ABHIRAM BAVISETTY **ORIGINAL** 

దస్తావేజులు మరియు రుసుముల రశీదు 800 ఈ దిగున ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. దస్తావేజు స్వభావము 935000 ದನ್ನಾವೆಜ್ ವಿಲುವ స్టాంపు విలువ రూ. దస్తావేజు నెంబరు రిజి్బేషన్ రుసుము 14673 లోటు స్టాంపు (D.S.D.) 117300 GHMC (T.D.) GRONN. యూజర్ ఛార్జీలు (00) అదనపు షీట్లు 5 x ...... 76100 మొత్తం (అక్షరాల రూపాయలు మాత్రమే)

వాపసు తేది

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



అంధ్ర్రీపదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

Chin

BK 878074

S.No. 11382 Date: 07-08-2014

Sold to: Ratin N Mulani

Sold to: Late Nathumal R Mulani

For Whom: Self

#### K.SATISH KUMAR

LICENSED STAMP VENDOR LIĆ No.16-05-059/2012, Plot No.227 ,Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad. Mobile: 9849355156

#### SALE DEED

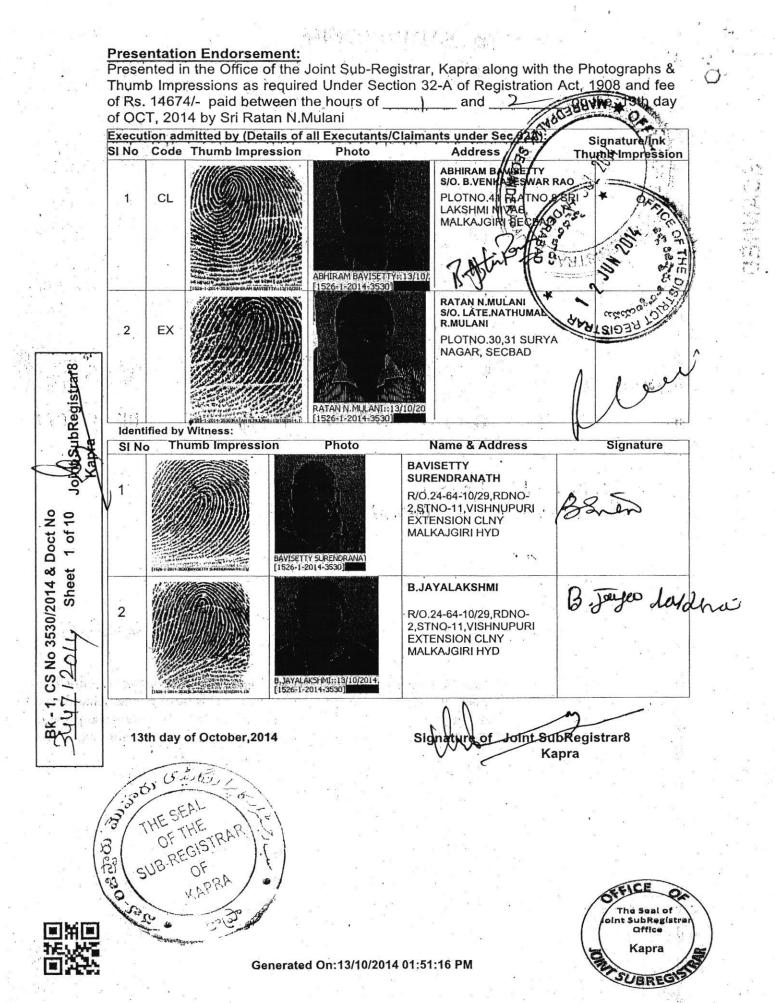
This Sale Deed is made and executed on this the 13<sup>h</sup> day of October 2014 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Ratan N. Mulani, Son of Late Nathumal R Mulani, aged about 57 years, Occupation: Business, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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. Abhiram Bavisetty, Son of Mr. B. Venkateswar Rao, aged about 25 years, Occupation: Service, residing at Plot No. 41, Flat No.8, Sri Lakshmi Nivas Apts, 3<sup>rd</sup> Floor, Brahmarambica Nagar, Vishnupuri Colony, Malkajgiri, Secunderabad - 500 047, 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.).

( )



- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no.301 on the third floor, in block no. 'B' 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 on 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.1549/2013, 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'.
- D. The Buyer is desirous of purchasing flat no 301 on third floor in block no. 'B', 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.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty 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.

## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.301 on the third floor, in block no. 'B', 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.

[ ]

Description	In the Form of							
of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act		Total		
Stamp Duty	100	161313	0		0	161413		
Transfer Duty	NA	0.	0		. 0	0		
Reg. Fee	NA	14674	. 0		0	14674		
User Charges	NA	95	0		0	95		
Total	100	176082	0		0	176182		

Rs. 161313/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14674/- towards Registration Fees on the chargeable value of Rs. 2934780/- was paid by the party through Challan/BC/Pay Order No ,917967 dated ,13-OCT-14.

Date

13th day of October,2014

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CS No 3530/2014 & Doct No



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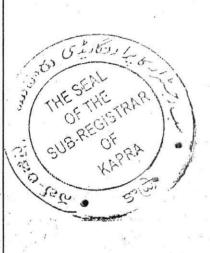
Kapra

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 29,34,780/-(Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- Rs.17,32,335/-(Rupees Seventeen Lakhs Thirty Two Thousand Three Hundred and Thirty Five Only) paid by way of D. D. No.828720, dated 08.10.2014 issued by State Bank of India, RACPC, Hyderabad.
- ii. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.375904, dated 10.09.2014 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
- iii. Rs.3,07,957/-(Rupees Three Lakhs Seven Thousand Nine Hundred and Fifty Seven Only) paid by way of cheque no.375906, dated 08.10.2014 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
- iv. Rs.2,69,488/-(Rupees Two Lakhs Sixty Nine Thousand Four Hundred and Eighty Eight Only) (Part Payment) paid by way of cheque no.375914, dated 08.10.14 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
- v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.375901, dated 21.08.2014 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
- vi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cash.
- 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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- 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.
  - 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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BK-1, CS No 3530/2014 & Doct No 344712014: Sheet 4 of 10 Joint SubRegistrar8



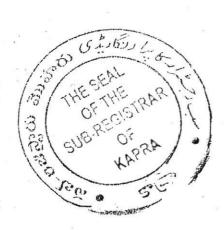




- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute 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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Bk-1, CS No 3530/2014 & Doct No







## 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 no.301 on the third floor, in block no. 'B' 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 reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky	
South By	Open to sky	
East By	Open to sky	
West By	Open to sky & 6'-6" wide corridor	

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

#### WITNESSES:

1. Bonen

2. B. Jayo lutherie

VENDOR

BUYER .

Bk-1, CS No 3530/2014 & Doct No SubRegistrar8 3位サイノ2014 Sheet 6 of 10 Joint SubRegistrar8 Kapra







## ANNEXURE-1-A

1. Description of the Building :DELUXE flat bearing flat no.301 on the third floor, in block

no.'B' 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 Floors)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: Under Construction

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

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6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 29,34,780/-

Date: 13.10.2014

Signature of the Executants

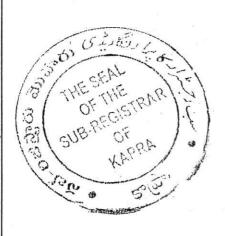
#### CERTIFICATE

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

Date: 13.10.2014

Signature of the Executants

SHUT 12011. Sheet 7 of 10 John SubRegistrar8







**02REGISTRATION PLAN SHOWING** FLAT NO.301 IN BLOCK NO. 'B' ON THE THIRD FLOOR IN THE PROJECT KNOWN AS "VISTA HOMES" IN SURVEY NOS. SITUATED AT 193, 194 & 195 MANDAL, R.R. DIST. KAPRA VILLAGE, **KEESARA VENDOR:** SHRI. RATAN N. MULANI, SON OF LATE NATHUMAL R. MULANI BUYER: MR. ABHIRAM BAVISETTY, SON OF MR. B. VENKATESWAR RAO REFERENCE: SCALE: INCL: EXCL: AREA: 74.12 SQ. YDS. OR SQ. MTRS. Total Built-up Area = 1220 sft, Out of U/S of Land = Ac. 5-25 Gts. Open to Sky SIT -OUT BED RM KITCHEN 10'0"x12'0" 101'x7'3" 0 HILITE LIVIDIN Open to Sky Open to Sky TOUR BED RM M.BED RM 10:1'x12'0' 0

Open to Sky & 6'-6" wide corridor

WITNESSES:

1. Borner 2. B. Jayor Laksui SIGNATURE OF THE YENDOR

SIGNATURE OF TE BUYER

BK-1, CS No 3530/2014 & Doct No



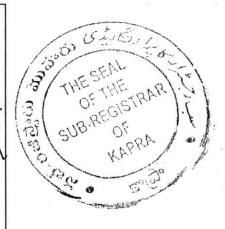




# VENDOR:

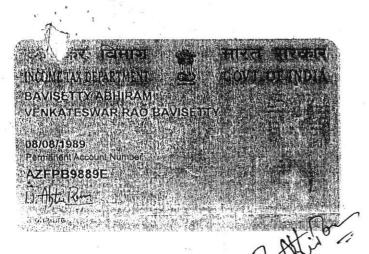


SUT 12016. Sheet 9 of 10 Joint SubRegistrars





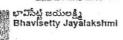




5040 lups



## ಕ್ರಾಹಾಗಾಗುವ ಪ್ರಭಾತ್ವರ-GOVERNMENT OF INDIA



పుట్టిన సంవత్సరం/Year of Birth : 1959



ఆధార్ - సామాన్యుని హక్కు



## GOVERNMENT OF INDIA

భావిసేట్టి సురేంద్రవాథ్ Bhavisetty Surendranath





పుట్టిన సంవత్సరం/Year of Birth: 1953 పురుషుడు / Male





ఆడాగ్ - సామాన్యుని హక్కు



## భారత లికెప్పగుర్తిలప్పు ప్రాథికార సంస్థ UNIQUE DENTIEICATION AUTHORITY OF INDIA

చిరునామా: w/o భావిసేట్టి సురేంద్రవాథ్, 24-64-10/29, స్ట్రీట్ వో 11, రోడ్ నో 2, విష్ణుపురి ఎక్స్ట్త్ కాలపీ, మల్కాజ్లిరి, రంగారెడ్డి, ఆంద్ర ప్రదేశ్,

Address: W/O Bhavisetty Surendranath, 24-64-10/29, street no 11, road no 2, vishnupuri extn colony, Malkajgiri, Rangareddi, Andhra Pradesh, 500047











## စေးစုံရာမှုနှည်း ကို မောက်မှာ မောက် အ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: s/o భావిసేట్టి రామకోటేశ్వర రావు, 24-64-10/29, స్ట్రీట్ నో 11 రోడ్ నో 2, విష్ణపురి ఎక్ట్న్ కాలనీ మల్కాజ్లి రి. రంగారెడ్డి, ఆంద్ర ప్రదేశ్

Address: S/O Bhavisetty Ramakoteswara Rao, 24-64-10/29, street no 11, road no 2, vishnupuri extn colony, Malkajgiri, Malkajgiri, Rangareddi, Andhra Pradesh, 500047









