



Government of Telangana
Registration And Stamps Department

28/21/17
RETURNED

Payment Details - Citizen Copy - Generated on 06/07/2017, 03:45 PM

SRO Name: 1526 Kapra

Receipt No: 3024

Receipt Date: 06/07/2017

Name: B.ANAND KUMAR

CS No/Doot No: 2739 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 485XYE280617

Chargeable Value: 2664500

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 28-JUN-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				13325
Transfer Duty /TPT				39975
Deficit Stamp Duty				106500
User Charges				100
Total:				159900

In Words: RUPEES ONE LAKH FIFTY NINE THOUSAND NINE HUNDRED ONLY

Prepared By: UMAKANTH

(1)

Signature by SR

సచి-రిజిస్ట్రార్
కాఫీ

Vista H-206.

2739 D. No. 2821/2017



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 533197

S.No. 7648 29/12/17 Rs. 100/-

Sold To. A. Anand Kumar Sh. B. N. Ramulu K. GIRIBABU

For Whom. 100/-

LICENCED STAMP VENDOR
LIC. No: 16-02-30/1998
REN. No: 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
Cell No: 9989259839

SALE DEED

This Sale Deed is made and executed on this the 28th day of June 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri B. Anand Kumar, Son of Shri. B. N. Ramulu, aged 45 years, Occupation: Business, resident of Plot No. 869, Defence Colony, Sainikpuri, Secunderabad - 500 094, hereinafter called the "Vendor", 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.).

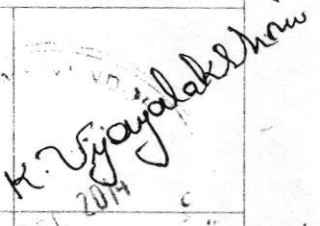
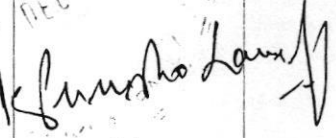
IN FAVOUR OF

1. Mr. K. Purshotham Rao, Son of Late K. Ranga Rao aged about 75 years
{Pan No. ABHPR5565R, Aadhaar No. 3018 9602 7575} and
2. Mrs. K. Vijaya Lakshmi, Wife of Mr. K. Purshotham Rao aged about 68 years both residing at Flat No. 302, Sri Sai Residency, Street No. 8, Habsiguda, Maheswari Nagar, Hyderabad - 500 076 {Pan No. AKZPV9250E, Aadhaar No. 9330 0440 5099}, 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 Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13325/- paid between the hours of 3 and 6 on the 06th day of JUL, 2017 by Sri B.Anand Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K.VIJAYA LAKSHMI::1 [1526-1-2017-2739]	K.VIJAYA LAKSHMI W/O. K.PURSHOTHAM RAO FLATNO.302 SRI SAI RESIDENCY, STNO.8 HABSIGUDA HYD	
2	CL		 K.PURUSHOTHAM RAO [1526-1-2017-2739]	K.PURUSHOTHAM RAO S/O. LATE.K.RANGA RAO FLATNO.302 SRI SAI RESIDENCY, STNO.8 HABSIGUDA HYD	
3	EX		 B.ANAND KUMAR::06 [1526-1-2017-2739]	B.ANAND KUMAR S/O. B.N.RAMULU PLOTNO.869 DEFENCE CLY, SAINIKPURI HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K VENKATESWAR RAO [1526-1-2017-2739]	K VENKATESWAR RAO R/O.1-10-145/10,ASHOK NAGAR HYD	
2		 K SUDHEER::06/07/2 [1526-1-2017-2739]	K SUDHEER R/O.5043/15/77 P S RAO NAGAR DAMMAIGUDA KEESARA	

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06th day of July, 2017



Signature of Sub Registrar Kapra



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WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing bearing flat no. 206 on the second floor, in block no. 'H' 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. 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. 1536/2013, 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 Buyer is desirous of purchasing flat no 206 on the second floor in block no. 'H', 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. 26,64,500/- (Rupees Twenty Six Lakhs Sixty Four Thousand Five Hundred 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.



Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	106500	0	0	0	106600
Transfer Duty	NA	0	39975	0	0	0	39975
Reg. Fee	NA	0	13325	0	0	0	13325
User Charges	NA	0	100	0	0	0	100
Total	100	0	159900	0	0	0	160000

E-Challan Details Received from Bank :

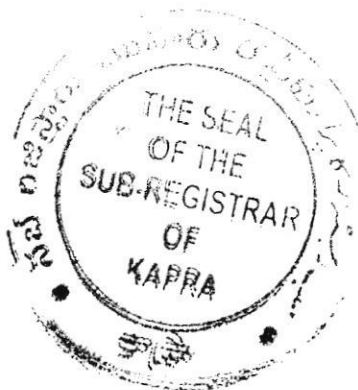
Date:
06th day of July, 2017

Signature of Registering Officer
Kapra

~~Bk - 1, CS No 2739/2017 & Doc No 2-821 / 2017, Sheet 2 of 10, Sub Registrar Kapra~~

I వ పుస్తకము 2017 సం./చ.శ. 1939
 పు. 2821.....నెంబరుగా రిజిష్టరు చేయబడి
 స్కానింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526
 I - 2821.....120.17.....గా యివ్వడమైనది
 2017 సం. 2549 నెం. 06 వ తేది

.....సెల్.....వ తది
K. V. ...
పబ్లికేషన్స్
కాస్టా
మేడల్, మల్కాజ్ గిరి



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. 206 on the second floor, in block no. 'H', 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. 26,64,500/- (Rupees Twenty Six Lakhs Sixty Four Thousand Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 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.
- 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.



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Sub-Registrar
Kapra



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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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- 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. 206 on the second floor, in block no. 'H' 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 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	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:

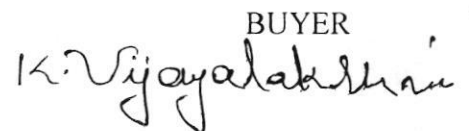
WITNESSES:



2. 



VENDOR


BUYER


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Kapra



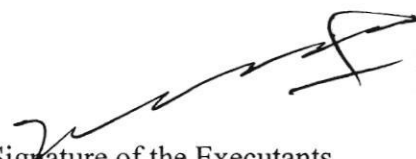
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 206 on the second floor, in block no. 'H' 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 : Under Construction
3. Total Extent of Site : 57.71 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 100 sft. Parking space for one car
- b) In the Second Floor : 950 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 26,64,500/-

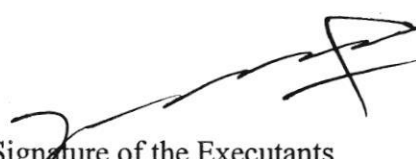
Date: 28.06.2017

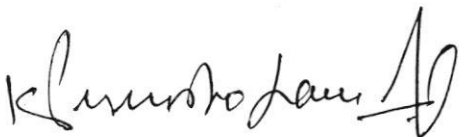

Signature of the Executants

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: 28.06.2017


Signature of the Executants


K. Vijayalakshmi

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 206 IN BLOCK NO. 'H' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDE KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

SHRI B. ANAND KUMAR, SON OF SHRI. B. N. RAMULU

VENDEE:

1. MR. K. PURSHOTHAM RAO, SON OF LATE K. RANGA RAO

2. MRS. K. VIJAYA LAKSHMI, WIFE OF MR. K. PURSHOTHAM RAO

REFERENCE:**AREA:**

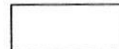
57.71

SCALE:

SQ. YDS. OR

INCL:

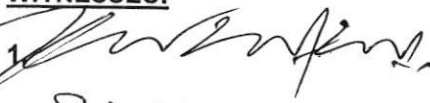
SQ. MTRS.

**EXCL:**

Total Built-up Area = 950 sft

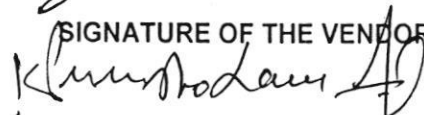
Out of U/S of Land = Ac. 5-25 Gts.

**WITNESSES:**

1.  K. Vijayalakshmi

2. 

SIGNATURE OF THE VENDOR



SIGNATURE OF THE VENDEE

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Kapra

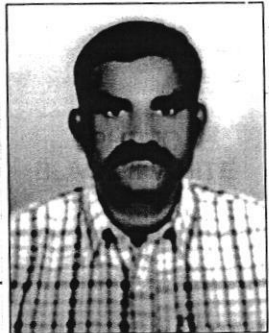
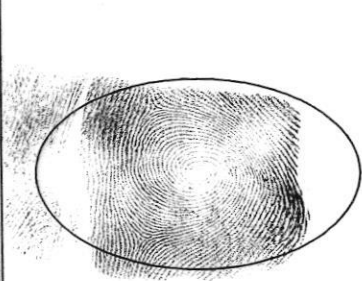


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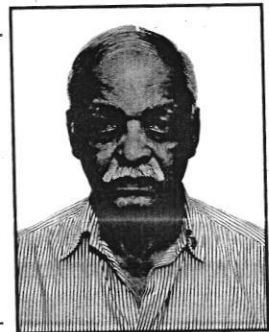
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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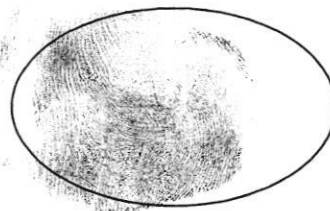
VENDOR:

SHRI B. ANAND KUMAR
S/O. SHRI. B. N. RAMULU
R/O. PLOT NO. 869
DEFENCE COLONY
SAINIKPURI
SECUNDERABAD - 500 094.



BUYER:

1. MR. K. PURSHOTHAM RAO
S/O. LATE K. RANGA RAO
R/O. FLAT NO. 302, SRI SAI RESIDENCY
STREET NO. 8, HABSIGUDA
MAHESWARI NAGAR
HYDERABAD - 500 076



2. MRS. K. VIJAYA LAKSHMI
W/O. MR. K. PURSHOTHAM RAO
R/O. FLAT NO. 302, SRI SAI RESIDENCY
STREET NO. 8, HABSIGUDA
MAHESWARI NAGAR
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

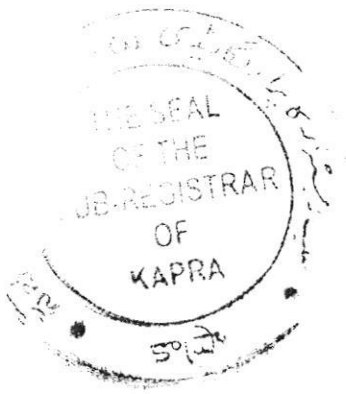
1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF THE BUYER

Bk - 1, CS No 2739/2017 & Dec No
9824-19017. Sheet 9 of 10 Sub Registrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT
K PURUSHOTHAM RAO
KOMARRAJU RANGA RAO
15/09/1941
Permanent Account Number
ABHPR5565R
Signature
भारत सरकार
GOVT. OF INDIA

K. Purushotham Rao

आयकर विभाग
INCOME TAX DEPARTMENT
K VIJAYALAKSHMI
JAMALAPURAPU RAMKISHANRAO
15/11/1948
Permanent Account Number
AKZPV9250E
Signature
भारत सरकार
GOVT. OF INDIA

K. Vijayalakshmi

भारत सरकार
GOVERNMENT OF INDIA
कोमरराजु वेंकटेश्वर राव
Komrraju Venkateswar Rao
पुत्रसंवत्सरो/Year of Birth: 1950
पुरुष/ Male
8583 9063 7466
अधार - सामान्यनि हक्क

भारत विशिष्ट पहचान प्राधिकार संस्थान
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता: S/O Late Ranga Rao, 1-10-145/10, ASHOK NAGAR, Hyderabad, Andhra Pradesh, 500020
1947
1800 180 1947
help @ uidai.gov.in
www.uidai.gov.in
स.स. रा.सं. 1947, बी.स.स.सं. 560001

भारत सरकार
GOVERNMENT OF INDIA
कम्मराजु सुधीर
Kammaraju Sudheer
पुत्रसंवत्सरो/Year of Birth: 1951
पुरुष/ Male
6841 9928 4131
अधार - सामान्यनि हक्क

भारत विशिष्ट पहचान प्राधिकार संस्थान
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
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