WITNESSES:

- 1.
- 2.

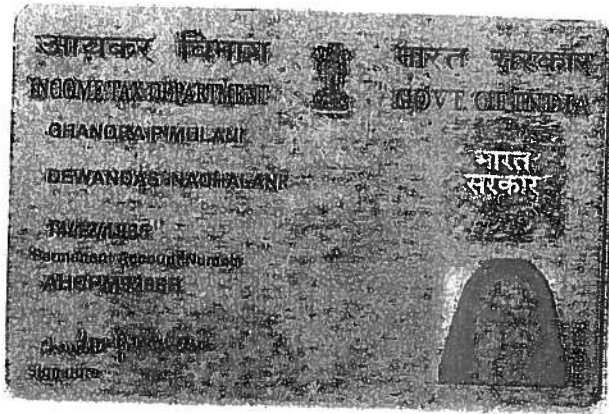
chandra P. Mulani
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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Kapra

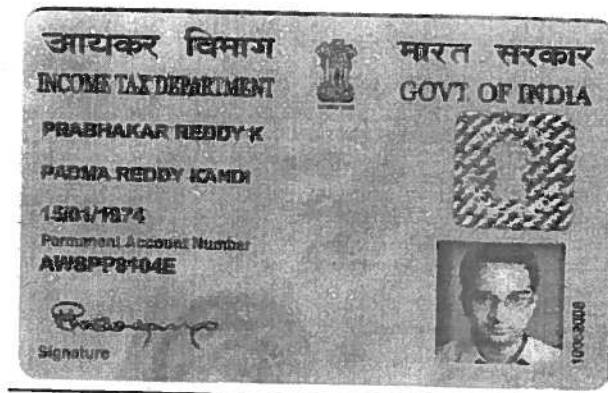


VENDOR

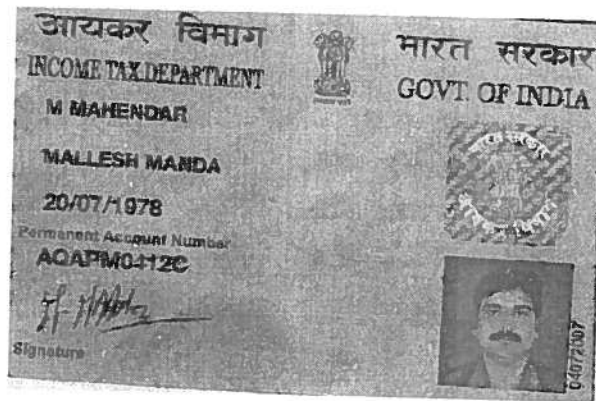


Chandra P. Malani

WITNESS:



Prabhakar Reddy K




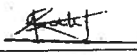


M Mahendar

BK 1, CS No 207/2016 & Doct No
207/2016 Sheet 10 of 11

Joint SubRegistrar
Kapra



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AIDPP2002J	
	नाम /NAME SATISH KUMAR PATEL	
	पिता का नाम /FATHER'S NAME SUKH LAL PATEL	
	जन्म तिथि /DATE OF BIRTH 23-11-1973	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

Satish

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRATIMA PATEL		
SANTOSH KUMAR PATEL		
GP/67-150 Permanent Account Number		
AIDPP-2002J		

Pratima Patel

Bk. 1, CS No 207/2016 & Doct No
207/2016. Sheet 11 of 11 Joint Sub Registrar
Kapra

