

Government of Telangana
Registration And Stamps Department

3268/17

Payment Details - Citizen Copy - Generated on 05/08/2017, 03:35 PM

RO Name: 1526 Kapra

Receipt No: 3501

RETURNED
Receipt Date: 05/08/2017

Name: PRADEEP N.MULANI

CS No/Doct No: 3377 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 688ELZ010817

Chargeable Value: 3450000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 04-AUG-17

Bank Name:

Bank Branch:

Challan Bank Name: SBH

E-Challan Bank Branch: OSMANIA UNIVERSITY HYDERABAD

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				17250
Transfer Duty /TPT				51750
Deficit Stamp Duty				137900
Other Charges				100
Total:				207000

In Words: RUPEES TWO LAKH SEVEN THOUSAND ONLY

Prepared By: UMAKANTH

C-302
JGK

Signature by SR

సబ్-రిజిస్ట్రార్
కాఫీ

3377

D. No. 3268/2017

7

SCANNED



తెలంగాణ తేలంగానా TELANGANA

D 716752

S.No. 4570 Date: 09-10-2015

Sold to: Shri PRADEEP N MULANI

S/o. Late NATHUMAL R MULANI

For Whom: SELF

T. LALITHA

LICENSED STAMP VENDOR
 LIC.No.16-09-074/2012,
 Plot No.32, H.No.3-48-266,
 Kakaguda, Karkhana,
 Canmtt. Sec'bad. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 5th day of August 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri Pradeep N. Mulani, Son of Late Nathumal R. Mulani aged about 58 years, Occupation: Business, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad {Pan No. ACQFM8827K}, 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.).

AND

M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"

FOR VISTA HOMES

FOR VISTA HOMES

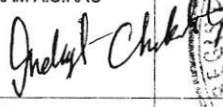
Partner

Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17250/- paid between the hours of 3 and 4 on the 05th day of AUG, 2017 by Sri Soham Mpd

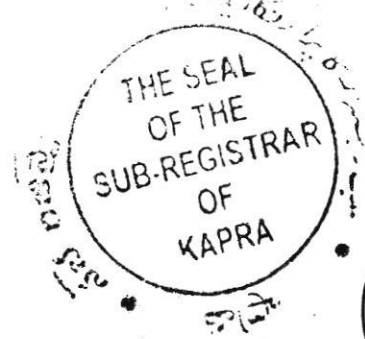
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SHARMISTHA CHAKR [1526-1-2017-3377]	SHARMISTHA CHAKRABORTY W/O. INDRAJIT CHAKRABORTY FLATNO.402 SOUNDARYA RESIDENCY PLOTNOS.1-6 OFFICERS CLY, SAINATHAPURAM A.S.RAO NAGAR HYD	
2	CL		 INDRAJIT CHAKRAB [1526-1-2017-3377]	INDRAJIT CHAKRABORTY S/O. AJIT CHAKRABORTY FLATNO.402 SOUNDARYA RESIDENCY PLOTNOS.1-6 OFFICERS CLY, SAINATHAPURAM A.S.RAO NAGAR HYD	
3	EX		 PRADEEP N. MULANI: [1526-1-2017-3377]	PRADEEP N. MULANI S/O. LATE. NATHUMAL R. MULANI PLOTNO.30,31 SURYA NAGAR CLY, KHARKHANA SEC BAD	
4	EX		 CONSENTING PARTII [1526-1-2017-3377]	CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 ASHOK VENKATESH: [1526-1-2017-3377]	ASHOK VENKATESH R/O.322 4TH MAIN ROAD SADASHIVANAGAR N.BANGALORE,KARNATAKA	
2		 M S V GOPALA RAO: [1526-1-2017-3377]	M S V GOPALA RAO R/O.NAGARAM,M M DIST	

05th day of August, 2017

Signature of Sub Registrar
Kapra

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IN FAVOUR OF

1. Mr. Indrajit Chakraborty, Son of Mr. Ajit Chakraborty aged about 44 years, Occupation: Service {Pan No.ADGPC3776N, Aadhaar No. 8171 2431 8908} and
2. Mrs. Sharmistha Chakraborty, wife of Mr. Indrajit Chakraborty aged about 39 years both residing at Flat No. 402, Soundarya Residency, Plot No. 1-6, Officers Colony, Sainathpuram, A. S. Rao Nagar, Hyderabad - 500 062 {Pan No.AGAPC3519N, Aadhaar No. 4903 1189 5027} 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.).

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat bearing no.302 on the third floor, in block no. 'C' 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 now under Kapra Mandal, Medchal-Malkajgiri 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. 1534/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- D. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- E. The Buyer is desirous of purchasing apartment bearing flat no. 302 on the third floor in block no. 'C', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- F. 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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Kapra

E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:				Photo	
1	Aadhaar No: XXXXXXXX8482 Name: Munuganti S V Gopala Rao	S/O Venkata Krishna Rao, Uppal, Uppal, K.v. Rangareddy, Telangana, 500051					
2	Aadhaar No: XXXXXXXX6354 Name: Ashok Venkatesh	S/O K Venkatesh, Bangalore North, Bangalore North, Bangalore, Karnataka, 560080					
3	Aadhaar No: XXXXXXXX6860 Name: Pradeep Nathumal Mulani	S/O Nathumal Mulani, Tirumalagiri, Tirumalagiri, Hyderabad, Telangana, 500009					
4	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013					
5	Aadhaar No: XXXXXXXX8908 Name: Indrajit Chakraborty	S/O Ajit Chakraborty, Secunderabad, Secunderabad, Hyderabad, Telangana, 500062					
6	Aadhaar No: XXXXXXXX5027 Name: Sharmistha Chakraborty	W/O Indrajit Chakraborty, Secunderabad, Secunderabad, Hyderabad, Telangana, 500062					

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	137900	0	0	0	138000
Transfer Duty	NA	0	51750	0	0	0	51750
Reg. Fee	NA	0	17250	0	0	0	17250
User Charges	NA	0	100	0	0	0	100
Total	100	0	207000	0	0	0	207100

Rs. 189650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17250/- towards Registration Fees on the chargeable value of Rs. 3450000/- was paid by the party through E-Challan/BC/Pay Order No ,688ELZ010817 dated ,04-AUG-17 of ,SBH/OSMANIA UNIVERSITY HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 207000/-, DATE: 04-AUG-17, BANK NAME: SBH, BRANCH NAME: OSMANIA UNIVERSITY HYDERABAD, BANK REFERENCE NO: 024665258,REMITTER NAME: MR. PRADEEP N. MULANI,EXECUTANT NAME: MR. PRADEEP N. MULANI,CLAIMANT NAME: MR. INDRAJIT CHAKRABORTY AND SHARMISTHA).

Date:
05th day of August,2017

Signature of Registering Officer
Kapra



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G. 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. 34,50,000/- (Rupees Thirty Four Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.

H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 302 on the third floor, in block no. 'C', 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 now under Kapra Mandal, Medchal-Malkajgiri 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. 34,50,000/- (Rupees Thirty Four Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

i. Rs.29,00,000/-(Rupees Twenty Nine Lakhs Only) paid by way of cheque no. 045547, dated 27.07.2017 issued by Housing Development Finance Corp Ltd.

ii. Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) already received.

2. The Vendor further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.

3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.

4. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

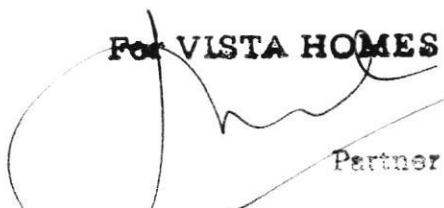
1 ఏ పుస్తకము 2017 సం./శా.స. 1939
పు. 3268 వెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ గో నిమిత్తం రిజిస్టరు నెంబరు 126
1. 3268/2017 యివ్వడమైనది
2017 సం. ఆగస్టు 20 వ తేది

సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మహబూబ్ నగర్



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.

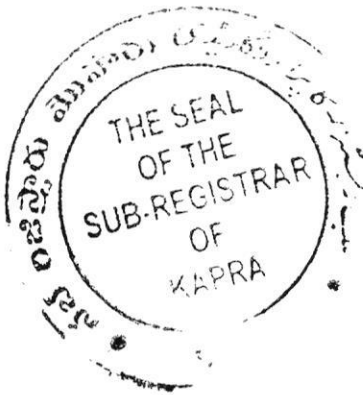


For VISTA HOMES

Partner

For VISTA HOMES

Partner

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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.



For VISTA HOMES

Partner

For VISTA HOMES

Partner

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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 Sy. 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'

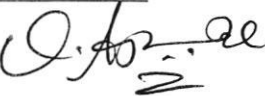
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no. 302 on the third floor, in block no. 'C' 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 now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor & Open to Sky
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. M.S.V. Glat.

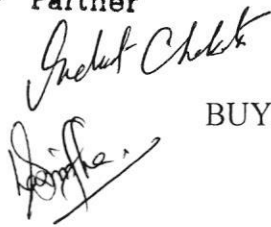
For VISTA HOMES

Partner

For VISTA HOMES

Partner


VENDOR


BUYER

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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.302 on the third floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + Upper 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. 34,50,000/-

Date: 05.08.2017

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: 05.08.2017

Signature of the Executants

For VISTA HOMES
Partner

For VISTA HOMES
Partner

Indy Chik
Signature

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Kapra



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