

ORIGINAL

6247 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Suman R. Mulam

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వుచ్చుకోవడమైనది.

|                       |         |     |  |  |               |
|-----------------------|---------|-----|--|--|---------------|
| దస్తావేజు స్వభావము    | Sale    |     |  |  | 23/5/14       |
| దస్తావేజు విలువ       | 2332000 |     |  |  | Flat          |
| స్థాంపు విలువ రూ.     | 100     |     |  |  | Kopra G.H.M.C |
| దస్తావేజు వెంబరు      | 2653/14 |     |  |  |               |
| రిజిస్ట్రేషన్ రుసుము  | 11660   |     |  |  |               |
| టోటు స్థాంపు (D.S.D.) | 93180   | DSD |  |  |               |
| G.H.M.C (T.D.)        | 34980   | TD  |  |  |               |
| యూజర్ ఛార్జీలు        | 100     | ULC |  |  |               |
| అదనపు షీట్లు          |         |     |  |  |               |
| 5 x .....             |         |     |  |  |               |
| మొత్తం                | 139920  |     |  |  |               |

RETURN

DD No. 177372  
20/8/14  
HDFC Bank  
Sec - 600

(అక్షరాల One Lakhs thirty nine thousand nine hundred

only)

రూపాయలు మాత్రమే)

తేది 23/08/14

వాసమే తేది

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.



SCANNED

Doc. No. 2653/2014

Ade  
2712

C-9  
2739



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.No. 2389

Date: 23-05-2014

Sold to: Suman R. Mulani

S/o. Ratan N. Mulani

For Whom: Self

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

Plot No. 227, Opp. Back Gate of City Civil Court, West Marredpally, Sec. bad.

Mobile: 9849355156

BH 628162

### SALE DEED

This Sale Deed is made and executed on this the 11<sup>th</sup> day of August 2014 at SRO, Shamirpet, by and between:

Mrs. Suman R. Mulani, Wife of Mr. Ratan N. Mulani aged about 51 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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

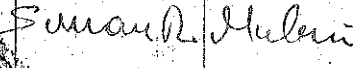
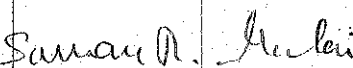
1. Mrs. Nayini Sowbhagya, Wife of Mr. Yalla Ramalinga Reddy, aged about 44 years, and
2. Mr. Yalla Ramalinga Reddy, Son of Mr. Chenna Krishna Reddy, aged about 46 years, both are residing at H. No. 4-10/20, Plot No. 21, West Gandhi Nagar, Nacharam, Hyderabad - 500 083., hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

Suman R. Mulani

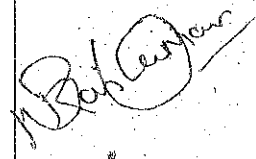
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11660/- paid between the hours of 3 and 4 on the 23rd day of AUG, 2014 by Sri Suman R Mulani

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

| Sl No | Code | Thumb Impression                                                                   | Photo                                                                                                                         | Address                                                                                                                     | Signature/Ink Thumb Impression                                                        |
|-------|------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | CL   |   | <br>SUMAN R MULANI (S)<br>[1516-1-2014-2739] | SUMAN R MULANI (SPA OF VENDEE)(R)YALLA RAMALINGA REDDY<br>CHENNA KRISHNA REDDY<br>SURYA NAGAR COLONY,<br>KHARKHANA, SEC-BAD |    |
| 2     | CL   |   | <br>SUMAN R MULANI (S)<br>[1516-1-2014-2739] | SUMAN R MULANI (SPA OF VENDEE)(R)YALLA RAMALINGA REDDY<br>CHENNA KRISHNA REDDY<br>SURYA NAGAR COLONY,<br>KHARKHANA, SEC-BAD |    |
| 3     | EX   |  | <br>SUMAN R MULANI;2<br>[1516-1-2014-2739]  | SUMAN R MULANI<br>W/O. RATAN.N MULANI<br>P.NO.30,31, SURYA NAGAR COLONY, KHARKHANA, SEC-BAD                                 |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                          | Name & Address                     | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| 1     |  | <br>N RAJ KUMAR;23/08<br>[1516-1-2014-2739] | N RAJ KUMAR<br>SHAMIRPET R.R. DIST |  |
| 2     |  | <br>MAHENDER.M;23/08<br>[1516-1-2014-2739]  | MAHENDER.M<br>NEREDMET HYDERABAD   |  |

23rd day of August, 2014

Signature of Joint SubRegistrar15



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WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe flat bearing no. 004 on the ground floor, in block no. 'I' admeasuring 950 sft of super built-up area (i.e., 760 sft of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car on the basement admeasuring about 100 sft., in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1544/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- D. The Buyer is desirous of purchasing flat no 004 on ground floor in block no. 'I', 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. 23,32,000/- (Rupees Twenty Three Lakhs Thirty Two Thousand Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 004 on the ground floor, in block no. 'I', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 57.71 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.23,32,000/- (Rupees Twenty Three Lakhs Thirty Two Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

*Suman R. Chelani*

Shamirpet

**Endorsement:**

| Description of Fee/Duty | In the Form of |                          |          |                             |                  |               |
|-------------------------|----------------|--------------------------|----------|-----------------------------|------------------|---------------|
|                         | Stamp Papers   | Challan u/s 41 of IS Act | Cash     | Stamp Duty u/s 16 of IS act | DD/BC/ Pay Order | Total         |
| Stamp Duty              | 100            | 0                        | 0        |                             | 93180            | 93280         |
| Transfer Duty           | NA             | 0                        | 0        |                             | 34980            | 34980         |
| Reg. Fee                | NA             | 0                        | 0        |                             | 11660            | 11660         |
| User Charges            | NA             | 0                        | 0        |                             | 100              | 100           |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>0</b> |                             | <b>139920</b>    | <b>140020</b> |

Rs. 128160/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11660/- towards Registration Fees on the chargeable value of Rs. 2332000/- was paid by the party through DD No , 177372 dated ,20-AUG-14 of ,HDFC BANK/SEC-BAD

Date

23rd day of August,2014

Signature of Registering Officer

Shamirpet

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Shamirpet

అ పుస్తకము 2014 సం॥ (రా.శ 1936 ) సం॥ ఎ  
2653.....సంబంధంగా రిజిస్టరు చేయబడినది స్కానింగ్  
నిమిత్తం సర్టిఫై సంఖ్య 1510- I-2653-2014  
ఇవ్వబడినది  
2014 సం॥ 23వ తేదీ

సబ్-రిజిస్ట్రార్ అధికారి  
యం. సుబ్బలక్ష్మి



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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.
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.

Suman R. Chakraborty

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- 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.
- 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.

*Suman R. Shukla*

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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'

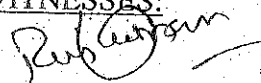
SCHEDULE OF FLAT

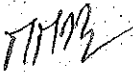
All that portion forming a deluxe apartment bearing flat no. 004 on the ground floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved 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:

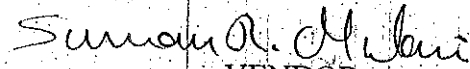
|          |                     |
|----------|---------------------|
| North By | Open to Sky         |
| South By | Open to Sky         |
| East By  | 6'-6" wide corridor |
| West By  | Open to Sky         |

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

WITNESSES:

1. 

2. 

  
VENDOR



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Joint SubRegistrar  
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*[Signature]*

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**ANNEXURE-1-A**

1. Description of the Building : DELUXE flat bearing flat no. 004 on the ground floor, in block no. 'I' 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 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 57.71 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 Ground Floor : 950 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 23,32,000/-

Date: 11.08.2014

*Suman R. Halani*  
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: 11.08.2014

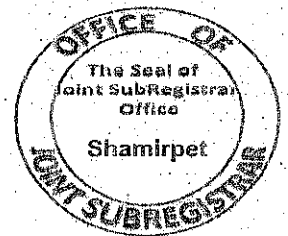
*Suman R. Halani*  
Signature of the Executants



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**02 REGISTRATION PLAN SHOWING**

FLAT NO. 004 IN BLOCK NO. 'I' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 &amp; 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.****VENDOR:**

MRS. SUMAN R. MULANI WIFE OF MR. RATAN N. MULANI

**BUYER:**

MRS. NAYINI SOWBHAGYA WIFE OF MR. YALLA RAMALINGA REDDY

MR. YALLA RAMALINGA REDDY SON OF MR. CHENNA KRISHNA REDDY

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

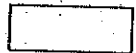
57.71

**SCALE:**

SQ. YDS. OR

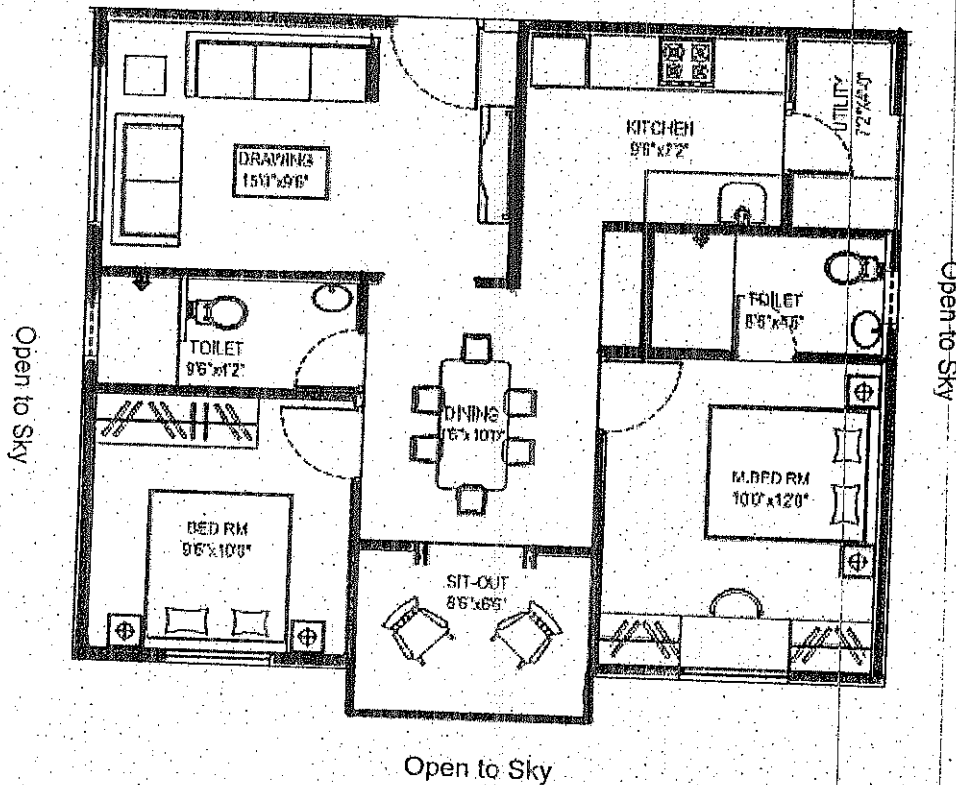
**INCL:**

SQ. MTRS.

**EXCL:**

Total Built-up Area = 950 sft.,  
Out of U/S of Land = Ac. 5-25 Gts.

6'-6" wide corridor

**WITNESSES:**

- 1.
- 2.

SIGNATURE OF THE VENDOR



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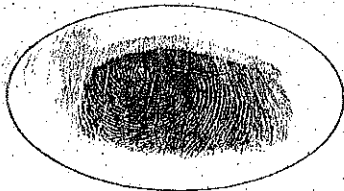
  
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Shamirpet

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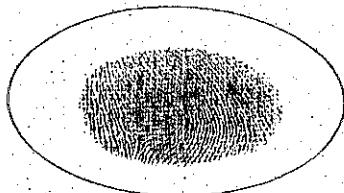
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



## VENDOR:

MRS. SUMAN R. MULANI  
W/O. MR. RATAN N. MULANI  
R/O. PLOT NO. 30, 31  
SURYA NAGAR COLONY  
INSIDE KUSHALYA ESTATE  
KHARKHANA  
SECUNDERABAD,



## BUYERS:

1. MRS. NAYINI SOWBHAGYA  
W/O. MR. YALLA RAMALINGA REDDY  
R/O. H. NO. 4-10/20  
PLOT NO. 21  
WEST GANDHI NAGAR  
NACHARAM  
HYDERABAD - 500 083.



2. MR. YALLA RAMALINGA REDDY  
S/O. MR. CHENNA KRISHNA REDDY  
R/O. H. NO. 4-10/20  
PLOT NO. 21  
WEST GANDHI NAGAR  
NACHARAM  
HYDERABAD - 500083.

## SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF EXECUTANTS

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mrs. SUMAN R. MULANI as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Ranga Reddy District.



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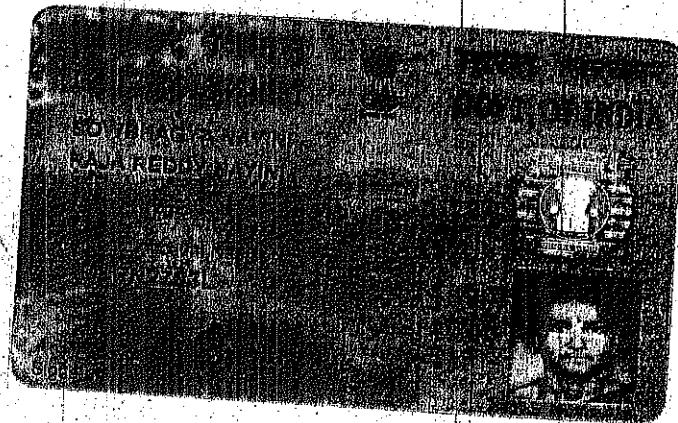
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BVH02



*[Handwritten signature]*



*[Handwritten signature]*

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Shamirpet



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VENDOR

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMAN R MULANI

LAXMANDAS MULRAJANI

11/09/1962

Permanent Account Number

AHCPM9208R

*Suman R. Mulani*  
Signature



03082008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कामला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोवर पारेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664,  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

Suman R. Mulani

बिगनेश

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NAGULA RAJ KUMAR

MALLESHA NAGULA

28/12/1979

Permanent Account Number

AGYPN3991B

*Raj Kumar*  
Signature



*Raj Kumar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLES MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

*M Mahendar*  
Signature

*M Mahendar*





BK - 1, CS No 2739/2014 & Doct No  
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Joint SubRegistrar  
Shamirpet

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