

9-305

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దస్తావేజాలు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Madhu B. Mulani

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోగలడమైవది.

దస్తావేజా స్వభావము	Sal		14/11		F
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స్థాంపు విలువ రూ.	100				
దస్తావేజా నెంబరు	163/13				
రిజిస్ట్రేషన్ రుసుము	11895				
లోటు స్థాంపు (D.S.D.)					
GHMC (T.D.)	95060		932263		
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వాపసు తేది

రూపాయలు (రూ.)

సబ్-రిజిస్ట్రారు

పబ్ రిజిస్ట్రారు

కాన్స్టేబుల్

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



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BK 940224

S.No. 1178 Date 14/11/2014

Name Smt. Madhu B. Mulani

To Whom Bassar N. Mulani

Whom Self

PARVEEN BEGUM
LICENSED STAMP VENDOR

L.No.15-16-036/2007, RL.No.15-16-011/2013

P.No.38, H.No.17-17/29/117,

Jammabhooni Nagar,

Jawahar Nagar (GP) Shameerpet (M)

R.R. Dist-500 087, Cell:9849226418

SALE DEED

This Sale Deed is made and executed on this 17th day of December 2014 at SRO, Kapra, Ranga Reddy District by and between:

Smt. Madhu B. Mulani, Wife of Shri. Bassar N. Mulani, aged about 58 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

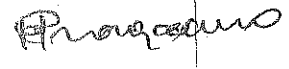
Mr. Pavan Satyabodha Savanur, Son of Mr. Satyabodha Venkatrao Savanur, aged about 29 years, residing at Flat No. E-211, Gulmohar Gardens, Mallapur, Hyderabad, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

Madhu B. Mulani

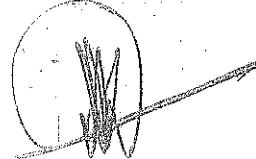
Presentation Endorsement:

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. 11895/- paid between the hours of 2 and 3 on the 17th day of JAN, 2015 by Sri Madhu B.Mulani

Execution admitted by (Details of all Executants/Claimants under Sec 37A):

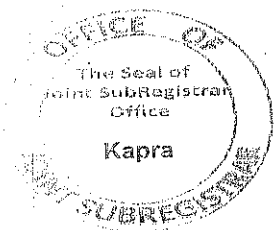
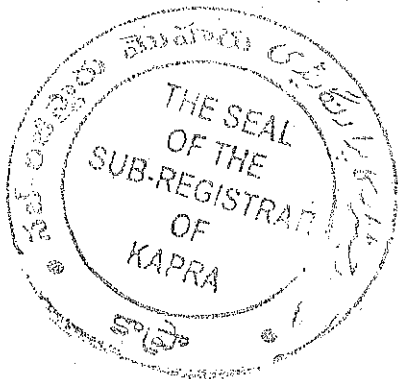
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PAVAN SATYABODHA SAVANUR [1526-1-2015-177]	PAVAN SATYABODHA SAVANUR S/O. SATYABODHA VENKATRAO SAVANUR F.NO.E-211, GULMOHAR GARDENS,, MALLAPUR, HYD.	
2	EX		 SPA HOLDER K.PRABHAKAR REDDY [1526-1-2015-177]	SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR, SOHAM MANSION, M.G.ROAD, SEC-BAD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MALATESH MARTANDRAO [1526-1-2015-177]	MALATESH MARTANDRAO KITTUR R/O.112,SILVER TOWN GOKUL ROAD HUBLI KARNATAKA.	
2		 VIKRAM JOSHI:17/01/2015.1 [1526-1-2015-177]	VIKRAM JOSHI R/O.101,METRO CASTLE APTS STNO-8,TARNAKA SECBAD.	

17th day of January, 2015


Signature of Joint SubRegistrar8
Kapra



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Joint SubRegistrar8 Kapra Sheet 1 of 11

WHEREAS:

- A. Mr. Bassar N. Mulani was the absolute and exclusive owner, and possessor of deluxe apartment bearing flat no. 305 on the third 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 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. Mr. Bassar N. Mulnai 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. 1548/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat. After the death of Mr. Bassar N. Mulani in September 2014, the Vendor herein, became the sole heir of the Scheduled Flat by way of will dated 5th June 2014.
- 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 flat no. 305 on the third 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. 23,79,000/- (Rupees Twenty Three 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.

Madhu B. Mulani

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	130745	0		0	130845
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	11895	0		0	11895
User Charges	NA	100	0		0	100
Total	100	142740	0		0	142840

Rs. 130745/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11895/- towards Registration Fees on the chargeable value of Rs. 2379000/- was paid by the party through Challan/BC/Pay Order No ,937763 dated ,17-JAN-15.

Date

17th day of January, 2015

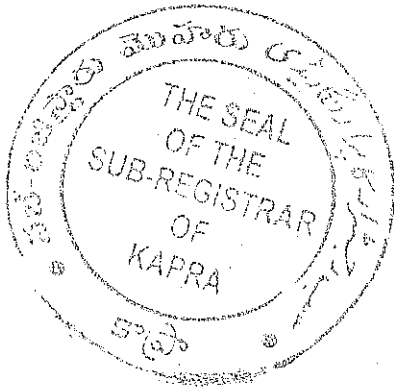
Signature of Registering Officer

Kapra

193656 ఖర్చు 27 వేల రూపాయలు

167 / 2015 నా ప్రభుత్వమునకు
167 / 2015 నా ప్రభుత్వమునకు
167 / 2015 నా ప్రభుత్వమునకు

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Joint SubRegistrar

Kapra

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the the Buyer agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully 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 sale consideration of Rs. 23,79,000/- (Rupees Twenty Three Lakhs Seventy Nine Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

Details of Flat:

- a) Deluxe Flat No. 305 on the third floor, in block no. 'I' admeasuring 950 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 57.71 Sq. yds.
 - c) A reserved parking space for single car in the basement, admeasuring about 100 sft.
2. The Vendor hereby declares that she has absolute right to sell the Scheduled Flat.
 3. 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.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
 5. 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.
 6. 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.
 7. 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.

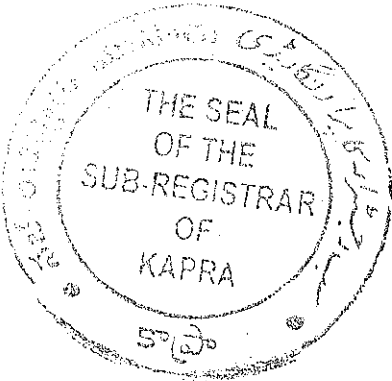
Modhu B. Mulani

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Kapra



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8. 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.
9. 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.

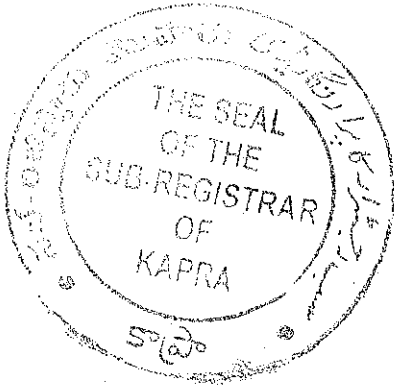
Modhu B. Mulani

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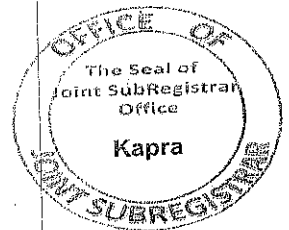
167/2015 Sheet 4 of 11

Joint SubRegistrar

Kapra



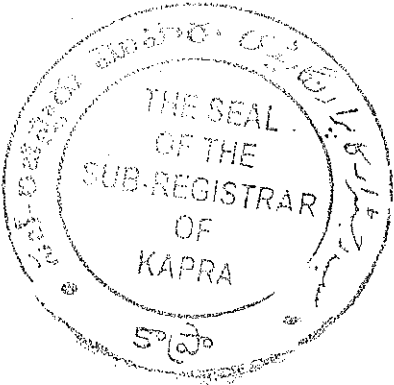
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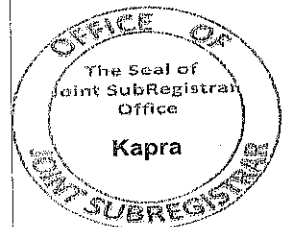
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute 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.

Hodhu B. Mulani

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Joint SubRegistrar
Kapra



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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.305 on the third 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	Open to Sky
West By	6'-6" wide corridor

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:

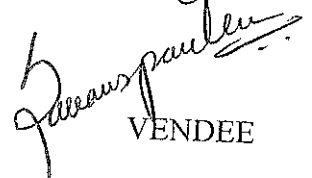
WITNESSES:

1. 

2. 

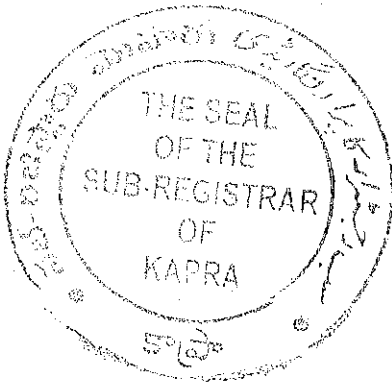
Modhu. B. Hukeri

VENDOR


VENDEE

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Joint SubRegistrar
Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE flat bearing flat no.305 on the third 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. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
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 Third Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 23,79,000/-

Date: 17.12.2014

Madhu B. Mulani
Signature of the Executants

C E R T I F I C A T E

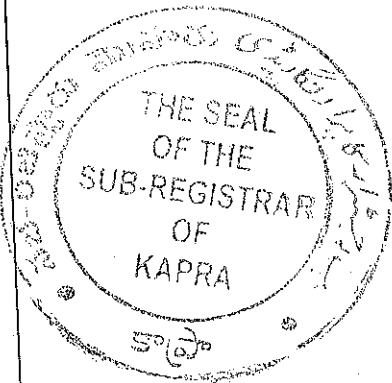
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 17.12.2014

Madhu B. Mulani
Signature of the Executants

[Handwritten signature]

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167/2015. Sheet 7 of 11
Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 305 IN BLOCK NO. 'I' 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. MADHU B. MULANI, WIFE OF SHRI. BASSAR N. MULANI

BUYER:

MR. PAVAN SATYABODHA SAVANUR, SON OF Mr. SATYABODHA VENKATRAO SAVANUR

REFERENCE:**AREA:**

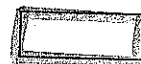
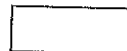
57.71

SCALE:

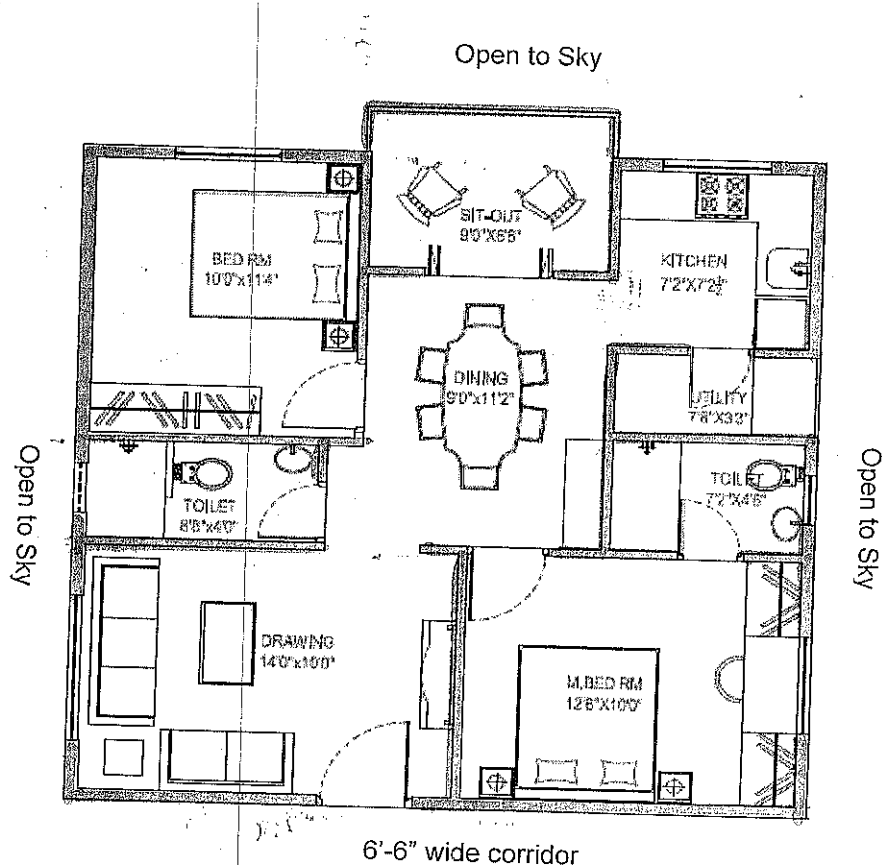
SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

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

**WITNESSES:**

1.

2.

Madhu B. Mulani
SIGNATURE OF THE VENDOR

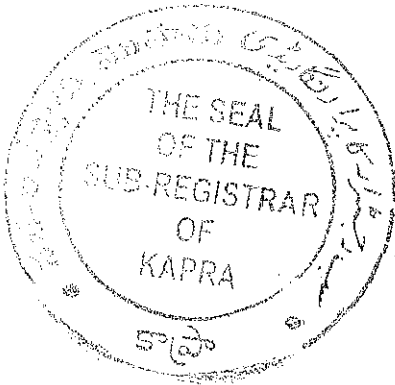
Pavan Savanur
SIGNATURE OF THE BUYER

Bk - 1, CS No 177/2015 & Doct No

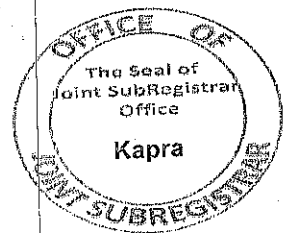
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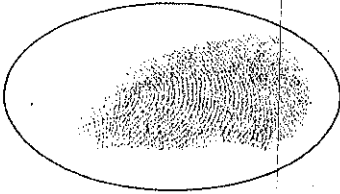


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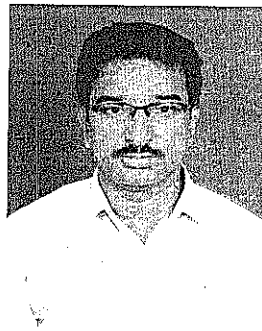
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

SMT. MADHU B. MULANI
W/O. SHRI. BASSAR N. MULANI
R/O. PLOT NO. 30, 31, SURYA NAGAR COLONY
INSIDE KUSHALYA ESTATE
KHARKHANA
SECUNDERABAD.



SPECIAL POWER ATTORNEY FOR PRESENTING DOCUMENTS

VIDE SPA NO. 55/2014, Dt. 17.12.2014.

SRI K. PRABHAKAR REDDY
S/O. SRI K. PADMA REDDY
R/O. 5-4-187/3 & 4, II FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003,



BUYER:

MR. PAVAN SATYABODHA SAVANUR
MR. MR. SATYABODHA VENKATRAO SAVANUR
R/O. FLAT NO. E-211
GULMOHAR GARDENS
MALLAPUR, HYDERABAD

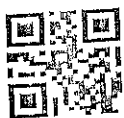
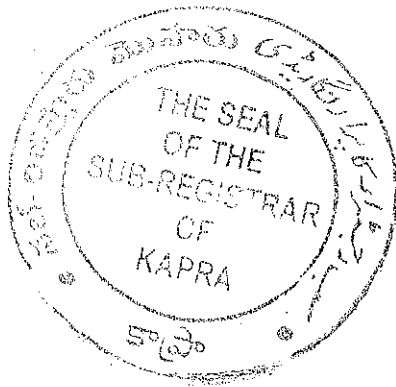
SIGNATURE OF WITNESSES:

1.

2.

Madhu B. Mulani
SIGNATURE OF EXECUTANTS

Bk-1, CS No 177/2015 & Doct No
167/2011, Sheet 9 of 11 Joint SubRegistrar
Kapra



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VENDOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHU B MULANI
JETHWANI GOBINDRAM

15/07/1953
Permanent Account Number
AHCPM9254D

Madhu B. Mulani
Signature

31082007

Madhu B. Mulani

SPECIAL POWER OF ATTORNEY

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

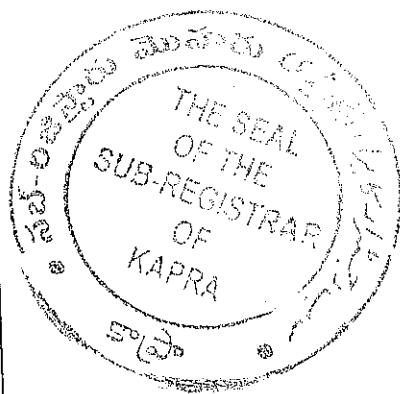
15/01/1974
Permanent Account Number
AWSPP8104E

Prabha
Signature

10682008

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167 12015. Sheet 10 of 11

Joint SubRegistrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAVAN SATYABODHA SAVANUR
SATYABODHA VENKATRAO SAVANUR

03/04/1986
Permanent Account Number
BZNPS8845J

Savanur
Signature



Savanur

W 15 10 1983

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABYPK8433A

नाम / NAME
MALATESH MARTANDRAO KITTUR

पिता का नाम / FATHER'S NAME
MARTANDRAO KITTUR

जन्म तिथि / DATE OF BIRTH
13-12-1953

हस्ताक्षर / SIGNATURE

मुख्य आयकर आडुक्त, कर्नाटक एवं गोवा
Chief Commissioner of Income-tax, Karnataka & Goa



[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKRAM JOSHI
ANILRAO JOSHI

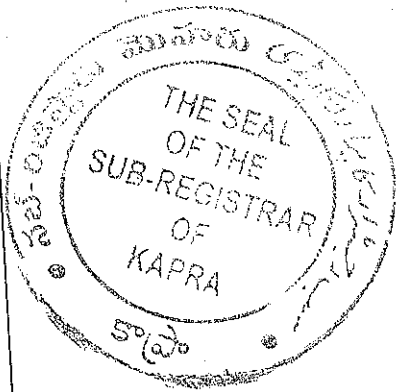
30/04/1985
Permanent Account Number
AQEPJ5230H

नाइतिगि
Signature



नाइतिगि

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67/2011 Sheet 11 of 11
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