

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నం. 5001

శ్రీమతి / శ్రీ

P. Chandra Sekhar Reddy

ఈ రిగిస్ట్రేషన్ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal			23/7
దస్తావేజు విలువ	3118000			15/1
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	166/15			
రిజిస్ట్రేషన్ రుసుము	15590			
లోటు స్టాంపు (D.S.D.)	124620			
GHMC (T.D.)	100			
యూజర్ ఛార్జీలు	46970			
అదనపు షీట్లు	1			
5 x				
మొత్తం	187080			

RETURNED

937762

15/1

(అక్షరాల

15/1

రూపాయలు మాత్రమే)

తేది

15/1

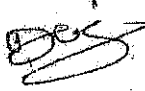
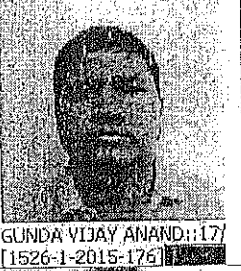
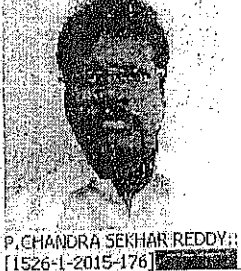
వాపసు తేది

15/1

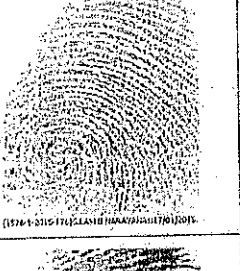
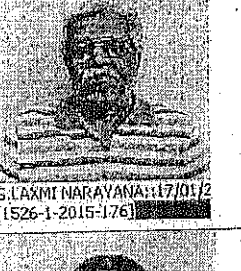
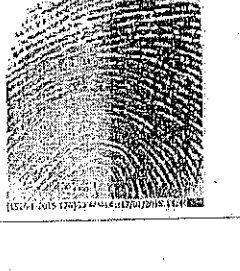
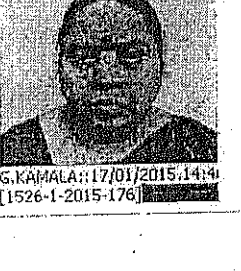
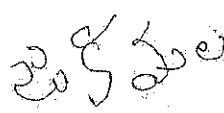
If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs.500/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Presentation Endorsement:

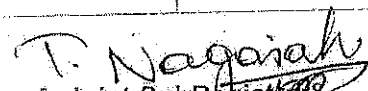
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15590/- paid between the hours of 2 and 3 on the 17th day of JAN, 2015 by Sri P.Chandra Sekhar Reddy

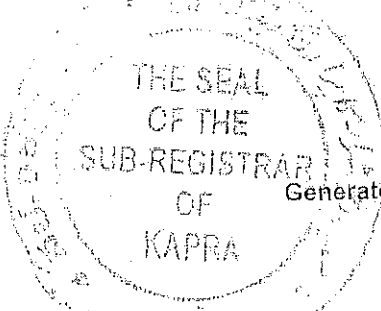
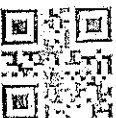
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 GUNDA SRIDEVI:17/01/2015 [1526-1-2015-176]	GUNDA SRIDEVI W/O. VIJAY ANAND F.NO.505, MANASA NEST APTS, M.J.COLONY, A.S.RAO NAGAR, HYD.	
2	CL		 GUNDA VIJAY ANAND:17/01/2015 [1526-1-2015-176]	GUNDA VIJAY ANAND S/O. GUNDA LAXMI NARAYANA F.NO.505, MANASA NEST APTS, M.J.COLONY, A.S.RAO NAGAR, HYD.	
3	EX		 P.CHANDRA SEKHAR REDDY:17/01/2015 [1526-1-2015-176]	P.CHANDRA SEKHAR REDDY S/O. LATE P.PRATAP REDDY P.NO.14, ANUPURAM COLONY, ECIL POST, HYD.	

Identified by Witness:

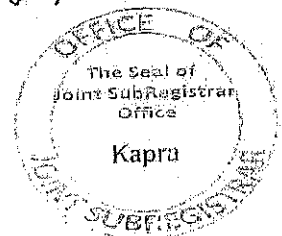
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G.LAXMI NARAYANA:17/01/2015 [1526-1-2015-176]	G.LAXMI NARAYANA R/O.PL.NO.228,WEST CHANDRAGIRI CLNY,SAFILGUDA,MALKAJ GIRI,SEC-BAD.	
2		 G.KAMALA:17/01/2015,14:41 [1526-1-2015-176]	G.KAMALA R/O.PL.NO.228,WEST CHANDRAGIRI CLNY,SAFILGUDA,MALKAJ GIRI,SEC-BAD.	

17th day of January, 2015


Signature of Joint SubRegistrar



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Bk-1, CS No 176/2015 & Doct No 166/2011 Sheet 1 of 12
Joint Sub Registrar Kapra

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 409 on the fourth 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 floor admeasuring about 100 sft. in the residential complex named as "Vista Homes", situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor under an understanding with the Builder M/s. Vista Homes, has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1542/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The original owner M/s. Vista homes has obtained the necessary permissions from GHMC in file no.24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing flat no 409 on fourth 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. 31,18,000/- (Rupees Thirty One Lakhs Eighteen 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.



Kapra

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	171390	0		0	171490
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	15590	0		0	15590
User Charges	NA	105	0		0	105
Total	100	187085	0		0	187185

Rs. 171390/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15590/- towards Registration Fees on the chargeable value of Rs. 3118000/- was paid by the party through Challan/BC/Pay Order No ,937762 dated ,17-JAN-15.

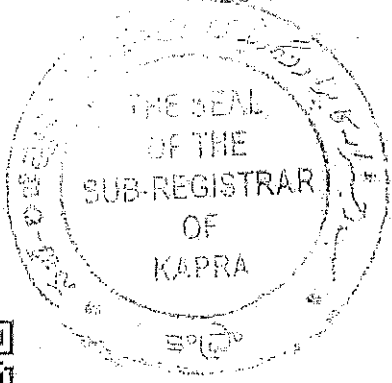
Date
17th day of January, 2015

Signature of Registering Officer
T. Nagaraj
Kapra

1936 SE 2015 27-8-2015

166 2015 No. / 102 5
166 2015 No. / 102 5
166 2015 No. / 102 5
166 2015 No. / 102 5

T. Nagaraj
17-01-2015



BK-1, CS No 176/2015 & Doct No 166 / 2015. Sheet 2 of 12
Joint SubRegistrar Kapra



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

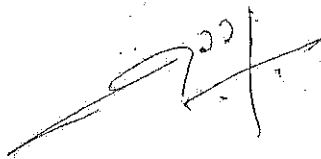
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 409 on the fourth floor, in block no. 'I', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the Basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.31,18,000/- (Rupees Thirty One Lakhs Eighteen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

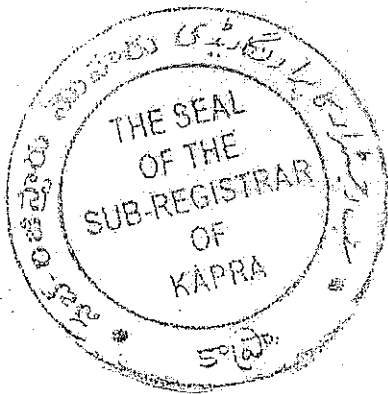
- i. Rs.24,93,757/- (Rupees Twenty Four Lakhs Ninety Three Thousand Seven Hundred and Fifty Seven Only) paid by way of cheque no.055330, dated 06.01.2015 drawn on Punjab National Bank, Saeed Plaza, Saifabad Branch, Hyderabad issued by PNB Housing Finance Ltd.,
- ii. Rs. 6,00,000/- (Rupees Six Lakhs Only) paid by way of cheque no.00008, dated 18.12.2014 drawn on HDFC Bank, Rajbhavan Road Branch, Hyderabad.
- iii. Rs.24,243/- (Rupees Twenty Four Thousand Two Hundred and Forty Three Only) (Part Payment) paid by way of cheque no.014548, dated 16.12.2014 drawn on ICICI Bank, Malkajgiri Branch, Hyderabad.

- 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.

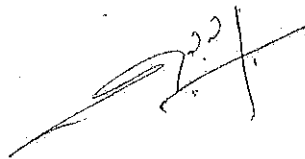


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166 / 201 Sheet 3 of 12


Joint SubRegistrar
Kapra

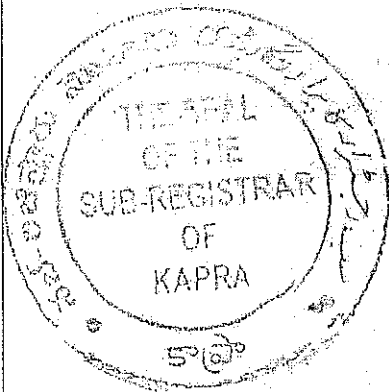


5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, 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.
 - 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.

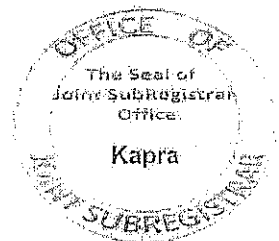


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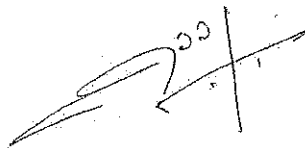

Joint Sub Registrar
Kapra



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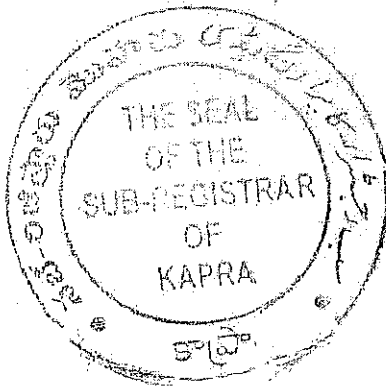


- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the 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.



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Joint Sub Registrar
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'

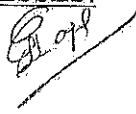
SCHEDULE OF FLAT

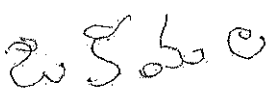
All that portion forming a deluxe apartment bearing flat no. 409 on the fourth floor, in block no. 'I' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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 & 6'-6" wide corridor
West By	Open to Sky

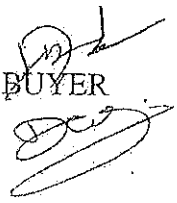
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

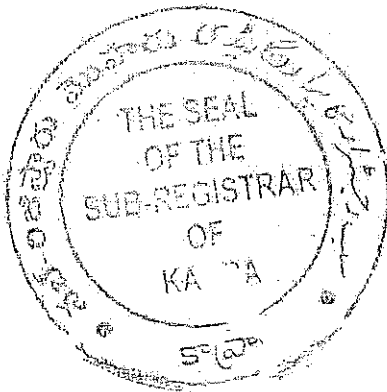
2. 


VENDOR

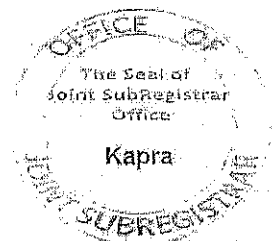

BUYER

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Joint SubRegistrar
Kapra



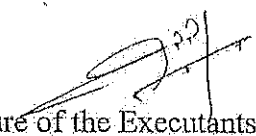
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE flat bearing flat no. 409 on the fourth 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 Upper 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 Fourth Floor : 1220 sft.
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 31,18,000

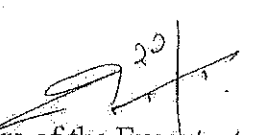
Date: 17.01.2015


Signature of the Executants

C E R T I F I C A T E

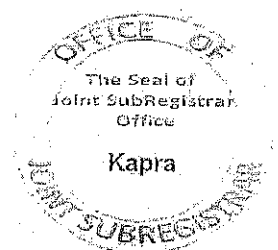
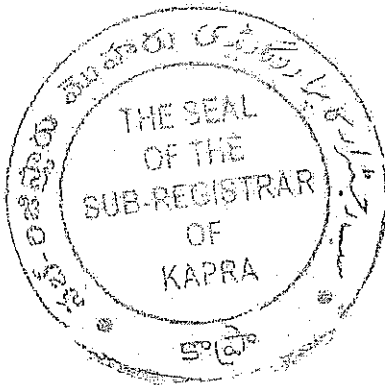
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 17.01.2015


Signature of the Executants



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166/2011 Sheet 7 of 12
Joint SubRegistrar
Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 409 IN BLOCK NO. 'I' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

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

SHRI. P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

BUYER:

1. MR. GUNDA VIJAY ANAND, SON OF MR. GUNDA LAXMINARAYANA

2. MRS. GUNDA SRIDEVI, WIFE OF MR. VIJAY ANAND GUNDA

REFERENCE:**AREA:**

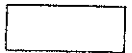
74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

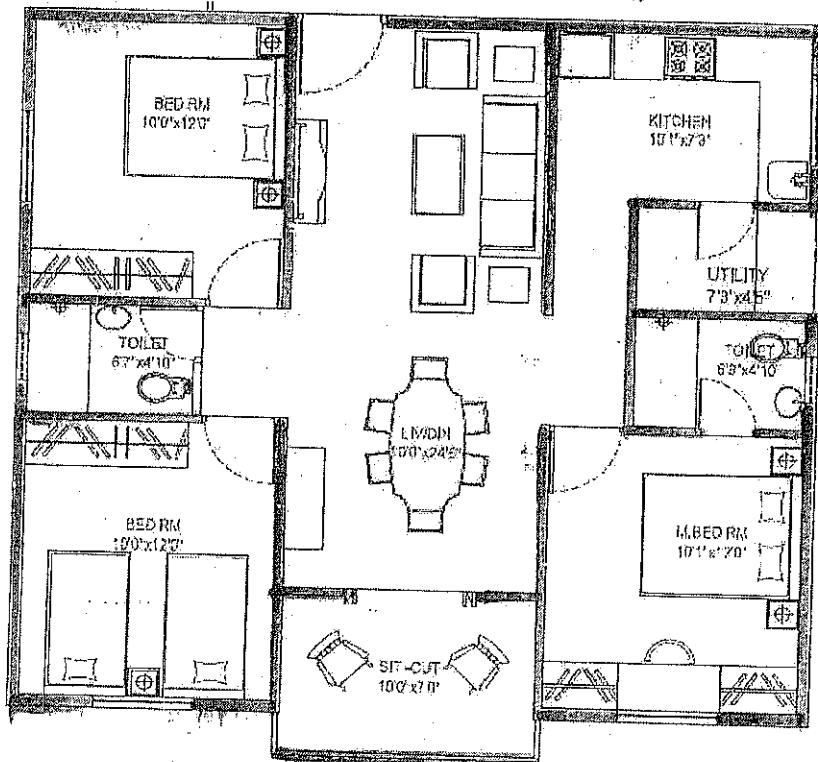
**EXCL:**

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

Open to Sky & 6'-6" wide corridor



Open to Sky



Open to Sky

Open to Sky

WITNESSES:

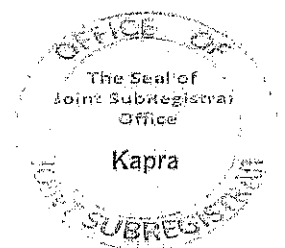
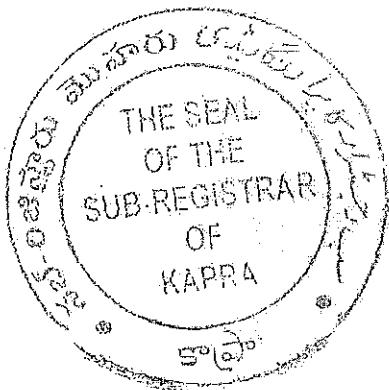
1.

2.

SIGNATURE OF THE VENDOR

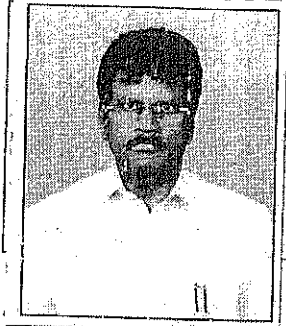
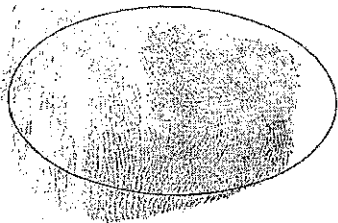
SIGNATURE OF THE BUYER

BK:1:CS No 176/2015 & Doct No
166/2015 Sheet 8 of 12
Joint SubRegistrar
Kapra



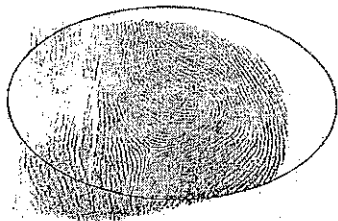
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



VENDOR:

SHRI. P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD - 500 062,



BUYERS:

1. MR. GUNDA VIJAY ANAND
S/O. MR. GUNDA LAXMINARAYANA
R/O. FLAT NO. 505
MANASA NEST APARTMENTS
M. J. COLONY
OPP: ST. XAVIERS HIGH SCHOOL
A. S. RAO NAGAR
HYDERABAD



2. MRS. GUNDA SRIDEVI
W/O. MR. VIJAY ANAND GUNDA
R/O. FLAT NO. 505
MANASA NEST APARTMENTS
M. J. COLONY
OPP: ST. XAVIERS HIGH SCHOOL
A. S. RAO NAGAR
HYDERABAD

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF EXECUTANTS

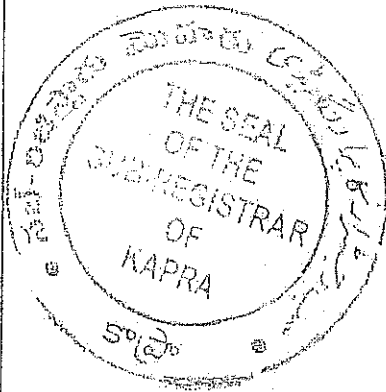
SIGNATURE(S) OF BUYER(S)

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166 12015 Sheet 10 of 12

Joint SubRegistrar

Kapra

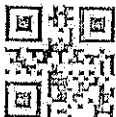
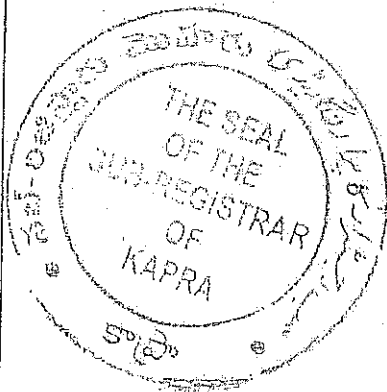


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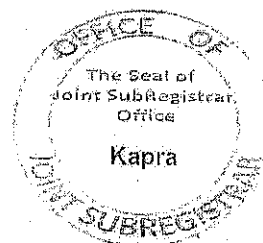


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Kapra



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Buner

आयकर विभाग
INCOME TAX DEPARTMENT
GUNDA VIJAY ANAND
GUNDA LAXMI NARAYANA
27/01/1974
Permanent Account Number
AHNPG4197L
Signature
भारत सरकार
GOVT. OF INDIA
25/08/2010

गुंडा श्रीदेवी
Gundla Sri Devi
गुंडा श्रीदेवी
Gundla Sri Devi
पुष्पन संवत्सरे/Year of Birth: 1974
स्त्री / Female
3136 3370 2348

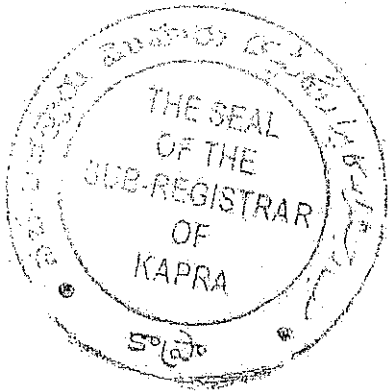
अर्धार् - सौम्यानुयुनि हाकु

Bk-1, CS No 176/2015 & Doct No

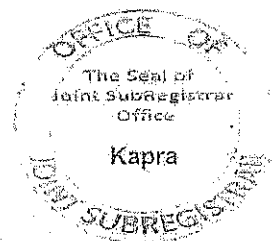
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WITNES

आयकर विभाग
INCOME TAX DEPARTMENT
GUNDA LAXMINARAYANA
NEELIAH GUNDA

15/06/1950

Permanent Account Number

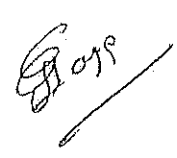
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Signature

भारत सरकार
GOVT. OF INDIA



30062014

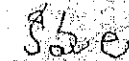


आयकर विभाग
INCOME TAX DEPARTMENT
KAMALA GUNDA
SAMIAH KUSUMA

30/06/1958

Permanent Account Number

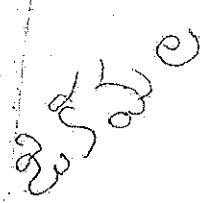
BHYPG0634C


Signature

भारत सरकार
GOVT. OF INDIA



02032013



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Joint SubRegistrar
Kapra

