

SCANNED

0.26.9614

DOC NO: 1655 of 2014



C8NCo/166C/114

ఆంధ్రప్రదేశ్ ఆధ్యాత్మిక ప్రాంతం ANDHRA PRADESH

Sl. No.: 2577 Date: 19/3/2014 100/-

Sold to: G. M. Ramana
G/o. N/V/o. 18/5/.....
For Whom: S. Raghuramaiah

BG 399459

G. MANIPAL REDDY
LICENCED STAMP VENDOR
S.V.L. No: 15-11-012/1999, Reg. No: 15-11-021/2014
F.No: 301, Aparna Apts., Bhagyanagar Colony,
Kukatpally, R.R.Dist. Ph: 9441675014

SALE DEED

This Sale Deed is made and executed on this the 19th day of March, 2014 at Hyderabad by:

- 1. Sri VADDEPALLI PANDU RANGA RAO, (ALIAS AYNENI PANDU RANGA RAO), S/o. AYNENI LAXMAN RAO, aged about 32 years, R/o House No.5-3-446/A/1, Plot No.24, Road No.3, Venkat Rao Nagar Colony, Kukatpally, Hyderabad-72.

Hereinafter referred to as the "VENDOR/LAND OWNER/OWNERS" which expression unless repugnant to the context thereof shall mean and include his/her successors-in-interest his heirs, legal representatives its administrators, executors, agents and permitted assignees.

AND

- 2. Sri GANALA YUGANDHAR VENKATA RAMANA Son of Sri GANALA RAGHURAMAIAH, aged about 40 years, occupation: Employee, Resident of Flat No.504, Vajra Sri Nivasam, Block-A, Bhagyanagar Colony, Kukatpally, Hyderabad-72.

Hereinafter referred to as VENDEE (S) / PURCHASER (S) as the case may be and which term shall mean and include all his/her/their legal heirs, successors, representatives, administrators, and permitted assignees) of the OTHER PART.

V.R.V

2014 వ సంవత్సరము... జూన్ 19
 1933 రా.శ... కుకటపల్లి మానుషుల దినోచెంది
 పగడు 1 మంగళాకారము. గ్రంతి మయ్య
 కూరుత్ పాలి నదీ రిజిస్ట్రేషన్ కార్పొలాయిడ్లో
 శ్రీ V. Pandu Range Rao
 రహస్యమానికార్య చుట్టూ 1908 లో నెఱి 32 ఏ ను
 అనుసరించి పుచ్చి పుచ్చి చుట్టూ ఉండాలి. గ్రామయ
 మరియు పెరి ముప్పటి స్థానికాలు 38
 10595/- చెందులు
 నూనె కుకటపల్లి పట్టణమును
 విధులు కుకటపల్లి, పెట్టా

1 వ పురుత్తము 2014 వ సంవత్సరము కాగితముల సంఖ్య.....
 దస్తావేజు దొక్కు మొత్తము కాగితముల సంఖ్య.....
 ఈ వారితము దొక్కు పురుత్తముల సంఖ్య.....
 1657 P-269

26 డిస్ట్రిక్టు

R.F. THE DISTRICT SUB-REGISTRAR'S SEAL

THE SEAL
OF THE
SUB
REGISTRAR
OF
KUKATPALLY

V.P.R.

V. Pandu Range Rao, Alias
 A. Pandu Range Rao
 Name..... S/o. A. Lakshman Rao, Age 32
 Occ..... Business,
 R/o. Hno. 5-3-446/1A/1, P.No. 24,
 Venkat Rao Nagar Colony, Kukatpally, Hyderabad.

G.Y.V. famers. G.Y. Venkata Rao, Ramana
 Name..... S/o. G. Raghavamaiyah
 Age 40, Employee
 R/o. F.No. 504, Vayra, Sri Nivapu
 B.I.A. Bhagyanagar Colony,
 Kukatpally, Hdrd-72

ఎదులు

G. Raghu Ramarao
 Name..... S/o. Lakshmi Satyamayya, Age 71
 Occ..... Retired
 R/o. Hno. 7-71, Kothur (V)
 Prulapalem, Vizianagaram

2014 వ సంవత్సరము... 19
 1933 రా.శ... కుకటపల్లి, పెట్టా

T.J. Santosh
 Name..... S/o. T. Venkatesh, Age 37
 Occ..... Business,
 R/o. 5-1, Yogi Niketan, Embalur,
 Srinivasa Nagar, Kukatpally,

Dobles

The LAND OWNER/ OWNERS, the DEVELOPER/ BUILDER/ DEVELOPER COMPANY/ ATTORNEY and PURCHASER/ PURCHASERS are individually referred to as "PARTY" and collectively referred to as the "PARTIES".

RECITALS

1. WHEREAS the LAND OWNER is the rightful owner of the land situated at Kukatpally forming Survey No 498, situated at Kukatpally Village, Balanagar Mandal, Ranga Reddy District, Andhra Pradesh, admeasuring Ac 10 - 13 Gts which is more fully and clearly described in the schedule annexed hereunder and hereinafter referred to as the "**SCHEDULED PROPERTY / SAID LAND/ PROPERTY**".
2. WHEREAS the LAND OWNER, having decided to develop the SCHEDULED PROPERTY approached the DEVELOPER to develop the scheduled property into a gated community consisting of independent Villas, Apartments and other amenities for common usage of the PURCHASERS of the PROPERTY. The LAND OWNER further requested the Developer to obtain all necessary clearances, permission and approvals required for above mentioned PROPERTY development. Accordingly, LAND OWNER executed a registered Development Agreement-cum-GPA in terms and conditions of Document bearing No.553/2011 dated 14/02/2011 in favor of the DEVELOPER, registered at Sub Registrar Office of Kukatpally, Ranga Reddy District and the DEVELOPER obtained necessary clearances, permissions and approvals from Municipality and got approved vide PERMIT. No. 11707/HO/WZ/Cir-14/2011, dated 04.06.2012 vide file no. 57313/24/08/2011, dated 24.08.2011.
3. By the above said Development Agreement cum G.P.A entered into between the LAND OWNER and the DEVELOPER, LAND OWNER had granted exclusive rights of development of the said land to the Developer for construction of Villas and Apartments including provision of the amenities for the consideration and on the terms and conditions contained and recorded in the Development Agreement.
4. The DEVELOPER after obtaining the Building Permission Approval vide PERMIT. No. 11707/HO/WZ/Cir-14/2011, dated 04.06.2012, to build a gated community consisting of villas and apartments known as "**VADDEPALLY ENCLAVE**".

V.P.N

1వ వున్నకము 2014వ సం॥ తు..... 165
 రస్తాపేజు యొక్క మొత్తము కాగితముల సంఖ్య.....
 ఈ కాగితము యొక్క పరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్

AMOUNT RECEIVED
 An amount of the following amounts have been paid in respect of this document:

| RECEIVED BY | AMOUNT PAID |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 100 | — | — | — | — | 84660 | 84760/- | |
| — | — | — | — | — | 10595 | 10595/- | |
| — | — | — | — | — | 100 | 100/- | |
| — | — | — | — | — | 31785 | 31785/- | |
| 100 | — | — | — | — | 127140 | 127140/- | |

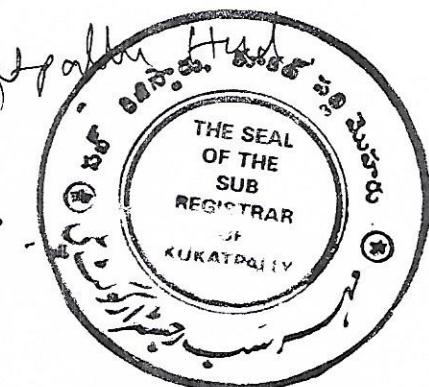
On MVRGM 21/19000/-

Date : 19/3/2014

Sub-Register
Kukatpally

84660/-
 An Amount of Rs..... 84660/-
 towards Stamp duty and Rs..... 10595/-
 towards Regn : fee was paid by the party
 through Challan DD No 004502
 Dated 18/3/2014 2D BL PR KUKATPALLY
 RBH, K.P.H.R. Section 30, 31 & 32, Kukatpally

Sub-Register
Kukatpally



5. WHEREAS the DEVELOPER having assigned by the LAND OWNER through the Development Agreement, its rights and obligations with regard to designing, planning, financing, marketing, development of necessary infrastructure, provision of necessary services, operation & maintenance of infrastructure, administration and management over the said land for effective and speedy execution of the above referred tasks and also to sell the villas or Apartments portions thereof together with land and the rights appurtenant thereto and to enter into agreements containing such provisions and with such purchasers and/or other persons and to receive money and/or part and/or full premium/consideration.
6. WHEREAS the LAND OWNER has further authorized the DEVELOPER through the Development Agreement to sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the said land or any part thereof and to receive premium/considerations, rents, services charges, taxes and other amounts therefore and pass valid receipts and discharges for the same.
7. AND WHEREAS the Purchaser being desirous of purchasing a **Semi-finished Flat No.407** (in **Fourth Floor**), in **BLOCK-9**, with a built up area of **1155 Sq.ft.** (including common area), and **One Car Parking area admeasuring 80 Sq.feet**, along with an undivided share of land **admeasuring 34.11 sq.yards** (out of land of Ac.10-13 guntas)., in **Survey No.498**, constructed in the Gated Community of **VADDEPALLY ENCLAVE**, situated at Kukatpally Village, Balanagar Mandal, under GHMC Kukatpally Circle, Ranga Reddy District and approached the Developer to allot the same. (hereinafter referred to the "SCHEDULED PROPERTY" the dimensions, structural specifications which are more fully described in the schedule annexed hereto) approached the Vendors and expressed his/her intention to purchase the same for a total sale consideration of **Rs.21,19,000/- (Rupees Twenty One Lakhs Nineteen Thousand only)** to which the Vendor agreed to sell the Scheduled Property on the following terms and conditions.

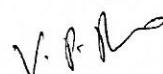
V.P.R

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

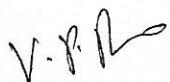
1. The Vendor agreed to sell and the Vendee agreed to purchase the Scheduled Property for a consideration **Rs.21,19,000/- (Rupees Twenty One Lakhs Nineteen Thousand only)** and the Vendee paid the sale consideration to the Vendor details as under:-
 - i. **Rs.16,99,200/- (Rupees Sixteen Lakhs Ninety Nine Thousand and Two Hundred only)** through loan availed from LIC Housing Finance Ltd., vide Cheque No.059879 Dated: 17/03/2014, drawn on HDFC Bank, Lakdikapul branch, Hyderabad.
 - ii. **Rs.4,19,800/- (Rupees Four Lakhs Nineteen Thousand Eight Hundred only)** online transfer from IDBI Bank.

which the Vendor hereby admit and acknowledge receipt of the same by these presents.

2. The Vendor in consideration of the sum of **Rs.21,19,000/- (Rupees Twenty One Lakhs Nineteen Thousand only)** paid by the Vendee transfer, convey and sell the Scheduled Property to the Vendee to hold the same to the Vendee as an absolute owner and to enjoy and possess for all times to come.
3. The Vendors covenant that they paid all property taxes and other duties that were levied or leivable on the Scheduled Property upto the date of execution of this Sale Deed.
4. The Developer handed over all the certified/xerox copies of the title deeds of the Scheduled Property and other link documents to the Vendee.
5. The Vendors/Developer covenant that the Scheduled Property hereby sold is free from all kinds of encumbrances, charges, liens, mortgages, prior agreements etc., and the Vendors undertake that their ownership right and title of the Scheduled Property is perfect and clearly marketable and in any eventuality of any defect found in their title, the Vendors shall indemnify the Vendee for such loss on account of defective title, if found over the Scheduled Property.



6. The Vendors covenant that at the instance of the Vendee or his/her/their successors, the Vendors or their successors or legal representatives shall do or cause to be done such further acts, deeds and things at their cost in order to further assure the Vendee or his/her/their successors of their rights and title over the Scheduled Property for all times to come.
7. The Vendee being a Purchaser of residential flat in the multi-storied residential complex to be constructed by the Developer and being co-owner agreed to abide by the following terms and conditions:
 - a) The Vendee hereby agreed to use and enjoy jointly all the common amenities in the multi-storied complex as approved by the Municipality or any other authority. The common amenities include usage of corridors, staircase, bore well, tot lot, lift etc. The Vendee further agreed that in usage of lift by other co-owners, there shall not be any objections or hindrance on his/her/their part at any time.
 - b) The Vendee shall not at any time demolish or cause to be demolished his/her/their flat or any part of the building including in the common area such as staircase, parking places etc., which is likely to cause any injury or any damage in the structure of the building. The Vendee shall not make or cause to be made any additions or alterations or any new constructions of any nature whatsoever contrary to the approved plan for his/her/their flat or to any part of the building. The Vendee shall not close the verandah or lounges of the balconies or make any alteration in the elevations and shall not alter the exterior colour of his/her/their flat. The exterior colour of the building can be changed only according to the majority decision of the flat owners in the building.
 - c) The Vendee agreed to keep his/her/their flat as well as partition walls, drains, drainpipes, water pipelines and the land appurtenant thereto in good tenantable conditions as to support shelter and protect all parts of the building and also for proper utility and occupations.
 - d) The Vendee hereby agreed to use the common overhead water tank provided for along with the other co-owners of the building. The Vendee agreed to pay the water charges and electricity charges as and when levied, proportionately, as per the reading of water meter or the power consumed.
 - e) For the purpose of up-keeping cleanliness of the building, compound, common areas such as staircase, lifts etc., the Vendee along with the other co-owners of the building undertake to engage sweeper/sweepers on such remuneration as may be agreed upon by all the co-owners of the building and the Vendee shall pay his/her/their proportionate share of the amount.



- f) The Vendee also covenants that he/she/they shall not throw dust, rubbish, rags or refused water or permit the same to be thrown in the compound or in any portion of the said building which may damage or cause inconvenience to other occupants of the building.
- g) In order to have proper security of the premises, the Vendee along with other co-owners of the building agreed to appoint a watchmen/gurkhas after mutual consent regarding remuneration payable to such persons and to pay his/her/their proportionate share of the amount to meet such expenses.
- h) The Vendee hereby agreed that he/she/they shall use the flat for residential use only. The Vendee shall not use the said Scheduled Property or permit the same to be used for any other purposes which may be likely to cause nuisance to the neighbour occupants of the building nor for any illegal, immoral purposes except his/her/their office/commercial use or if it is let out, the same shall be for the similar enjoyment of his/her/their flat.
- i) Till each flat of the building is assessed separately for the purpose of property tax by the municipal council and water charges by the Hyderabad Metro Water Works, the Vendee shall pay the proportionate share of the property tax or water charges that will be levied by the society which will be formed by all co-owners.
- j) The Vendee hereby agreed to be a member of the society which shall maintain and provide regular water supply to all co-owners of the building by pumping water to common overhead tank, to provide lighting in the common passage and common areas, to maintain lifts, to engage sweeper/sweepers for the purpose of up-keeping and cleanliness of the compound and the common areas and to maintain watchman/gurkhas in order to have proper security for the entire building.
- k) That it is mutually agreed that until a Registered Society is formed by the co-owners of the flats, the "VENDORS/DEVELOPER" shall maintain the entire property. Therefore, the "VENDEE (S)/PURCHASER (S)" shall pay an amount of **Rs.11,550/-** towards Corpus-Fund at the time of handing over the possession of the flat and a consolidated amount will be decided at the time of handing over the possession of the flat, being twenty four months maintenance charges in advance to the Developer and shall continue to pay monthly maintenance charges to the Developer, till such registered society is formed by the co-owners of the flats and the Developer will return back the sum of **Rs.11,550/-** taken towards Corpus-Fund to the said society.

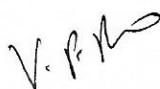
V. P. V

8. The Vendors shall have a right to make additions, alteration, raise stories, put up additional structures or make any other changes in the scheme, such additions, alterations, additional structures, additional stories or change in the scheme will be sole property of the Vendors who shall be and entitled to dispose them off in any way they like and the Vendee shall have no right or objections whatsoever for the same. The Vendee agreed that he/she/they shall have no objection for any additional construction by the Vendors on terrace such as pent house or houses. The Vendee further agreed that he/she/they shall not have any ownership right, title or interest in the terrace of the building and the Vendors alone are the absolute owners of the terrace.
9. The Vendee hereby agreed that he/she/they should have no objection whatsoever nature for carrying on any further construction that may take place in the Scheduled Land either by way of additional floors or otherwise after the said tenement is handed over to the Vendee. It is further agreed that the Vendee should not raise any objections or cause any obstructions whatsoever for erection of poles, laying of pipes and dumping of materials around the building and any other activity incidental to the construction of the said building.
10. It is expressly agreed that the Vendors are entitled to retain and use the roof terrace of the building for themselves and the Vendee shall not have any right over them. The Vendee agreed that the Vendors only shall have a right to construct any additional floors or pent houses on the terrace of the building.

SCHEDULE OF LAND

All that piece and parcel of the land admeasuring Ac.10-13 Guntas in Survey No 498, situated at Kukatpally Village, Balanagar Mandal, Ranga Reddy District, and bounded by:

| | | |
|-------|---|--|
| NORTH | : | Compound wall |
| SOUTH | : | Survey No. 499 (Balakrishna Nagar) |
| EAST | : | Existing BT road |
| WEST | : | Sai Baba temple and Chittaramma Temple |



SCHEDULE OF PROPERTY

All that Semi-finished Flat No.407 (in Fourth Floor), in BLOCK-9, with a built up area of 1155 Sq.ft. (including common area), and One Car Parking area admeasuring 80 Sq.feet, along with an undivided share of land admeasuring 34.11 sq.yards (out of land of Ac.10-13 guntas),, in Survey No.498, constructed in the Gated Community of **VADDEPALLY ENCLAVE**, situated at Kukatpally Village, Balanagar Mandal, under GHMC Kukatpally Circle, Ranga Reddy District, and bounded by:

NORTH : OPEN TO SKY
 SOUTH : OPEN TO SKY
 EAST : CORRIDOR
 WEST : OPEN TO SKY

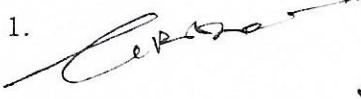
More clearly delineated in the Plan annexed hereto, and marked in RED Colour.

ANNEXURE-1A

- | | | |
|--|---|---|
| 1.a) Nature of roof | : | R.C.C. |
| b) Type of structure | : | With Pillars |
| 2. Age of the Building | : | New |
| 3. Total Extent of site | : | U/s of 34.11 Sq.yds (out of Ac.10-13 Gts.,) |
| 4. Builtup area particulars (with breakup floor-wise) | : | 1155 Sq.feet (Including common areas) One Car Parking area : 80 Sq.feet. |
| 5. Annual Rental Value | : | Rs.15,000/- |
| 6. Municipal Taxes per annum | : | |
| 7. Party's own estimate of Market Value of the Building | : | Rs.21,19,000/- |

IN WITNESS WHEREOF, the Vendor has signed this Sale Deed with free will and consent on the day, month and year first mentioned above.

WITNESSES:

1. 


VENDOR

2. 
(Santhosh)

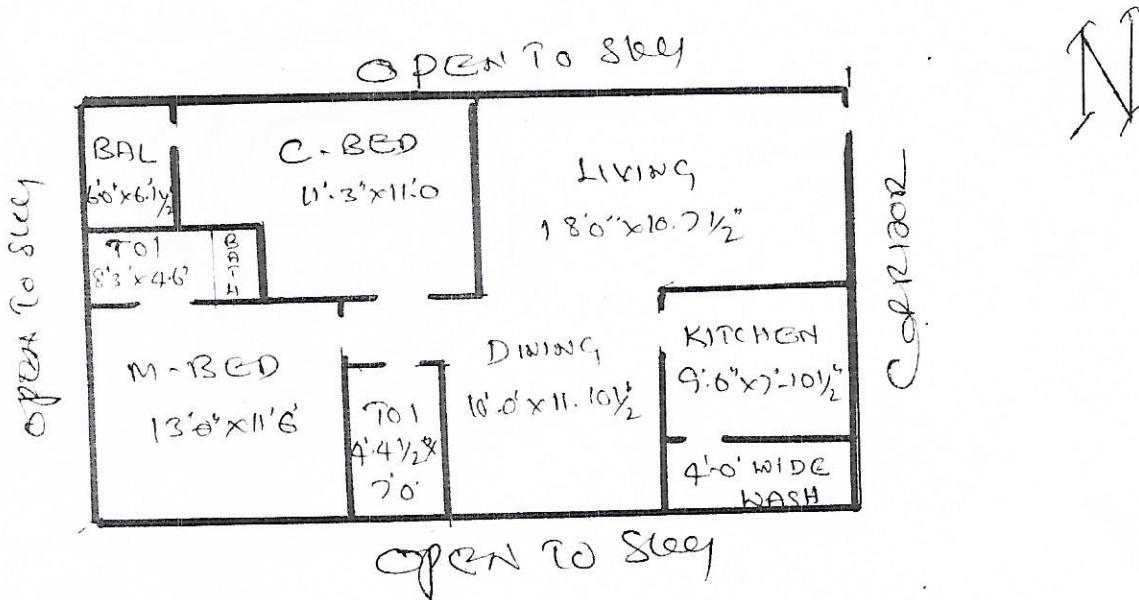

VENDEE

REGISTRATION PLAN SHOWING THE SEMI-FINISHED FLAT NO.407 (IN FOURTH FLOOR), IN BLOCK-9, WITH A BUILT UP AREA OF 1155 SQ.FT. (INCLUDING COMMON AREA), AND ONE CAR PARKING AREA ADMEASURING 80 SQ.FEET, ALONG WITH AN UNDIVIDED SHARE OF LAND ADMEASURING 34.11 SQ.YARDS (OUT OF LAND OF AC.10-13 GUNTAS)., IN SURVEY NO.498, CONSTRUCTED IN THE GATED COMMUNITY OF VADDEPALLY ENCLAVE, SITUATED AT KUKATPALLY VILLAGE, BALANAGAR MANDAL, UNDER GHMC KUKATPALLY CIRCLE, RANGA REDDY DISTRICT

VENDOR: Sri VADDEPALLI PANDU RANGA RAO, (Alias AYNENI PANDU RANGA RAO), S/o. AYNENI LAXMAN RAO.

VENDEE: Sri GANALA YUGANDHAR VENKATA RAMANA
Son of Sri GANALA RAGHURAMAIAH

REF: INCLUDED EXCLUDED



V.I.V.
VENDOR

WITNESSES:

1. G.R.Rao

2. M.J. (Sathya)

G.Y.V. Ramana
VENDEE

भारत सरकार
GOVERNMENT OF INDIA

गाना रघुरामाय
Ganala Raghuramaiah
जन्म तिथि / DOB: 05/06/1945
लूपल / MALE



3844 0870 2700

अदार्स नामानुसार हुआ होता है।

भारत सरकार वृहत्तान प्राप्तिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



चिरनामः
C/O गाना रघुरामाय
71, kothuru village, ngo colony,
anakapalli mandalam, thumapale,
Visakhapatnam,
Andhra Pradesh - 531001

वय संकालीन, अन्तर्वर्षीय

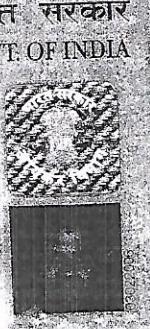
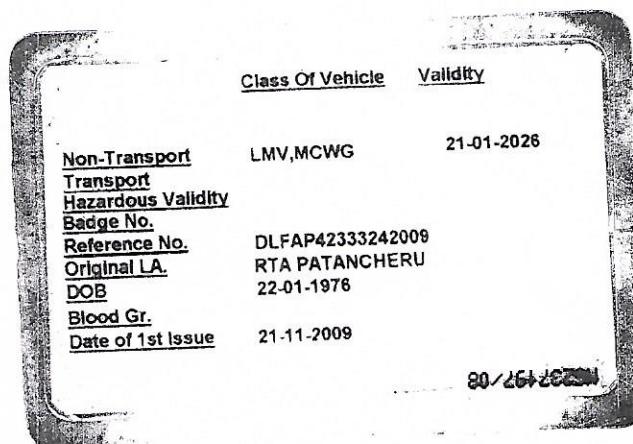
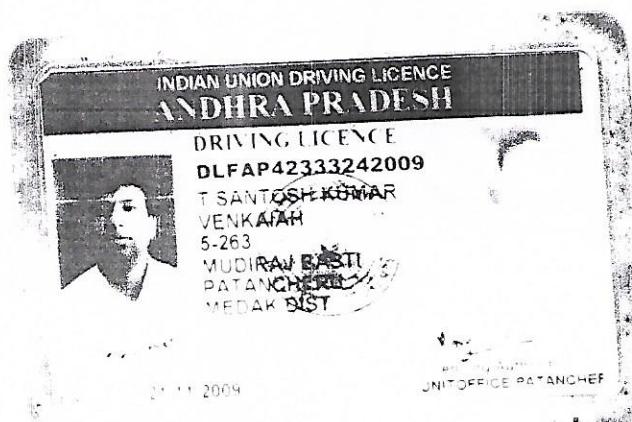
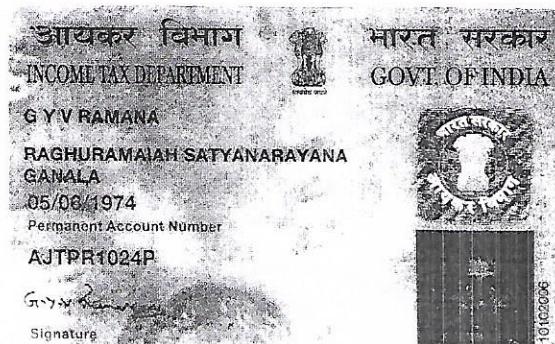
मुख्य विवरणः

जन्म तिथि : 05/06/1945

3844 0870 2700

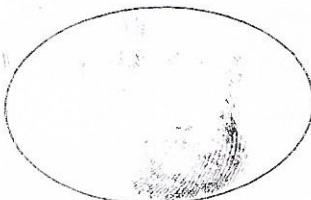
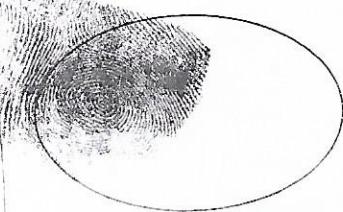
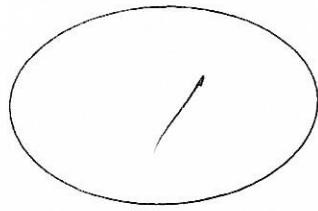
Address:
C/O Ganala Raghuramaiah, H NO 7-
71, kothuru village, ngo colony,
anakapalli mandalam, thumapale,
Visakhapatnam,
Andhra Pradesh - 531001

Aadhaar-Aam Admi ka Adhikar



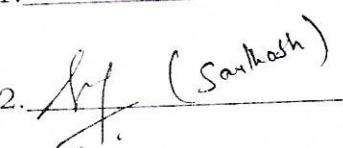
V.P.Rao

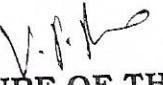
**PHOTOGRAPHS AND FINGER P RINTS AS PER
SECTION 32A OF REGISTRATION ACT, 1908.**

| FINGER PRINT IN BLACK INK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH | NAME & PERMANENT ADDRESS OF THE PRESENTANT/SELLER/BUYER |
|---|---|--|
|  |  <small>APRIL 1981</small> <small>REGISTRATION OFFICE</small> | Sri VADDEPALLI PANDU RANGA RAO, (Alias AYNENI PANDU RANGA RAO), S/o. AYNENI LAXMAN RAO, R/o House No.5-3-446/A/1, Plot No.24, Road No.3, Venkat Rao Nagar Colony, Kukatpally, Hyderabad-72. |
|  |  <small>APRIL 1981</small> <small>REGISTRATION OFFICE</small> | Sri GANALA YUGANDHAR VENKATA RAMANA S/o. Sri GANALA RAGHURAMAIAH, R/o. Flat No.504, Vajra Sri Nivasam, Block-A, Bhagyanagar Colony, Kukatpally, Hyderabad-72 |
|  | / | / |

SIGNATURES OF WITNESSES:

1. 

2. 
(Santhosh)

SIGNATURE OF THE EXECUTANT


SIGNATURE OF THE VENDEE

G.Y.V. 