

ORIGINAL

నెం. 15529

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ K. Drabhalan Reddy CPA holder
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వర్గావము	<u>Sal</u>				
దస్తావేజు విలువ	<u>2935000</u>				
స్టాంపు విలువ రూ.	<u>100</u>				
దస్తావేజు వెంబరు	<u>4064/14</u>				
రిజిస్ట్రేషన్ రుసుము	<u>14635</u>				
లోటు స్టాంపు (D.S.D.)	<u>119300</u>				
GHMC (T.D.)	<u>100</u>				
యూజర్ ఛార్జీలు	<u>44025</u>				
అదనపు షీట్లు	<u>1</u>				
5 x					
మొత్తం	<u>176100</u>				

(అక్షరాల) 47

తేది 3/12 రూపాయలు మాత్రమే)

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 levied.

155
సహ-రిజిస్ట్రార్
కాన్స్టేబుల్

4291 D.O. 4/25/2016

621273301 1308

SCANNED



13052
तेलंगणा TELANGANA

Sr. No. Dt. / 8. / 2016 Rs. 100/-

Sold To: Sendil Kumar

S/o B. Kandavelu

For Whom: Self & others, R/O Hyd.

F 778938
C. VISWESWARA REDDY

LICENSED STAMP VENDOR

Licence No. 15-26-049/2012, R.L.No. 15-26-035/2015

H.No. 1-10-215/63, Chakripuram, Kusaiguda,
ECIL Post, Hyderabad-500062

Cell: 9705321555

SALE DEED

This Sale Deed is made and executed on this the 29th day of August, 2016 at S.R.O. Kapra, Ranga Reddy District, by and between:-

Sri. JOYDEEP CHAKRABORTY, S/o. Sri Jiten Chakraborty, aged about 38 years, Occ: Service, R/o. Plot No. 9, Highrise Homes, Phase 2, Nizampet Village, Kukatpally, Hyderabad 500072, Telangana State. PAN No. AEGPC9962D.

Hereinafter referred to as the "VENDOR/SELLER"

IN FAVOUR OF

1. **Sri. SENDIL KUMAR KANDAVELU**, S/o. Sri B. Kanda Velu, aged about 31 years, Occ: Private Service, PAN No. AUPPK0523R.
2. **Smt. CA PADMINI**, W/o. Sri Sendil Kumar Kandavelu, aged about 25 years, Occ: Home Maker, both are R/o. H. No. 30-265/20/A/303, Flat No. 303, A Block, Vijay Ponne Enclave, Sainathapuram, Near Officers Colony, Opp: Prashanth Gardens, Dr. A.S. Rao Nagar, Hyderabad 500062, Telangana State. PAN No. ARYPC7669J

Contd.....2.

[Signature]

C.A. Padmini

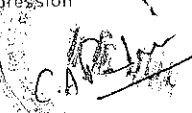
Presentation Endorsement:

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. 15000/- paid between the hours of 11 and 12 on the 29th day of AUG, 2016 by Sri Joydeep Chakraborty

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

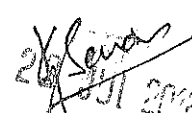
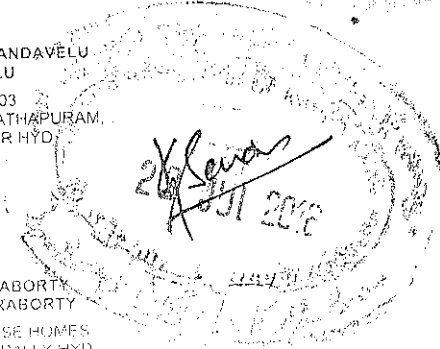
Sl No	Code	Thumb Impression	Photo	Address
1	CL			CA PADMINI W/O. SENDIL KANDAVELU HNO.30-265/20/A/303 FLATNO.303 SAINATHAPURAM DR.A.S.RAO NAGAR HYD

Signature/Thumb Impression




2	CL			SENDIL KUMAR KANDAVELU S/O. B.KANDA VELU HNO.30-265/20/A/303 FLATNO.303 SAINATHAPURAM DR.A.S.RAO NAGAR HYD
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SENDIL KUMAR KANDAVELU
S/O. B.KANDA VELU
HNO.30-265/20/A/303
FLATNO.303 SAINATHAPURAM
DR.A.S.RAO NAGAR HYD

3	EX			JOYDEEP CHAKRABORTY S/O. JITEN CHAKRABORTY PLOTNO.9 HIGHRISE HOMES NIZAMPET KUKATPALLY HYD
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JOYDEEP CHAKRABORTY
S/O. JITEN CHAKRABORTY
PLOTNO.9 HIGHRISE HOMES
NIZAMPET KUKATPALLY HYD

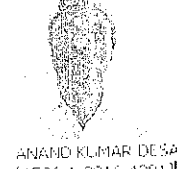


Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1			B.LIMBAGIRI VARMA R/O.42-473.GAYATHRI NAGAR.MOULA-ALI.HYD.

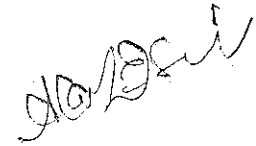
Signature



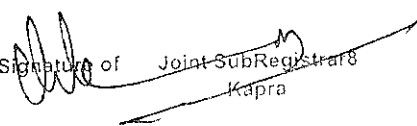
2			ANAND KUMAR DESAI R/O.FL.NO.303.HIMALAYA TOWERS.MARUTHI NAGAR.MOULA-ALI.HYD
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ANAND KUMAR DESAI

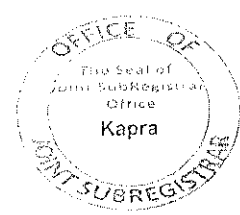
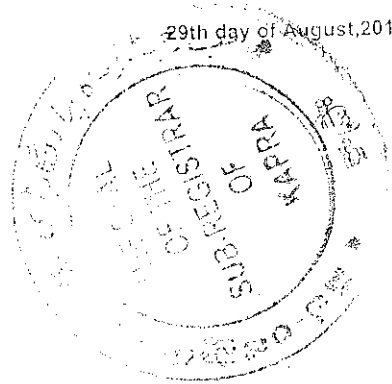
R/O.FL.NO.303.HIMALAYA
TOWERS.MARUTHI
NAGAR.MOULA-ALI.HYD



Signature of Joint SubRegistrar Kapra



29th day of August, 2016



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Bk-1, CS No 4291/2016 & Doct No 4145/2016 Sheet 1 of 9 Joint SubRegistrar Kapra

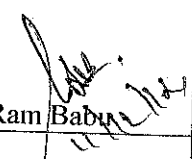
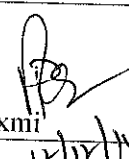
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-308
Name of Buyer	Mr. Joydeep Chakaborty

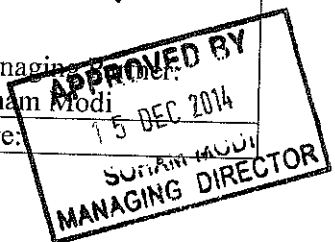
A.	Total sale consideration.	29,34,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,76,100/-
E.	Add: VAT	36,685/- ✓
F.	Add: Service Tax.	90,685/- ✓
G.	Add: Extra Specs Charges (revised)	Nil <i>Statement required from Engineer -</i>
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	32,42,737/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	113/- ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	86,363/- <i>not finalised.</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	<u>August 2014</u>

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	 Managing Director Soham Modi
Date: <u>11/12/14</u>	Date: <u>12/12/14</u>	Date: <u>12/12/14</u>	Date: <u>15 DEC 2014</u>

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.



1. 1.

RECEIVED
JAN 10 1964
U.S. AIR FORCE
HONOLULU, HAWAII

Hereinafter referred to as the "VENDEES/PURCHASERS"

Which expressions **VENDOR/SELLER** and **VENDEES/PURCHASERS** shall mean and include all their legal heirs, successors, legal representatives, executors, administrators, nominees and assignees etc.

WHEREAS the **VENDOR** is the absolute owner and peaceful possessor of Residential Flat bearing **No. 308, Third Floor, Block – I, Vista Homes**, in Survey Nos. **193, 194 and 195**, with undivided share of land admeasuring **74.12 Sq.yrds** or 61.96 Sq.mtrs, with plinth area of **1220 Sq.ft. RCC**, (976 Sq.ft. of built up area and 244 Sq.ft of common area) and one Car Parking Slot of **100.0 Sq.ft.** out of **Ac. 5.25 Gts**, situated at Bharat Nagar Colony, Kapra Under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District having purchased the same from M/s. Vista Homes, a Registered Partnership Firm, represented by its Partners, Sri Bhavesh V. Mehta and M/s. Summit Housing Pvt. Ltd, Represented by authorized Signatory, Sri Sohan Modi, S/o. Sri Satish Modi and Sri Nareddy Kiran Kumar, S/o. Sri Madhusudhan Reddy, represented by Agreement of Sale cum GPA Holders, M/s. Vista Homes by virtue of registered sale deed vide document No. **4064/2014** dated **03-12-2014**, Regd. in the office of the S.R.O. Kapra, R. R. District. Hereinafter referred to as Schedule Mentioned Property. Since then the **VENDOR/SELLER** is in continuous possession and enjoyment of the same with absolute rights.

Whereas the **VENDOR/SELLER** has decided to sell the schedule Property and the **VENDEES/PURCHASERS** has agreed to purchase the same, for a total sale consideration of **Rs.30,00,000/- (Rupees THIRTY LAKHS ONLY)**.

Both the parties' hereinabove have embossed certain terms and conditions to fulfill the sale as follows:

Now this Deed of Sale witnesseth as follows:-

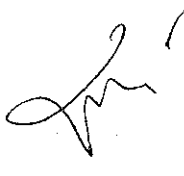
That in consideration of the said entire agreed sale consideration the **VENDEES/PURCHASERS** have paid the said amount to the **VENDOR/SELLER** in the following manner:

- | | |
|---|----------------|
| 1. Paid through on line transfer from ICICI Bank on 18-07-2016: | Rs. 25,000/- |
| 2. Paid through on line transfer with ICICI Bank on 11-08-2016: | Rs. 2,00,000/- |
| 3. Paid through on line transfer with ICICI Bank on 11-08-2016: | Rs. 2,75,000/- |
| 4. HD&C Bank Loan (File No.621273301): | Rs.25,00,000/- |

Total:

Rs.30,00,000/-
=====

Contd...3.


C.A.P. Reddy

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	119900	0	0	0	120000
Transfer Duty	NA	0	45000	0	0	0	45000
Reg. Fee	NA	0	15000	0	0	0	15000
User Charges	NA	0	100	0	0	0	100
Total	100	0	180000	0	0	0	180100

Rs. 164900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15000/- towards Registration Fees on the chargeable value of Rs. 3000000/- was paid by the party through E-Challan/BC/Pay Order No. 344PR9260816 dated 26-AUG-16 of SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 180000/-, DATE: 26-AUG-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 001433286, REMITTER NAME: SENDIL KUMAR KANDAVELU, EXECUTANT NAME: JOYDEEP CHAKRABORTY, CLAIMANT NAME: SENDIL KUMAR KANDAVELU).

Date:

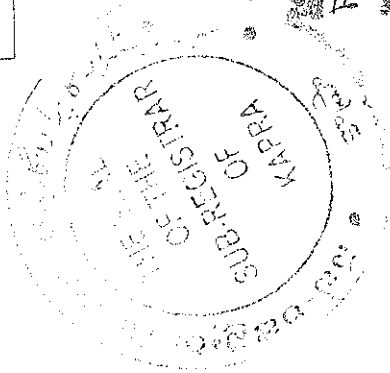
29th day of August, 2016

Signature of Registering Officer
Kapra

Bk-1, CS No 4291/2016 & Doct No 4125/2016 Sheet 2 of 9

Joint Sub Registrar
Kapra

న పుస్తకము 2016 సం./ కా.క. 1538
4125-2016 నెంబరుగా రిజిస్టరు చేయబడి
ప్లానింగ్ విమర్శన గుర్తు నెంబరు 1526
4125-2016 నా యాన్వర్సమెంటు
29 వ తేదీ



Signature of Registering Officer
Kapra



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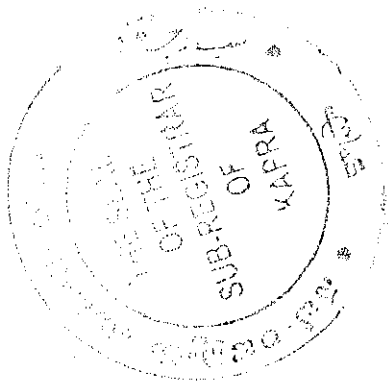
1. The **VENDOR/SELLER** have accepted and acknowledged for having received in full and final settlement of the said property, the **VENDOR/SELLER** hereby sell, convey and transfer by way of sale and for the use of **VENDEES/PURCHASERS** to hold and to enjoy the same hereinafter absolutely forever.
2. The **VENDOR/SELLER** do hereby acknowledge the receipt of the total sale consideration and the **VENDOR/SELLER** do hereby sell, grant, convey and transfer by way of absolute sale of the "Scheduled Property." More fully delineated in RED color in the plan annexed herewith.
3. The **VENDOR/SELLER** declares that he is the sole owner and in possession of the said property and that no other person or persons whatsoever have any right title or interest or share in the scheduled property or in any part thereof. As such, the **VENDOR/SELLER** are entitled to alienate the same unto the PURCHASER and none of her heirs shall have any manner of right, title or objection over the Scheduled property sold to the **VENDEES/PURCHASERS**.
4. The **VENDOR/SELLER** assure and covenant that there are no encumbrances, charges, mortgages, gift, or court proceedings, whatsoever in respect of any encumbrance being bound over the Scheduled property and the same shall be indemnified by the **VENDOR/SELLER** to the PURCHASER.
5. The **VENDOR/SELLER** have handed over the possession of Scheduled Property today as such the PURCHASER shall have peaceful possession and enjoyment of the Scheduled Property along with other Flat owners free from any interruption and disturbances by the **VENDOR/SELLER** or their heirs.
6. That in the event of any share in the Scheduled Property being listed by the **VENDEES/PURCHASERS** on account of any claim made thereto by any other person the **VENDOR/SELLER** or their heirs shall indemnify the **VENDEES/PURCHASERS** in full for such loss together with litigations expenses to protect the title of the PURCHASER over the Scheduled Property.
7. The **VENDOR/SELLER** hereafter do and execute and/or caused to be done such other and further lawful acts, deeds and things and assurances whatsoever as may be or shall reasonably required to protect the title of the PURCHASER hereby granted and conveyed.
8. The **VENDOR/SELLER** have paid all the taxes, charges, payable in respect of the Schedule mentioned property up to the date of registration and the same shall be paid by the **VENDEES/PURCHASERS** in future, However if any dues are found and is payable by the **VENDEE/PURCHASER**. The **VENDOR/SELLER** agreed to compensate the **VENDEES/PURCHASERS** such amount paid by the **VENDEES/PURCHASERS**.

Contd.....4.



Ek-1 CS No 4291/2016 & Doct No
4295 2016 Sheet 3 of 9 SubRegistrar
Kapra



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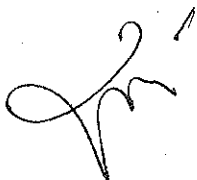


9. The **VENDOR/SELLER** hereby declares that they have handed over all the original documents, Link documents, Municipal Tax Receipt, Electricity Bills etc. to the **VENDEES/PURCHASERS** on this day of Registration.
10. The **VENDOR/SELLER** covenants to indemnify the **VENDEES/PURCHASERS** against all losses, which the Purchaser may sustain by reason of any defect in the title of the **VENDOR/SELLER** over the Scheduled Property, hereby conveyed.

TO HAVE PEACEFUL USE AND OCCUPATION OF THE BUILDING COMPLEX THE VENDEE/PURCHASER HEREBY CONVENANTS AS FOLLOWS:-

1. The **VENDEES/PURCHASERS** shall keep his vehicle only in parking area allotted to him. The common area shall be under the control of the Society. The **VENDEES/PURCHASERS** hereby address to use and enjoy jointly all the amenities include usage of staircase, common parking area.
2. The **VENDEES/PURCHASERS** hereby agree to be a member/s of the Society or Association to be registered under the societies Act or any other analogues enactment or regulations that may be formed by all the flat owners of the said building complex, and **VENDEES/PURCHASERS** shall abide by the rules and bye-laws of the said society who shall be the administrators and supervisors of common services which as lift/s, corridors, passages, staircase, drainage, water supply, maintenance of bore-wells, electricity and other properties of common enjoyment and maintenance of security staff and such other welfare activities as the general body of the society may consider and resolve by a special resolution.
3. The **VENDEES/PURCHASERS** shall pay to the Society association his share of the amount towards common services, insurance premium, and taxes, livable on the entire building complex. Further the **VENDEES/PURCHASERS** shall pay the property tax, electricity meter deposit and rent, electricity consumption charges and water charges etc., to the concerned authorities regularly.
4. The **VENDEES/PURCHASERS** shall not at any time demolish or cause to be demolished their Flat of any part of the building including the common areas such as staircase, gutters, spaces, drain pipes, cables, water course, gutters, wires and other convenience necessary for property utility and cause any injury or damage to the structure of the building.
5. The **VENDEES/PURCHASERS** shall not close the Verandahs or lounges of the balconies and shall not make any alteration in the flat and shall not alter the exterior color of the building complex. The exterior color of the building can be changed according to the majority decision of the flat owners or the society, for this purpose the flat owners means all persons having right, title or interest in any part of the building. The design of the grills provide to the balconies and it shall be as suggested to maintain uniformity in the appearance of the building.

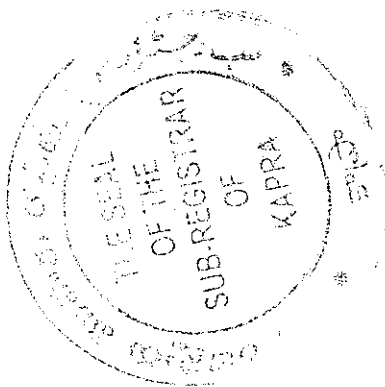
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C.A. P. S. S.



BK-1, CS No 4291/2016 & Doct No
4125 2016 Joint SubRegistrar
Kapra



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6. The **VENDEES/PURCHASERS** hereby agrees to pay all the taxes such as property, tax etc., levied or to be levied prospectively by the Government, Central or State from time to time irrespective of the Schedule Property for this purchase. The **VENDEES/PURCHASERS** shall execute necessary declarations/affidavit etc., before the state or central Govt. authorities taking to pay the tax as levied or to be levied in respect of the schedule property if necessary.
7. The **VENDEES/PURCHASERS** hereby agrees to keep his/her/their respective flat as well as the partition walls, drains, drainpipes, water pipe lines, and the appearances thereto in good condition so as to support shelter and protect all parts of the building and also for proper utility and occupation.
8. The **VENDEES/PURCHASERS** hereby agrees to use the common overhead tank jointly along with other flat owners and undertakes to pay the water charges proportionately.
9. All the terms and conditions of SALE DEED shall apply to the tenants/ licensees or the representatives/authorized agents of the **VENDEES/PURCHASERS**. It shall be the responsibility of the **VENDEES/PURCHASERS**, signed by such tenants/occupants of the flat undertaking to pay the maintenance charges regularly.
10. The **VENDOR/SELLER** covenants that the schedule property is not an assigned land within the meaning of Act IX of 1977.
11. The **VENDEES/PURCHASERS** have paid the Stamp Duty, Registration Fee and User Charges of **Rs.1,80,000/-** vide E Challan No.344PR9260816 dated 26-08-2016 paid at State Bank of Hyderabad, Kusaiguda Branch, Ranga Reddy District.

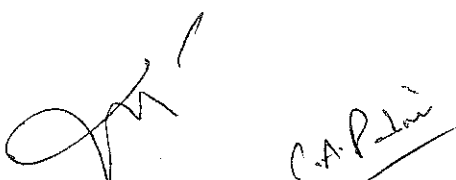
SCHEDULE OF THE PROPERTY

All that the Residential Flat bearing **No. 308, Third Floor, Block – I, Vista Homes**, in Survey Nos. **193, 194 and 195**, with Plinth area of **1220 Sq.ft. RCC**, (i.e. 976 Sq.ft. of built up area and 244 Sq.ft. of common areas) and one Car Parking slot of 100.0 Sq.ft. with undivided share of land admeasuring **74.12 Sq.yrds** or 61.96 Sq.mtrs, out of **Ac. 5.25 Gts**, situated at Bharat Nagar Colony, Kapra, Under GHMC Kapra Circle, Keesara Mandal, Ranga Reddy District and bounded as under:

BOUNDARIES FOR ENTIRE LAND

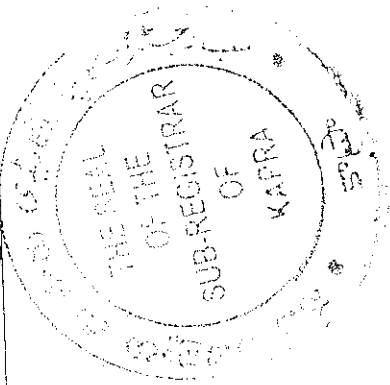
NORTH	:	Survey No.199
SOUTH	:	Survey No.199
EAST	:	Survey No.199 and 40'-0" Wide Approach
WEST	:	Survey No.199

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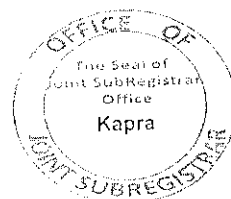




Blk-1, CS No 4291/2016 & Doct No
4725/2016 Sheet 5 of 9
Joint SubRegistrar
Kapra



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:: 6 ::

BOUNDARIES FOR THE FLAT

NORTH : Open to Sky
SOUTH : Open to Sky
EAST : Open to Sky
WEST : Open to Sky and 6'-6" Wide Corridor

(Morefully described in annexed plan as shown as RED in colour)

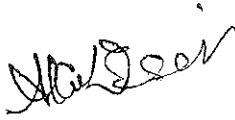
IN WITNESS WHEREOF, the VENDOR/SELLER has signed this deed of Sale with free will and consent on this the day, month and year first above mentioned in presence of the following witnesses.

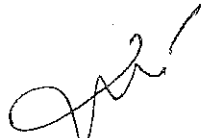
WITNESSES:-

1.



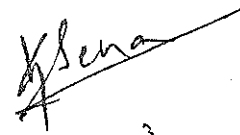
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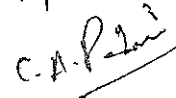


VENDOR/SELLER

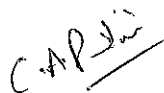
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2.



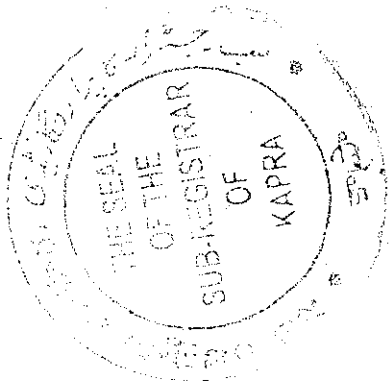
VENDEES/PURCHASERS



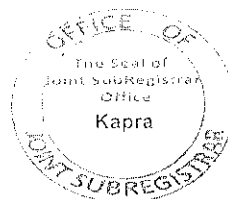


Bk-1 CS No 4291/2016 & Doct No
4185 2016 Sheet 6 of 9

Joint SubRegistrar
Kapra



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ANNEXURE – 1 (A)

1. Description of Building:

Residential Flat bearing **No. 308, Third Floor, Block – I, Vista Homes**, in Survey Nos. **193, 194 and 195**, with undivided share of land admeasuring situated at Bharat Nagar Colony, Kapra, Under GHMC Kapra Circle, Keesara Mandal, Ranga Reddy District.

- | | | | |
|----|---|---|---|
| a) | Nature of Roof | : | RCC Roof (G + 4) |
| b) | Type of Structure | : | Framed Structure |
| 2. | Age of Building | : | 3 years |
| 3. | Total extent of site | : | Undivided share of land
74.12 Sq.Yds, or 61.96 sq.mt.
out of 5-25 Gts |
| 4. | Built-up area
3 rd Floor | : | 1220 Sq.ft and Parking slot of 100 Sq.ft. |
| 5. | Annual Rental Value | : | Rs. 30,000/- |
| 6. | Municipal Tax per annum | : | Rs. _____/- |
| 7. | Party's own estimate of
Market Value of the building | : | Rs.30,00,000/- |
| 8. | Govt. Market Value of the
Property as per basic Register | : | Rs.18,30,000/- |

CERTIFICATE

I/We do hereby desire that what be stated above is true and correct to the best of my/our knowledge and belief.

Date: 29-08-2016

Place: Kapra

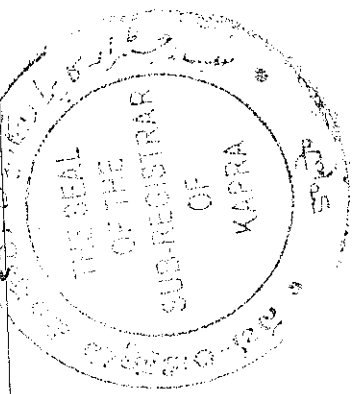


Signature of the Vendor

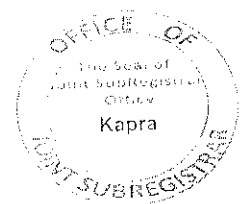
C.A.P. - 123

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4125-2016 Sheet 7 of 9

Joint SubRegistrar
Kapra



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Plan Showing Residential Flat No. **No. 308, Third Floor, Block – I, Vista Homes**, in Survey Nos. **193, 194 and 195**, situated at Bharat Nagar Colony, Kapra, Under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District

VENDOR: **Sri. JOYDEEP CHAKRABORTY**, S/o Sri Jiten Chakraborty

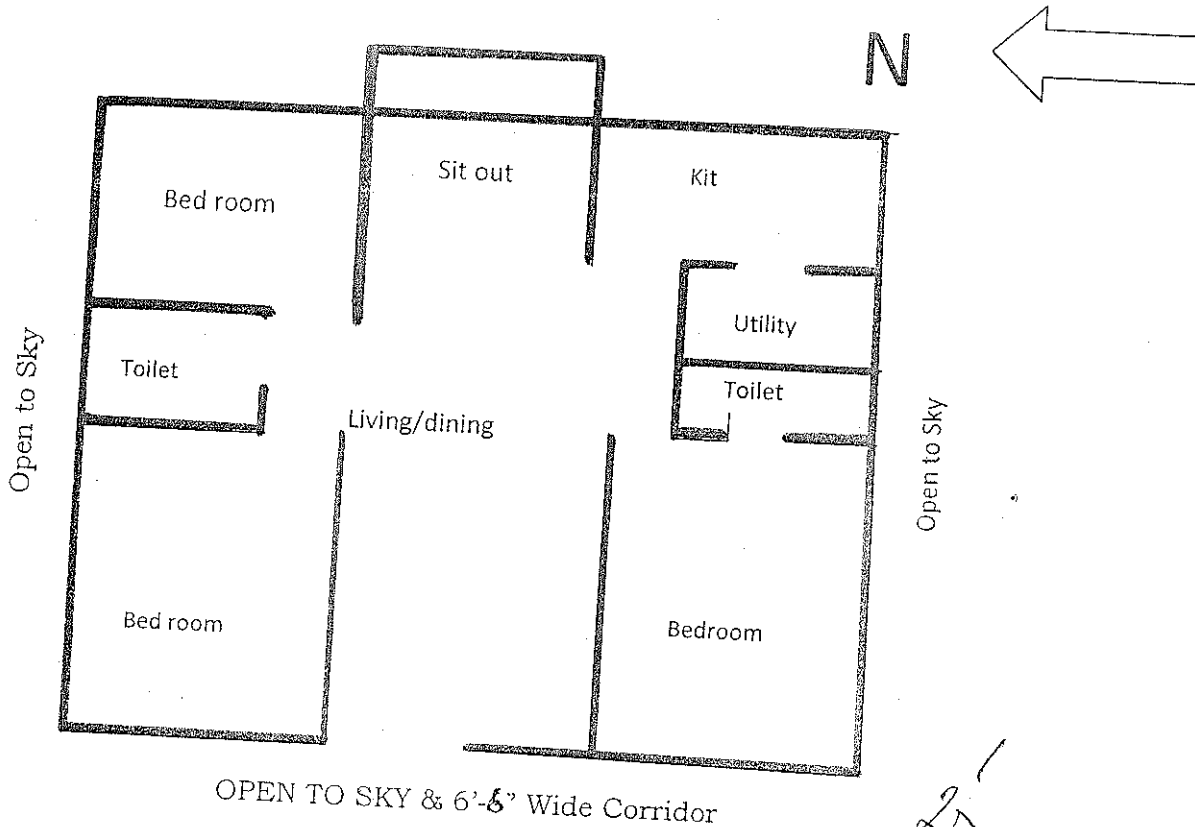
VENDEE: 1. **Sri. SENDIL KUMAR KANDAVELU**, S/o. Sri B. Kandavelu,
2. **Smt. CA PADMINI**, W/o. Sri Sendil Kumar Kandavelu,

Admeasuring: Undivided share of land **74.12 Sq.Yds**, out of 5.25 Gts
Plinth area: 1220 Sq.ft.

INCLUDED:



OPEN TO SKY



WITNESSES:

1. *Cai*
2. *Shirag sei*

VENDOR

1. *Benar*
2. *C.A.P. Lini*

VENDEES

C.A.P. Lini



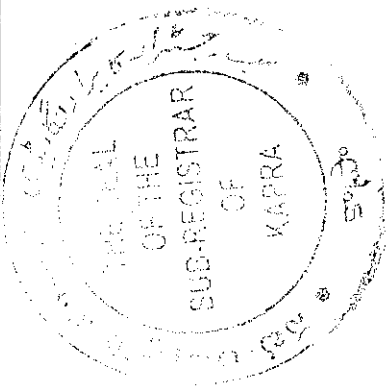
Bk-1, CS No 4291/2016 & Doct No

485 2016

Sheet 8 of 9

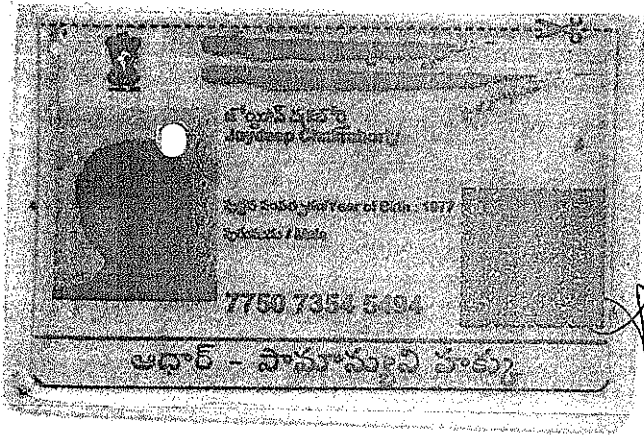
Joint SubRegistrar

Kapra

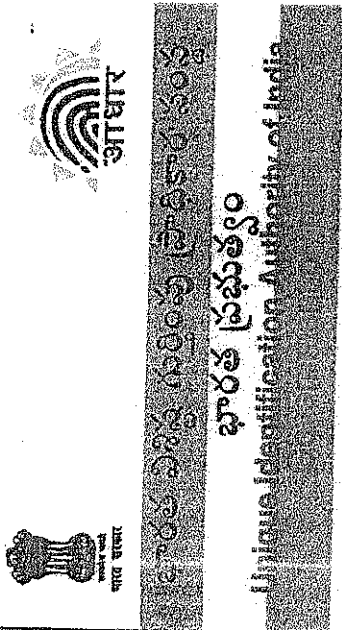
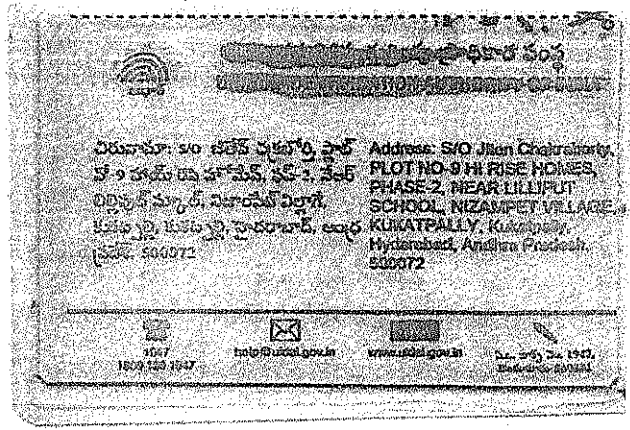


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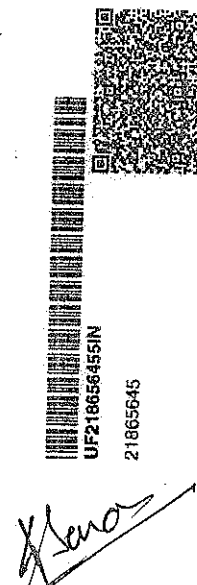




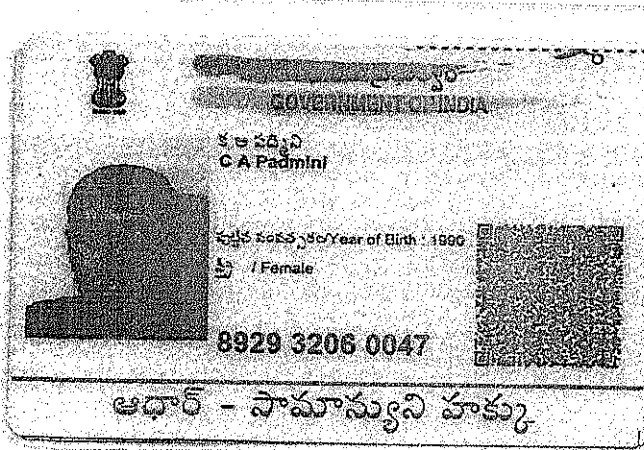
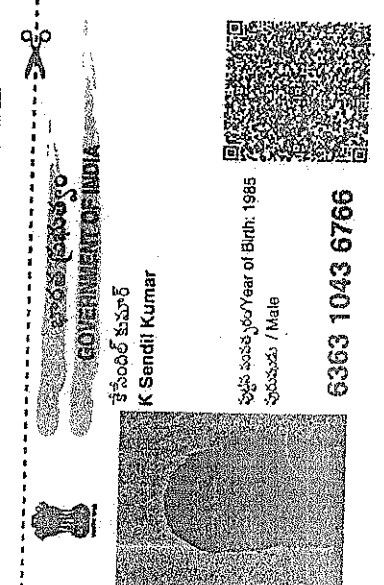
VENDOR



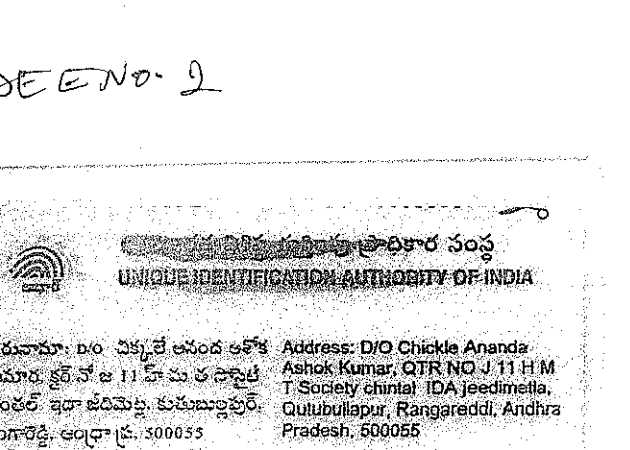
VENDOR No. 1
సమాచిత సంఖ్య / Enrollment No. : 1111/12304/01711
To
K Sendil Kumar
కే సెందిల్ కుమార్
S/O B Kanda Velu
30-265/20/A/303
SAINATH PURAM
A S RAO NAGAR
MALKAJGIRI
Echi, Hyderabad,
Andhra Pradesh - 500062
14/04/2012



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
6363 1043 6766
ఆధార్ - సామాన్య ని హక్కు



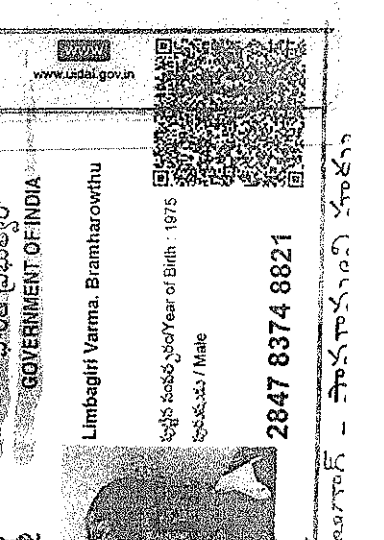
WITNESS No. 1



సమాచిత సంఖ్య / Enrollment No. : 1190/10828/08381
To
Limbagiri Varma, Bramharowthu
42-473 Street No.5, Gayathri Nagar
Moula Ali R R Dist
Hyderabad
Andhra Pradesh - 500040



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2847 8374 8821
ఆధార్ - సామాన్య ని హక్కు



WITNESS No. 2

GOVERNMENT OF ANDHRA PRADESH
ఆనంద్ కుమార్ దేశాయ్
Anand Kumar Desai

పుట్టిన సంవత్సరం / Year of Birth: 1959
పురుషుడు / Male

7527 6743 2492

అధికారి - సామాన్య నివాస హక్కు

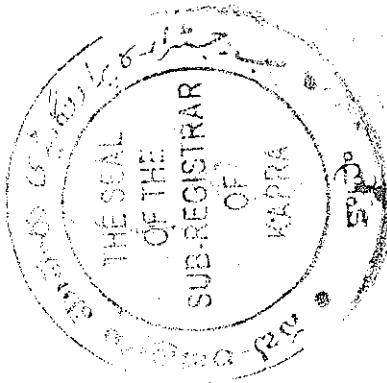
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Late Kailash Chand, FLAT NO 303, HIMALAYA TOWERS, MARUTHI NAGAR, NEAR VENKATESHWARA SWAMY TEMPLE, MOULALI, MALKAJGIRI, Hyderabad, Andhra Pradesh, 500062

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in

Handwritten signature

BK 1 CS No 4291/2016 & Doct No 4291/2016
Sub Registrar 8
Kapra



- D. The Vendor 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 along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a luxury apartment bearing flat no.308 on the third floor, in block no. 'I' admeasuring 1220 sft. of super built-up 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 proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. 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. 29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee 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 luxury apartment bearing flat no.308 on the third floor, in block no. 'I', 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:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - A reserved parking space for single car on the stilt floor, 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. 29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

For VISTA HOMES

Partner

For VISTA HOMES

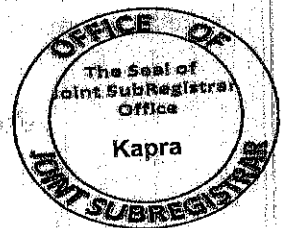
Partner

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4064/2014

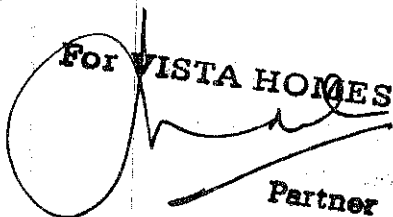
Joint Sub Registrar
Kapra



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2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
3. The Vendor further covenants 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 Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. 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 Vendee in the concerned departments.
7. 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.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee 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 Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
 - i. The Vendee 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 Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk -1, CS No 4161/2014 & Doct No
4064/2014

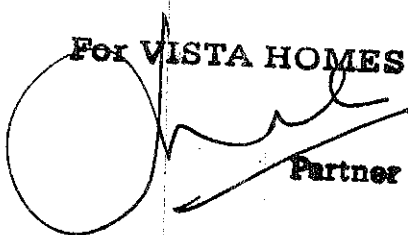
Joint SubRegistrar
Kapra



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- iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee 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 Vendee 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 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 Vendee 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 Vendee.
- 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 Vendor and the Vendee 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 Vendee.
- 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 Vendee 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 Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.

For VISTA HOMES

Partner

For VISTA HOMES

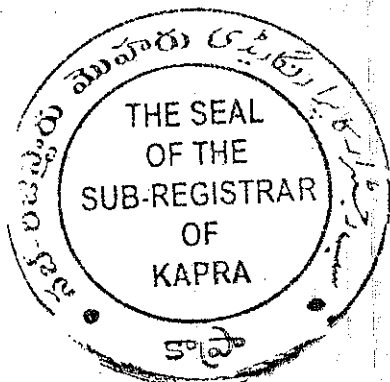
Partner

Bk - 1, CS No 4161/2014 & Doct No

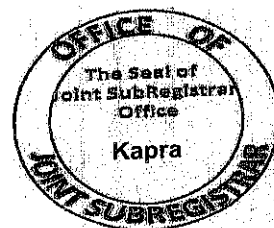
12064/2014. Sheet 5 of 13

Joint SubRegistrar

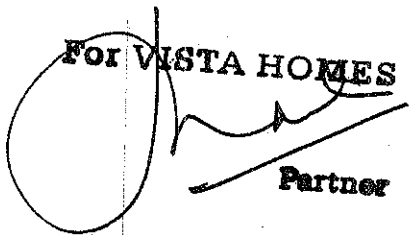
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- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee 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 Vendee 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 Vendee, 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.

For VISTA HOMES

Partner

For VISTA HOMES

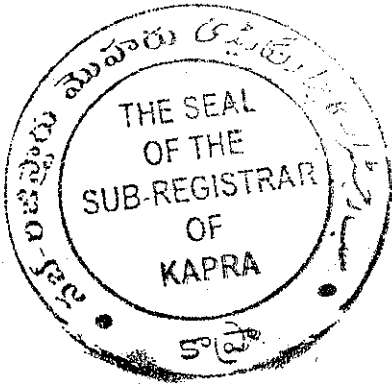
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Bk -1, CS No 4161/2014 & Doct No

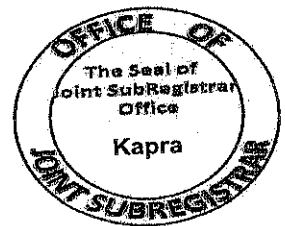
4064/2014 Sheet 6 of 13

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 luxury apartment bearing flat no. 308 on the third floor, in block no. 'I' 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	Open to Sky & 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. *Rajiv Parhaan*
2. *Shobha Sankla*

For VISTA HOMES

Partner

For VISTA HOMES

Partner

VENDOR

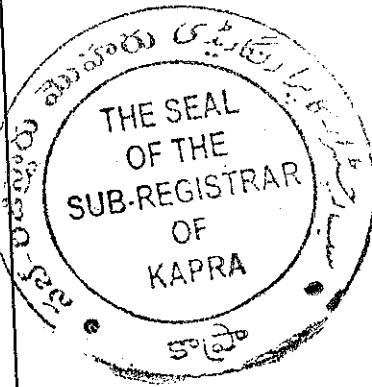
VENDEE

Bk - 1, CS No 4161/2014 & Doct No
4064/2014

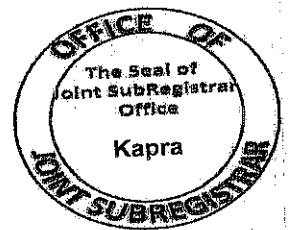
Sheet 7 of 13

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ANNEXURE-1-A

1. Description of the Building : LUXURY apartment bearing flat no. 308 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. (Basement + Ground + 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 100 sft. Parking space for One Car
- b) In the Third Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 29,34,780/-
- Date: 03.12.2014
- For VISTA HOMES**
Partner
- For VISTA HOMES**
Partner
- 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.

For VISTA HOMES
Partner

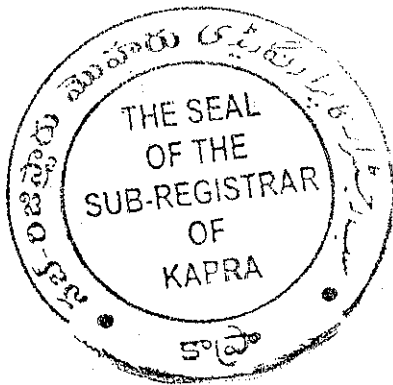
For VISTA HOMES
Partner

Date: 03.12.2014

Signature of the Executants

Bk-1, CS No 4161/2014 & Doct No
4064/2014

Joint SubRegistrar
Kapra



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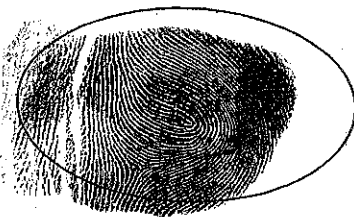
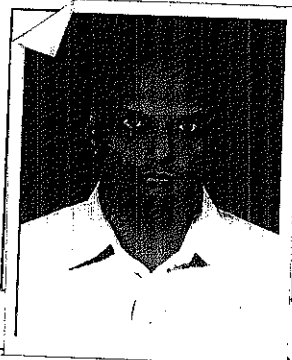
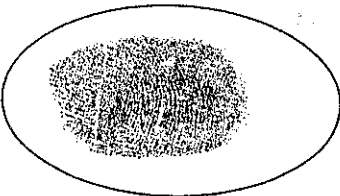
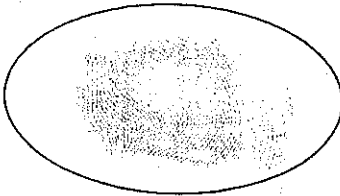
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:

1. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.

2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY, P. G. ROAD
SECUNDERABAD - 500 003.

SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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

BUYER:

MR. JOYDEEP CHAKRABORTY
S/O. MR. JITEN CHAKRABORTY
R/O. PLOT NO. 9, HIGHRISE HOMES
PHASE II, NIZAMPET VILLAGE
KUKATPALLY
HYDERABAD - 500 072.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF EXECUTANTS

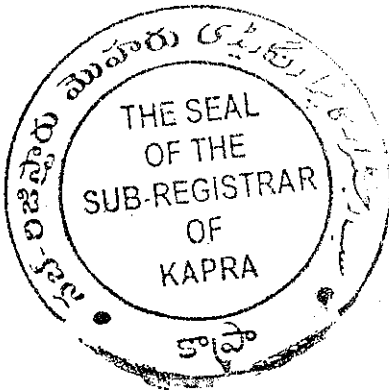
SIGNATURE OF BUYER

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4064/2014. Sheet 9 of 13

Joint Sub Registrar

Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 308 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:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

BUYER:

MR. JOYDEEP CHAKRABORTY, SON OF MR. JITEN CHAKRABORTY

REFERENCE:**AREA:**

74.12

SCALE:

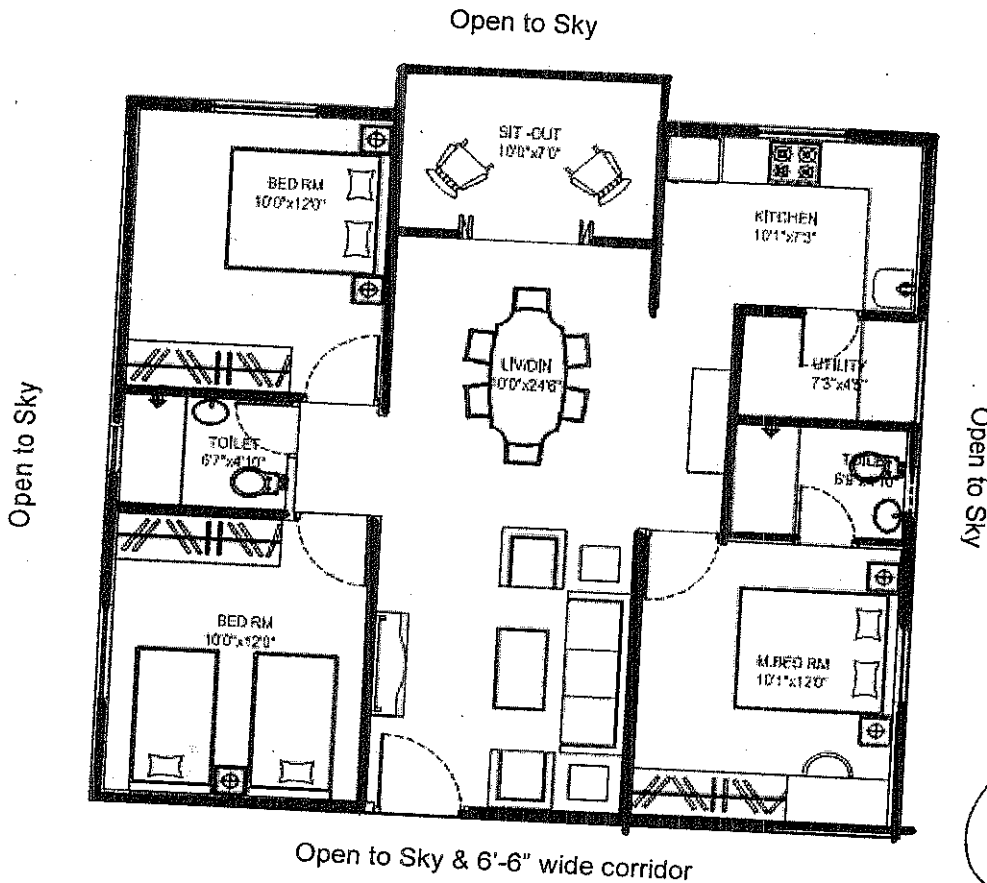
SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

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

**WITNESSES:**

1. *Ravi Pailan*
2. *Shobhu Sankla*

FOR VISTA HOMES

Partner

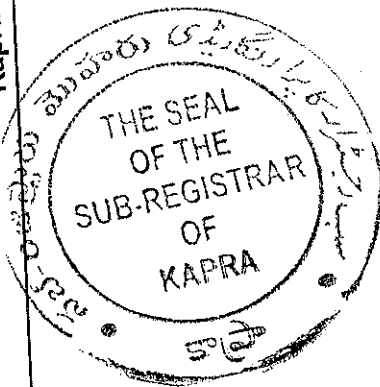
FOR VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

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4064/2014 Sheet 10 of 13 Joint Sub Registrar
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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2088P

06/01/07

For VISTA HOMES

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPPM6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, अखिल प्रोडोश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, अखिल प्रोडोश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

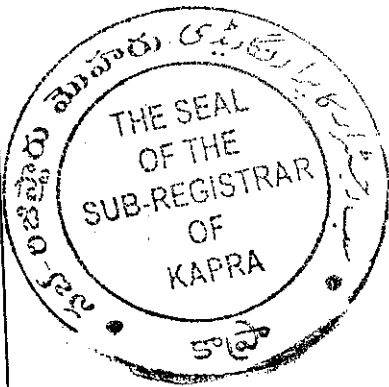
15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE

100023018

Prabakaran

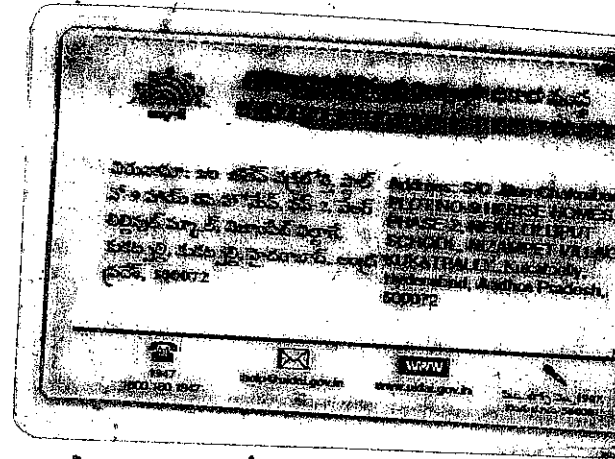
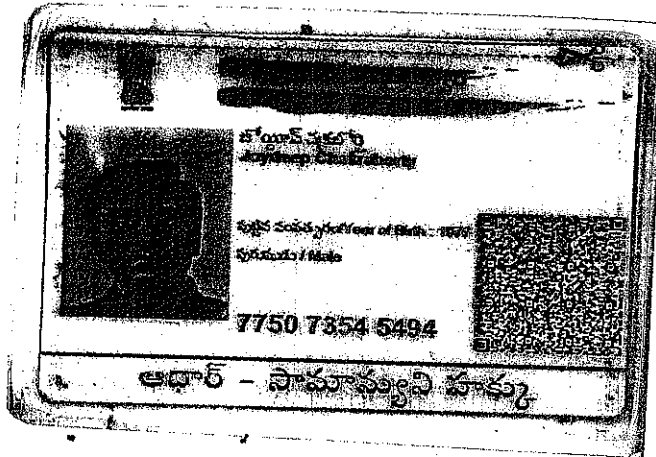
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4064/2014. Sheet 11 of 13 Joint Sub Registrar
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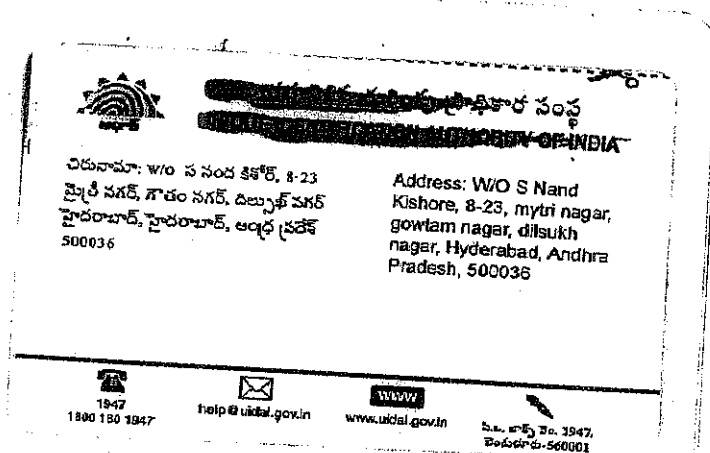
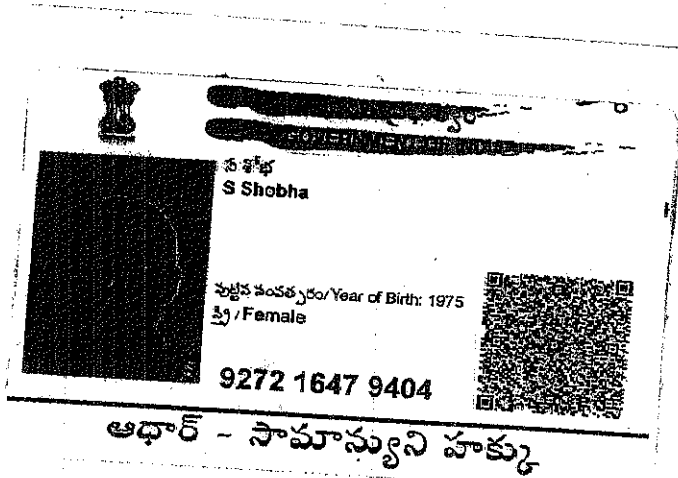
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BUNKER



WITNESS

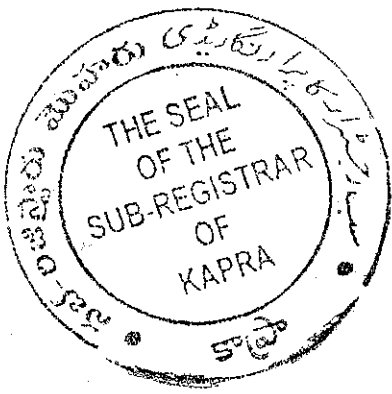


Siddhar Sankar

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4064/2014

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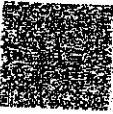
Joint Sub Registrar
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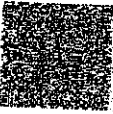
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WITNESSES


राजीव राधाकर
Raji Parthaar
पुनर्गठन सं. / YoB: 1985
स्त्री / FEMALE

7437 8763 1468
आधार-सामान्यमानपुदी हाकु

Raji Parthaar


राजीव राधाकर
Raji Parthaar
पुनर्गठन सं. / YoB: 1985
स्त्री / FEMALE

7437 8763 1468
आधार-सामान्यमानपुदी हाकु

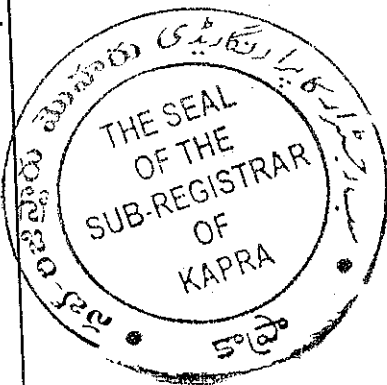
विद्युतनामा:
D/O: केवल चंद पार्थाकर, प्लॉट नं.
580, सिंगरनी कॉलोनी, बीएसपी
पेट्रोल बंक, साईदबाद, अलमसगुडा, क.व.
रंगारैड्य, आंध्र प्रदेश - 500079

Address:
D/O: Keval Chand Parthaar, plot no
580, Singareni Colony, ISP Petrol
Bunk, Saidabad, Almasguda, K.v.
Rangareddy, Andhra Pradesh - 500079

Aadhaar-Aam Admi ka Adhikar

Bk - 1, CS No 4161/2014 & Doct No
4064/2014

Joint SubRegistrar
Kapra



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