

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

3031

నెం.

శ్రీమతి / శ్రీ

P. Chandana Sekhar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	23/3	23/3	23/3	23/3
దస్తావేజు విలువ	2450000	22/4	22/4	22/4
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1388/15			
రిజిస్ట్రేషన్ రుసుము	12250			
లోటు స్టాంపు (D.S.D.)	97900			
GHMC (T.D.)	100			
యూజర్ ఛార్జీలు	36750			
అదనపు షీట్లు	1			
5 x				
మొత్తం	147000			

(అక్షరాల)

తేది

22/4

వాపసు తేది

రూపాయలు మాత్రమే)

సెల్-రిజిస్ట్రారు
సబ్ రిజిస్ట్రారు
కాఫీ

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.

CS 1438

D.No. 1388/2015

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BH 578453

S.No. 9870

Date: 23-07-2014

Sold to: P. CHANDRA SEKHAR REDDY

S/o. P. PRATAP REDDY

For Whom: SELF

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

Plot No. 227, Opp. Back Gate of City

Civil Court, West Marredpally,

Sec'bad.

Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 22nd day of April 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 52 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad - 500 062, 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.).

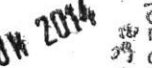
IN FAVOUR OF

Mr. Pendyala Babu Shankar, Son of Mr. P. Manohar Rao, aged about 29 years, Occupation: Service, residing at Plot no. 22 & 23, Sai Sadan Apartments, Shiva Sai Nagar, Phase-II, Kusaiguda, 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.).

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. 12250/- paid between the hours of 4 and 5 on the 22nd day of APR, 2015 by Sri P.Chandra Sekhar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			PENDYALA BABU SHANKAR S/O. P.MANO HAR RAO PLOTNO.22 & 23 SAI SADAN APTS, SHIVA SAI NAGAR PHASE-II KUSHAIGUDA HYD	
2	EX			P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			P.RAJA MAHENDER R/O.1-16-110,SAI NAGAR ALWAL SECBAD.	
2			P.MANASA R/O.P.NO.22,23,SAI SADAN APTS,SHIVA SAI NAGAR KUSHAIGUDA HYD.	

22nd day of April,2015

Signature of Joint SubRegistrar8
Kapra

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Joint SubRegistrar8
Kapra



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WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 106 on the first 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", 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 106 on first 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. 24,50,000/- (Rupees Twenty Four Lakhs Fifty 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.



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	134650	0		0	134750
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	12250	0		0	12250
User Charges	NA	105	0		0	105
Total	100	147005	0		0	147105

Rs. 134650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12250/- towards Registration Fees on the chargeable value of Rs. 2450000/- was paid by the party through Challan/BC/Pay Order No ,938718 dated ,22-APR-15.

Date
22nd day of April,2015

Signature of Registering Officer
Kapra

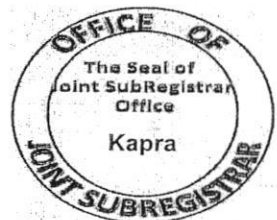
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1388/2015 Sheet 2 of 12
Joint SubRegistrar
Kapra

2వ పుస్తకము 2015 సం./ చ.శ. - 1388
పు. 1388... నెంబరుగా రిజిస్టరు చేయబడి
శ్వాసింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526
1388/2015 - గా యాన్వర్షన్ చేయబడి
2015 సం. 22వ తేదీ

సబ్-రిజిస్ట్రార్



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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. 106 on the first floor, in block no. 'I', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.24,50,000/-(Rupees Twenty Four Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.17,21,250/-(Rupees Seventeen Lakhs Twenty One Thousand Two Hundred and Fifty Only) paid by way of cheque no.107257, dated 16.04.2015 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.2,53,000/-(Rupees Two Lakhs Fifty Three Thousand Only) paid by way of cheque no.224826, dated 13.04.2015 drawn on ICICI Bank, Kapra Branch, Hyderabad.
 - iii. Rs.2,50,750/-(Rupees Two Lakhs Fifty Thousand Seven Hundred and Fifty Only) (Part Payment) paid by way of cheque no.224835, dated 20.04.2015 drawn on ICICI Bank, Kapra Branch, Hyderabad
 - iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.224822, dated 12.03.2015 drawn on ICICI Bank, Kapra Branch, Hyderabad.
 - v. Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.224821, dated 03.03.2015 drawn on ICICI Bank, Kapra 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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Joint SubRegistrar
Kapra



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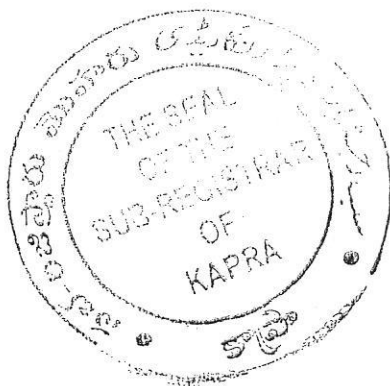


5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess,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

A handwritten signature in black ink, consisting of a stylized, cursive script that appears to be a name followed by a vertical line and some additional strokes.

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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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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'

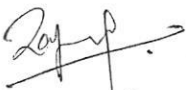
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.106 on the first 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. 


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. 106 on the first 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 : 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 First Floor : 950 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 24,50,000/-

Date: 22.04.2015


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: 22.04.2015


Signature of the Executants



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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 106 IN BLOCK NO. 'I' ON THE FIRST 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:** MR. PENDYALA BABU SHANKAR, SON OF MR. P. MANOHAR RAO,**REFERENCE:****AREA:**

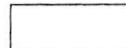
57.71

SCALE:

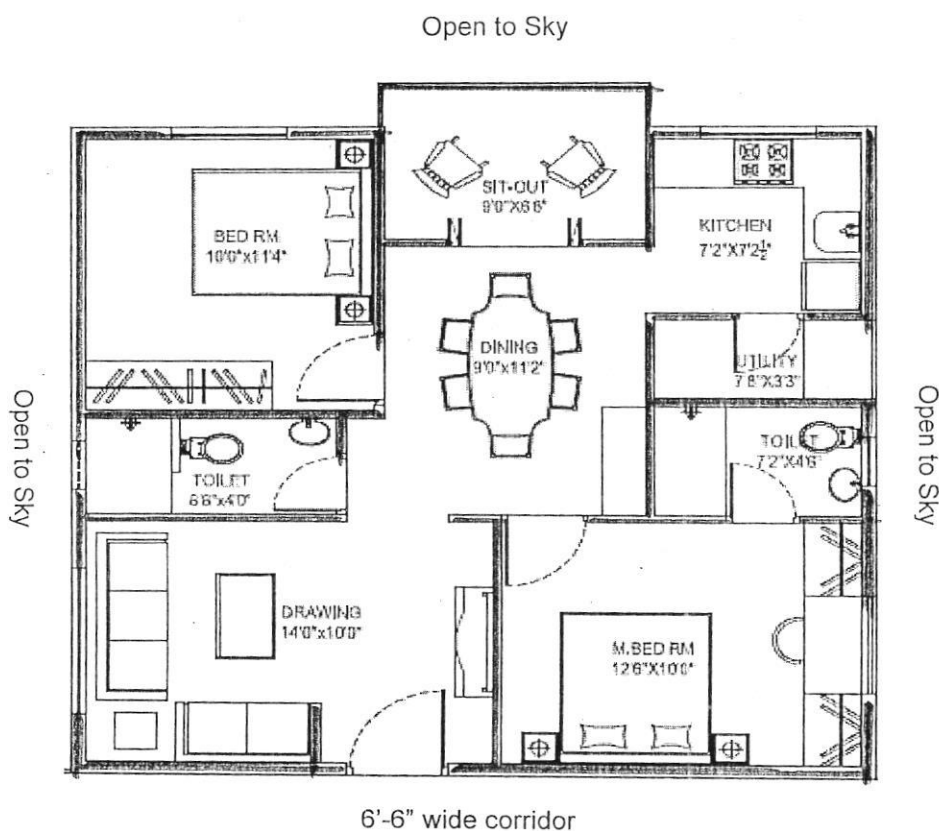
SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

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

**WITNESSES:**

- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

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Kapra

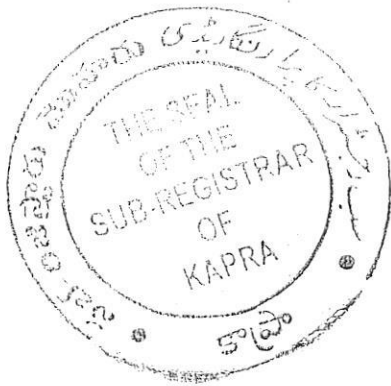


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Kapra



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Bunder

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
P BABU SHANKAR MANOHAR RAO PENDYALA 05/02/1985 Permanent Account Number ATOPP2910R		
P. Babu Signature		

P. Babu

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1388/2015 Sheet 10 of 12

Joint Sub Registrar
Kapra



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WITNES

आयकर विभाग
INCOME TAX DEPARTMENT
PENDYALA RAJAMAHENDER
MANOHAR RAO PENDYALA
14/08/1982
Permanent Account Number
AVCPP734BH
Signature
भारत सरकार
GOVT OF INDIA
भारत सरकार
2002015

Lajp

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Kapra



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



పెండ్యాల మానస
Pendyala Manasa
పుట్టిన సంవత్సరం / Year of Birth : 1985
స్త్రీ / Female

7093 9753 4960



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O పెండ్యాల బాబు శంకర్, 1-17-34/A/2, రామ నగర్ కాలనీ, బసిడి సాయి
బాబా దింపుల్, ఆల్వల్, సెకండరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500010

Address: W/O Pendyala Babu Shankar, 1-17-34/A/2, RAM NAGAR COLONY,
BESIDE SAI BABA TEMPLE, ALWAL, SECUNDERABAD, Hyderabad, Andhra
Pradesh, 500010

Aadhaar - Saamanyuni Hakku

Manasa

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1388 / 2015

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