

SCANNED

Doc No:- 17763 of 2021

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[Signature]

AG 053659

S.No. 4241 Date: 24-08-2021

Sold to: SHIVANI GOEL

W/o. VISHAL GOEL

For Whom: SELF & OTHERS

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

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 29th day of November, 2021 at S.R.O, Medchal, Medchal-Malakajgiri District by and between:

Mrs. Shivani Goel, Wife of Mr. Vishal Goel, aged 43 years, Occupation: Business, resident of 15-31, LHG, 1B-1800, Lodha Bellezza, KPHB 4th Phase, Kukatpally, Hyderabad-500 072, hereinafter referred to as the "Vendor".

IN FAVOUR OF

Dr. Niharika Ramidhamy. A, Daughter of Dr. Ajay Ramidhamy, aged about 34 years, Occupation: Doctor residing at Plot No.6, Nanuram Colony, Tirumalgiri, Secunderabad-500 015, hereinafter referred to as the Purchaser.

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

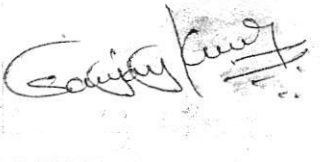
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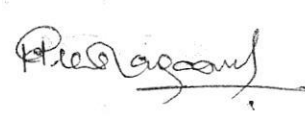
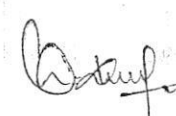
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 52000/- paid between the hours of 4 and 5 on the 07th day of DEC, 2021 by Sri P.Dhanraj Krishna

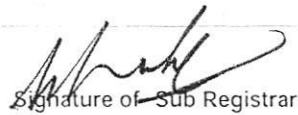
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 REP BY SANJAY KUMAR [1504-1-2021-18411]	REP BY SANJAY KUMAR MANDAL[R]DRAVIDHAMI DR.AJAY RAMDHAMY	
2	EX		 REP BY SANJAY KUMAR [1504-1-2021-18411]	REP BY SANJAY KUMAR MANDAL[R]SHIVANI GOEL VISHAL GOEL	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY: [1504-1-2021-18411]	PRABHAKAR REDDY AADHAR	
2		 KRISHNA : 07/12/2021, 1 [1504-1-2021-18411]	KRISHNA AADHAR	

07th day of December, 2021


Signature of Sub Registrar

Medchal (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2298 Name: Sanjay Kumar Mandal	C/O Baldev Mandal, Khairatabad, Hyderabad, Telangana, 500034	

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Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 Mrs. Shivani Goel (the Vendor herein) along with Mr. Vishal Goel (together jointly referred to as Owners) are the absolute owners of 1,122 sq. yds being Plot Nos. 22 part (100 sq yds), 23 (200 sq yds), 24 (261 sq yds), 35 (261 sq yds), 36 (200 sq yds) & 37 part (100 sq yds) in Sy. Nos. 1, 16, 17 & 19/1, situated at Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District (erstwhile Medchal Mandal, Ranga Reddy District) having purchased the same from Mr. Mamidi Rajashekar Reddy and Mr. Mamidi Jagan Mohan Reddy by way of sale deed bearing document no. 3049/2011, registered at the SRO Medchal (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder).
- 1.2 Mr. Mamidi Rajashekar Reddy and Mr. Mamidi Jagan Mohan Reddy had purchased Ac. 6-19 gts., forming a part of Sy. no. 1, 16, 17, 19 of Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District (erstwhile Medchal Mandal, Ranga Reddy District) by way of sale deed bearing document no. 6155/2004 registered at the SRO Medchal from its predecessors Thilakam Gopal & Tilakam Devaki (represented by their AOS cum GPA holder M/s. Narasimha Developers). Mr. Mamidi Rajashekar Reddy and Mr. Mamidi Jagan Mohan Reddy developed the said land into a layout of open plots by obtaining approval from the grampanchayat vide proceeding no. GPY/25/04, dated 21.06.2004. Copy of the layout is attached to document no. 3049/2011.
- 1.3 M/s. Narasimha Developers purchased Ac. 6-19 gts., from T. Gopal & T. Devaki by way of Agreement of Sale cum General Power of Attorney bearing document no. 14650/2003 registered at SRO Medchal.
- 1.4 Mr. T. Gopal and Mrs. T. Devaki had in turn purchased Ac. 6-19 gts., from Mr. P. Vikram Dayananda Reddy, Mr. P. Vivekananda Reddy & Mr. P. Vijaypal Reddy, all sons of Mr. Papi Reddy by way of three sale deeds bearing nos. 4421/1982, 4341/1982 & 4343/1982 all registered at the District Registrar of Ranga Reddy.
- 1.5 Patta Passbooks and title books were issued by the revenue authorities to Mr. T. Gopal and Mrs. T. Devaki and their names have been appropriately mentioned in the pahanis.

Sl. No	Patta No.	Pass book no.	Title book no.	In favour of	Sy. No.1	Sy. No. 16	Sy. No. 17	Sy. No. 19/1
1	3	45441	179903	T. Gopal	---	0-20	---	2-12
2	9	45445	179907	T. Devaki	1-31	---	1-36	---

- 1.6 Accordingly, Mr. Vishal Goel and Mrs. Shivani Goel (the Owners) have become equal owners of the Scheduled Land.

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Endorsement: Stamp Duty, Tranfer 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 u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	142900	0	0	0	143000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	52000	0	0	0	52000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	2600	0	0	0	2600
Total	100	0	198500	0	0	0	198600

Rs. 142900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 52000/- towards Registration Fees on the chargeable value of Rs. 2600000/- was paid by the party through E-Challan/BC/Pay Order No .616CLT220921 dated .22-SEP-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 198500/-, DATE: 22-SEP-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2941860048435, PAYMENT MODE: NB-1001138, ATRN: 2941860048435, REMITTER NAME: NIHARIKA RAMIDHAMY A, EXECUTANT NAME: SHIVANI GOEL, CLAIMANT NAME: NIHARIKA RAMIDHAMY A)

Date:
07th day of December, 2021

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 17763 of 2021 of Book-1 and assigned the identification number 1- 1504 - 17763 - 2021 for Scanning on 07-DEC-21 .

Registering Officer
Medchal (R.O)
(A. Shravan Kumar)

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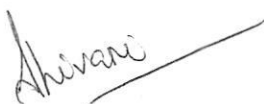
- 1.7 M/s. AEDIS Developers LLP has agreed to take on development the Scheduled Land from the Owners, by constructing a Housing Project with 5 floors of flats, a stilt floor for parking, along with certain common amenities and entered in to a Joint Development Agreement cum General Power of Attorney (JDA) bearing document no. 9705/19 dated 01.07.2019 registered at the office of the Sub-Registrar, Medchal.
- 1.8 As per the terms of the JDA the Developer shall develop the Housing Project at its own cost on the Scheduled Land. The ownership of the flats proposed to be developed has been determined in the said JDA. The Vendor and Developer shall be free to sell the flats allotted to them without any further reference to each other.
- 1.9 The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure-A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Developer.
- 1.10 M/s. AEDIS Developers LLP (the Developer) has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 08.08.2019 under registration no. P02200001122.

2. DETAILS OF PERMITS:

- 2.1 The Vendor/Developer have obtained building permit from HMDA / Grampanchayat in file no. GPM/02/2019 vide permit no. 021601/MED/R1/U6/HMDA/15032019 dated 23.07.2019 for developing the Scheduled Land into a residential complex consisting of 30 flats with stilt, five upper floors along with common amenities like roads, drainage, electric power connection, landscaped areas, etc.
- 2.2 As per the building permit stilt floor for parking and 5 upper floors are proposed to be constructed. Each flat has been assigned a number in the building permit. Hereafter, the 5 upper floors are referred to as first floor, second floor and so on till fifth floor. The flats on first floor are labelled as 101, 102, 103 and so on. Similarly flats on the second are labelled as 201, 202, 203 and so on. The scheme of numbering has been followed for rest of the floors.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. One block of flats is proposed to be constructed.
 - 3.1.2. The block consists of 5 floors.
 - 3.1.3. Parking is proposed to be provided on the stilt floor.
 - 3.1.4. Total of 30 flats are proposed to be constructed on.
 - 3.1.5. Other amenities and facilities proposed to be provided are – roads, children's park, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.6. Each flat shall have a separately metered electric power connection.
 - 3.1.7. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.8. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.





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- 3.1.9. The proposed flats will be constructed strictly as per the design proposed by the Developer. The Developer reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, common amenities, etc., as it deems fit and proper.
- 3.1.10. Purchaser shall not be entitled to make changes in elevation, external appearance, colour scheme, etc.
- 3.1.11. The Developer shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats.
- 3.1.12. Each flat has been assigned proportionate undivided share from in the net land for development.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Morning Glory Apartments at Genome Valley' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Developer as Morning Glory Apartments at Genome Valley shall always be called as such and shall not be changed.
4. SCHEME OF SALE / PURCHASE :
- 4.1 By virtue of the above documents, the Developer has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Developer within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor/ Developer to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 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 Vendor/ Developer and the Purchaser shall not have any right, title or claim thereon. The Vendor / Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.



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5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants 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 Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has 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.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor / Developer and the authority of Vendor/ Developer to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Developer and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor/ Developer has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

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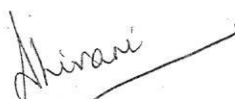


7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor / Developer such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor/Developer has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor / Developer and the Purchaser agrees to not withhold payment of monthly maintenance charges.





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8.7 The Vendor / Developer shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Developer and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Developer and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.

9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

9.3 That the Purchaser 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 Purchaser 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 Housing Project. To achieve this objective the Purchaser, 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 Housing Project (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 (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

9.4 The Developer /Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/ Developer shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Developer /Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

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10. NOC FOR SURROUNDING DEVELOPMENT :

10.1 The Developer proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Developer as and when called for.

10.1 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Developer shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

10.2 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

10.3 The Developer reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Developer as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Developer or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

11.1.1 The defense services or allied organizations.

11.1.2 Airports Authority of India.

11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

11.1.4 Fire department.

11.1.5 Electricity and water supply board.

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- 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.
11.1.7 Irrigation department.
11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Developer and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12 GUARANTEE OF TITLE:

12.1 That the Developer covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Developer confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13 OTHER TERMS:

- 13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.
- 13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land being Plot nos. 22 part (100 sq. yds.), 23 (200 sq. yds.), 24 (261 sq. yds.), 35 (261 sq. yds), 36 (200 sq. yds.) & 37 part (100 sq. yds.) totaling to an extent of 1,122 sq. yds. forming a part of Sy. Nos. 1, 16, 17, 19/1 of Muraharipally Village, Yadaram Grampanchyat, Shamirpet Mandal, Medchal-Malkajirigiri District (erstwhile Medchal Mandal, Ranga Reddy District) under S.R.O. Medchal and bounded by:

North	40' wide road
South	Plot nos. 22/Part & 37/Part
East	30' wide road
West	30' wide road

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:


VENDOR
(Shivani Goel)



PURCHASER

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ANNEXURE- A

1.	Names of Purchaser:	Dr. Niharika Ramidhamy. A, D/o. Dr. Ajay Ramidhamy
2.	Purchaser's residential address:	R/o. Plot No. 6, Nanuram Colony, Tirumalgiri, Secunderabad-500 015.
3.	Pan no. of Purchaser:	ATZPR8188G
4.	Aadhaar card no. of Purchaser:	4933 0742 0035
5.	Name address & registration no. of Owners Association	'Morning Glory Welfare Association' vide certificate of registration no. 620 of 2021, dated 25.10.2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	406 on the fourth floor
	b. Undivided share of land:	37.40 Sq. yds.
	c. Super built-up area:	800 Sft.
	d. Built-up area + common area:	639+161 Sft.
	e. Carpet area	589 Sft.
	f. Car parking area	100 Sft.
6.	Total sale consideration:	Rs.26,00,000/- (Rupees Twenty Six Lakhs Only)
7.	Details of Payment:	
	1. Rs.11,08,000/- (Rupees Eleven Lakhs Eight Thousand Only) paid by way of cheque no.174246, dated 31.12.2020 issued by ICICI Ltd-HL-disbursement North Zone, Hyderabad. 2. Rs.5,08,305/- (Rupees Five Lakhs Eight Thousand Three Hundred and Five Only) paid by way of cheque no.250942, dated 23.11.2021 issued by ICICI Ltd-HL-disbursement North Zone, Hyderabad. 3. Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand Only) paid by way of cheque no.175299, dated 28.05.2021 issued by ICICI Ltd-HL-disbursement North Zone, Hyderabad. 4. Rs.2,15,000/- (Rupees Two Lakhs Fifteen Thousand Only) paid by way of cheque no.000017, dated 03.12.2020 drawn on HDFC Bank, Alwal Branch, Hyderabad. 5. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.000012, dated 16.11.2020 drawn on HDFC Bank, Alwal Branch, Hyderabad. 6. Rs.78,695/- (Rupees Seventy Eight Thousand Six Hundred and Ninety Five Only) paid by way of transfer.	


VENDOR
(Shivani Goel)


PURCHASER

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8. **Description of the Schedule Flat:**

All that portion forming a deluxe apartment bearing flat no.406 on the fourth floor, admeasuring 800 sft. of super built-up area (i.e., 639 sft. of built-up area & 161 sft. of common area, 589 sft of carpet area) together with proportionate undivided share of land to the extent of 37.40 sq. yds. and reserved parking space for single car in the stilt admeasuring about 100 sft. in the residential complex named as 'Morning Glory Apartments at Genome Valley' on Plot Nos. 22 (Part), 23, 24, 35, 36 & 37 (Part) forming a part of Sy. Nos. 1, 16, 17, 19/1 of Muraharipally Village, Yadaram Grampanchyat, Shamirpet Mandal, Medchal-Malkajrigiri District (Erstwhile Medchal Mandal, Ranga Reddy District) and bounded as under:

North by : Open to Sky
South by : Open to Sky
East by : Open to Sky
West by : 5' wide corridor & Staircase

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.406 on the fourth floor in the residential complex named as 'Morning Glory Apartments at Genome Valley', on Plot Nos. 22 (Part), 23, 24, 35, 36 & 37 (Part) forming a part of Sy. Nos. 1, 16, 17, 19/1 of Muraharipally Village, Yadaram Grampanchyat, Shamirpet Mandal, Medchal-Malkajrigiri District (Erstwhile Medchal Mandal, Ranga Reddy District)
- (a) Nature of the roof : R.C.C. (Stilt Floor for Parking and + 5 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 37.40 sq. yds, U/s Out of 1,122 sq yds
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. parking space for one car
- b) In the Fourth Floor : 800 Sft
7. Executant's Estimate of the MV of the Building : Rs. 26,00,000/-

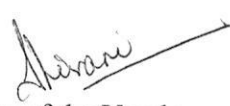
Date: 29.11.2021


Signature of the Vendor

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: 29.11.2021


Signature of the Vendor


Signature of the Purchaser

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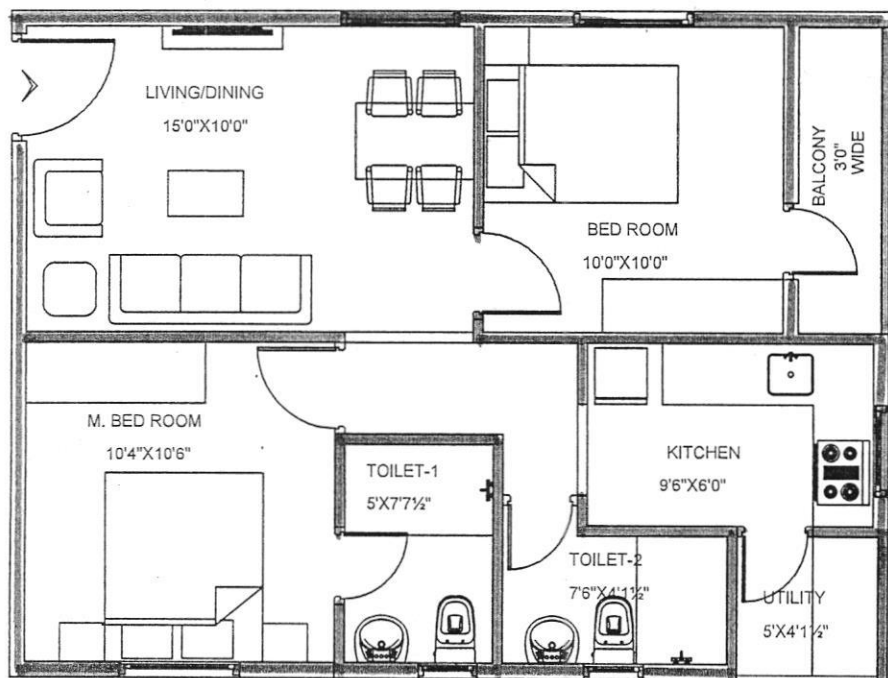
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ANNEXURE- B

Plan of the Scheduled Flat:

North by : Open to Sky
South by : Open to Sky
East by : Open to Sky
West by : 5' wide corridor & Staircase




VENDOR
(Shivani Goel)


PURCHASER

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Medchal (R.O)

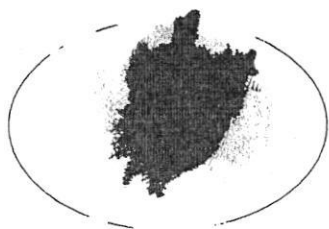


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



VENDOR:

MRS. SHIVANI GOEL
W/O. MR. VISHAL GOEL
R/O. 15-31, LHG, 1B - 1800
LODHA BELLEZZA
KPHB 4TH PHASE
KUKATPALLY
HYDERABAD - 500 072.



GPA ON BEHALF OF VENDOR VIDE GPA NO. 85/BK-IV/2021, Dt:26.08-2021, Regd., at SRO, Medchal, Medchal-Malkajgiri District:

MR. SANJAY MANDAL KUMAR
S/O. MR. M. BALDEV
R/O. 8-2-293/192/12
NANDI NAGAR, ROAD NO. 14
BANJARAHILLS
KHAIRTABAD
HYDERABAD-500-034.



PURCHASER:

DR. NIHARIKA RAMIDHAMY. A.
D/O. DR. AJAY RAMIDHAMY
R/O. PLOT NO.6
NANURAM COLONY
IRUMALGIRI
SECUNDERABAD-500 015.

SIGNATURE OF WITNESSES:

-
-

SIGNATURE OF THE VENDOR

I send here with my photograph(s) and finger prints in the form prescribed through my representative, Mr. K. Sanjay Mandal as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Medchal, Medchal-Malkajgiri District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF THE PURCHASER



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17763/2021.

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Sub Registrar
Medchal (R.O)

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భారత ప్రభుత్వం
Government of India

శివాని గోల్
Shivani Goel
పుట్టిన తేదీ/DOB: 19/09/1977
FEMALE

3506 9262 8634
VID: 9197 3011 7945 3471

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రత్యేక గుర్తింపు సంస్థ
Unique Identification Authority of India

వివరాలు:
W/O వీశల్ గోల్, 15-31-హిమయ-10-1800, లోడ్
బెల్జెజ్, కేఎస్ఆర్ 4 ఫేజ్, కుకట్ పల్లి, హైదరాబాద్,
తెలంగాణ - 500072

Address:
W/O Vishal Goel, 15-31-LHC-18-1800,
Lodha Bellezza, KPHB 4 Phase,
Kukatpally, Hyderabad,
Telangana - 500072

3506 9262 8634
VID: 9197 3011 7945 3471

Shivani

भारत सरकार
Government of India

సంజయ్ కుమార్ మండల్
Sanjay Kumar Mandal
పుట్టిన తేదీ / DOB: 01/05/1999
పురుషుడు / MALE

5984 6099 2298

मेरा आधार, मेरी पहचान

भारतीय विधिक प्रमाण प्रधिकरण
Unique Identification Authority of India

వివరాలు: C/O బల్దేవ్ మండల్,
8-2-293/192/12, నంది నగర్, రోడ్
నం-14, బంజరా హిల్స్, హైదరాబాద్,
తెలంగాణ, 500034

Address: C/O Baldev Manda, 8-2-
293/192/12, Nandi Nagar, Road No-14,
Banjara Hills, Khyalabad, Hyderabad,
Telangana 500034

5984 6099 2298

1947 help@uidai.gov.in www.uidai.gov.in

Sanjay Kumar

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

సమాధు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

Prabhakar

ఆధార్ - సామాన్యని హక్కు

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

8432/RED/2001
KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050

3287 6953 9204

10/07/2013

RTA RANGAREDDY

Chaitanya

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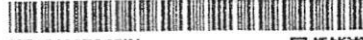


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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1171/00283/06518

03/05/2011

To
Niharika Ramidhamy A
విహారిక రామిధామి ఎ
D/O Ajay Ramidhamy
Plot Number-6
Nanuram Colony
Trimulgherry
Secunderabad
Hyderabad,
Andhra Pradesh - 500015



UF251067355IN

25106735



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4933 0742 0035

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



విహారిక రామిధామి ఎ
Niharika Ramidhamy A

పుట్టిన సంవత్సరం/Year of Birth: 1987

స్త్రీ / Female

4933 0742 0035



ఆధార్ - సామాన్యని హక్కు

(Signature)

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