

SCANNED

C.No. 12942

12640/2016

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తెలంగాణ తేలంగానా TELANGANA

No. 15648 Date 19-09-16 Rs 100/-

Sold to P. Srinivas

S/o P. Babu Rao

For Whom Self & others, Hyd

DRT-2 HYDERABAD
Case No: 228/26
Exhibit No: A2
Witness No: A201
Date of Exhibit: 2/3/26
Registrar/AR/AC
SALE DEED

M. SARITHA DEVI
LICENCED STAMP VENDOR
No: 16-04-1/2005 Ren.No: 16-04-34/2
H.No: 8-3-903/F Opp: Image Hospital
Nagarjuna Nagar Road,
Hyderabad(South)Dist

THIS SALE DEED is made and executed on this the 23rd day of September 2016, at Hyderabad.

BETWEEN

1. Mr. P. Srinivas Rao S/O Shri P.Babu Rao Aged 49 years Occ. Business
2. Mrs. P. Srilakshmi W/O Shri P. Srinivas Rao Aged 40 years Occ. House wife, Both are resident at Tahir Ville, Plot No.4, Yousufguda, Hyderabad.

Represented by SPA holder, Mr. P. Srinivasa Rao S/O Shri P.Babu Rao Aged 49 Years, vide registered SPA No: 341/IV/12. Resident at Tahir Ville, Plot No.4, Yousufguda, Hyderabad.

(Hereinafter called 'OWNERS' which expression shall include their men and each of their successors-in-interest and/or assigns) the PARTY OF THE FIRST PART).

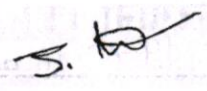
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15450/- paid between the hours of 3 and 4 on the 23rd day of SEP, 2016 by Sri P.Srinivasa Rao

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL			RAJESH GUPTHA KOTHA S/O. K.SRINIVAS GUPTHA R/O,FLAT NO.303,PLOT NO.E5,SY.NO.67,YSR ENCLAVE,, PANCHAVATI COLONY,MANIKONDA,HYDERABAD RAJESH GUPTHA KOTHA::23 [1510-1-2016-12942]
2	EX			P.SRINIVAS RAO (VENDOR NO.1 & SPA OF VENDOR NO.2) S/O. P.BABU RAO R/O.TAHER VILLE,PLOT NO.4,YOUSUF GUDA,, HYDERABAD P.SRINIVAS RAO (VENDOR NO [1510-1-2016-12942]

జిల్లా రిజిస్ట్రార్ హైదరాబాద్ (దక్షిణ)
16 SEP 2016
 The Seal of the Dist. Registrar of Hyderabad (South)
 యస్.ఎం. సదా శివాన్

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			J.VENKATESH HYD	
2			T.ARVIND HYD	

23rd day of September, 2016

Signature of Joint SubRegistrar2
 Ranga Reddy (R.O)

Y.M. SADA SHIVAN
JOINT SUB-REGISTRAR
 Ranga Reddy Dist.



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AND

Mr. Rajesh Guptha Kotha S/o K. Srinivas Guptha, aged: 37 Years, Occupation: Service, Resident of Flat No.303, Plot. No.E5, Survey No.67, YSR Enclave, Road No.25, Panchavati Colony, Manikonda, RajendraNagar, Hyderabad, Telangana-500087.

(Hereinafter called Purchaser which expression shall include their men and each of their successors-in-interest and/or assigns) the **PARTY OF THE SECOND PART.**

- A. The Owners specified in clause A to E here jointly are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the pieces and parcels of total land admeasuring 3 Acres 35 Guntas comprised in Survey No's 70 (P), 71(P), 72(P) and 73 situated at Nanakramguda Village, Seri Lingampally Mandal, Ranga Reddy District (the property more fully and particularly described in Part I of the First Schedule hereunder written) and hereinafter for the sake of brevity collectively referred to as THE SAID LANDS)
- B. M/s Theme Ambience Constructions Pvt. Ltd., Owners Cum Developers of the said lands owns and possesses the land area admeasuring Ac1.25 Guntas having purchased the said land vide Sale Deed No.25534/06 dt.15.11.2006 to an extent of 0.15 guntas in S.No.72(P) & 73(P) and Vide.D.No.25533/06 dt.28.11.2006 an extent of 0.22.5 Guntas in S.No.72(P) 3, Vide D.No.25535/06 dt.15.11.2006 to an extent of 0.12.5 Guntas in S.No.71 (P) and 72 (P) 4. Vide D.No.1740/07 dt. 30.8.2007 to an extent of 0.15 Guntas in S.No.72 (P) & 73(P).
- C. Mr. P. Srinivas and Mrs. P. Srilakshmi owned and possessed the land area 0.39 Guntas in S.No. 70(P) and 71(P) having purchased the land vide.D.No.16865/2005 dt.06.10.2005 from Smt. Shareefa Bee & 35 others and entered in a development agreement for the said land along with other Owners for development of residential complex, with first part.
- D. Mr. Ved Mittal and four others owned and possessed the land to an extent of 0.16 Guntas in S.No.70 (p) and 71(p) having purchased the land vide. Sale Deed No.3953/2006 dt.22.02.2006 and entered in a development agreement the said land along with other Owners for development of residential complex, with first part.

Endorsement: Stamp Duty, Transfer 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	123500	0	0	0	123600
Transfer Duty	NA	0	46350	0	0	0	46350
Reg. Fee	NA	0	15450	0	0	0	15450
User Charges	NA	0	100	0	0	0	100
Total	100	0	185400	0	0	0	185500

Rs. 169850/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15450/- towards Registration Fees on the chargeable value of Rs. 3090000/- was paid by the party through E-Challan/BC/Pay Order No .281ERL200916 dated ,21-SEP-16 of ,SBH/PUNJAGUTTA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 185400/-, DATE: 21-SEP-16, BANK NAME: SBH, BRANCH NAME: PUNJAGUTTA HYDERABAD, BANK REFERENCE NO: 000856805, REMITTER NAME: K. RAJESH GUPTHA, EXECUTANT NAME: P. SRINIVAS RAO AND OTHER, CLAIMANT NAME: K. RAJESH GUPTHA).

Date:

23rd day of September, 2016

Signature of Registering Officer

Ranga Reddy (R.O)

Joint SubRegistrar
Ranga Reddy (R.O)

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Registered as Document No.....12640/16 on 20/09/16 SE of Book 1. and assigned the Identification Number as 1510 71- 12640/16. For Scanning.

Date

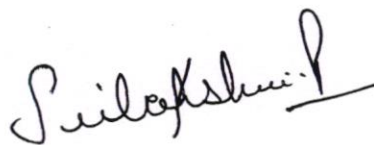
23 SEP 2016

Registering Officer



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- E. Sri S.Jaipal Reddy and four others owned and possessed the land area 0.36 Guntas in S.No.70(P), 71(and 72 (P) having purchased Vide Sale Deed D.No. 17682/2006 dt.28.08.2006 from M/s. Theme Constructions Private Limited and entered in a development agreement the said land along with other Owners for development of residential complex, with first part.
- F. By Registered Development Agreement Cum General Power of Attorney No. 2965/2007 dt.14.02.2007 and 7904/2010 dt.09.06.10 with M/s. Theme Ambience Constructions Private Limited i.e., entered into between the Owners of D and E blocks land, exclusive rights of development of the said Land was given to the Owners cum Developer for laying of roads and footpaths, drainage and Sewerage lines, electricity and water lines, construction of apartments, for the consideration and on the terms and conditions contained and recorded in then said Agreements (hereinafter referred to as THE DEVELOPMENT AGREEMENT).
- G. The Developer have proposed to the Owners herein to develop the Apartment Project and get the building plan approved from the appropriate authority for which the Owners herein have no objection thereto and hence accord their consent.
- H. For the purpose of development of the said lands, the developer has obtained permission to construct residential apartment complex divided into various flats so that the Purchasers and other co-purchasers will be entitled to readily occupy their residential flat for themselves in accordance with the approved and building plans. The Plans have already been approved by the Hyderabad Urban Development Authority vide Permit No. 9543/BP/CDA/07 and by GHMC vide Permit No. 17/BP/WZ/346/08 and submitted revised plans for cellar, stilt and upper fourteen floors with revised areas.
- I. The Owners and the Developer have already earmarked their respective flats/ apartments. The flats/apartments allocated to the owners are hereinafter referred to as 'THE OWNERS' ALLOCATION' and the flats/apartments allocated to the Developer are hereinafter referred to as 'THE DEVELOPERS ALLOCATION'.



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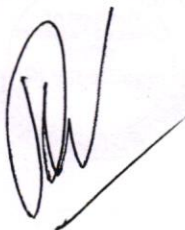
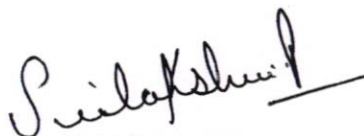


- J. The Purchaser in terms of the scheme as per the revised plans, with the intent of purchasing a residential apartment in the said apartment complex has approached the Owners for acquiring a flat/apartment bearing no: **401** on **4th** Floor of Block '**E**' admeasuring about **1495 Sft** more along with undivided share of land measuring **44.85 Sq.yds** more fully and particularly described in the SECOND SCHEDULE hereunder written and forming part of the Owners Allocation.
- K. At the request of the Purchaser, the Owners have agreed to sell and transfer the said flat/apartment unto and in favor of the Purchaser for the consideration and on the terms and conditions hereinafter appearing.
- L. Purchasers, being desirous of owning a residential unit in the said residential complex, have approached the Owners and the Owners have agreed to sell and transfer unto and in favor of the Purchaser herein ALL that the apartment bearing no: **401** on **4th** Floor of Block '**E**' (hereinafter for the sake of brevity referred to as the said apartment) for the consideration and on the terms and conditions herein after appearing.

ARTICLE I – DEFINITIONS

(In these presents unless there is something in the subject or context inconsistent with the following expression shall have the following meaning).

- 1.1 ARCHITECTS means Mr. Chandrasekhar, principal architect of M/s Genesis Planners Pvt. Ltd. Associates, Hyderabad (A.P.) or such other firm of registered Architects as the Developer may from time to time employ with the prior approval of the Owners.
- 1.2 FLAT/APARTMENT shall mean the residential apartment to be constructed and completed on the said lands in accordance with the approved plans and intended to be purchased and acquired by the purchaser in terms of this sale deed in finished stage.
- 1.3 Owners Cum DEVELOPER shall mean M/S THEME AMBIENCE CONSTRUCTIONS PVT. LTD. and its successor or successors and assigns.
- 1.4 Owners shall mean the parties set out in recital in clause B to E above being the land owners and includes their legal heirs, successor or successors and permitted assigns.

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1.5 PURCHASERS shall mean :

- a) In the case of individual his/her heirs, legal representatives, executors administrators and assigns.
- b) In case of Hindu Undivided Family, the co-parsers of the said HUF and their respective heirs, legal representative's executors, administrators and assigns.
- c) In the event of there being two or more purchasers then in that event each of the purchasers shall be entitled to an independent and distinct share or interest into or upon the said Flat/Apartment.

1.6 LANDS shall mean various pieces and parcels of land more fully and particularly described in the First Schedule hereunder.

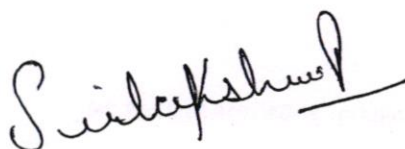
1.7 COMMON PURPOSES shall mean and include for the purpose of maintaining the pathways, roads, common passages, landscaped pockets and other common amenities and services as parts and portions of the said Apartment Project.

1.8 COMMON EXPENSES shall mean the common expenses to be paid, borne and/or contributed by the intending purchasers in proportion to the area of their Flat/Apartments for rendering common services and amenities.

1.9 RESTRICTIONS shall mean various restrictions regarding the user/holding of the said Flat/Apartment more fully and particularly described hereinafter.

1.10 DEVELOPMENT AGREEMENT shall mean Registered Development Agreement No's. 2965/2007 dated 14.02.2007 & No.7904/2010 dated 09.06.2010.

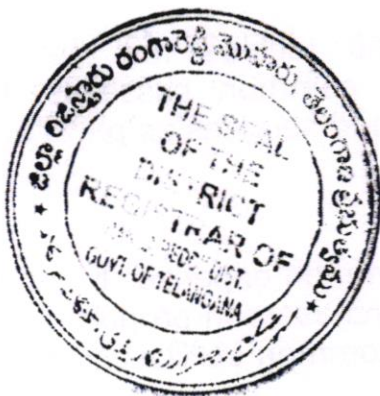
1.11 SINKING FUND shall be the Fund to be paid and/or contributed by each Flat/Apartment Purchasers including their nominees herein towards sinking/reserve fund which amount shall be held by the Developer on account of capital expenses after the Apartment Project is completed and possession is made over and upon formation of the Society/Association the said amount on account of the sinking fund shall be transferred to such Association/Society.



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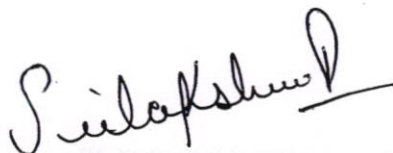
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- 1.12 APARTMENT COMPLEX shall mean the construction of the apartments on land admeasuring 3 acres 35 guntas (more fully described in schedule below) and as per approved plans by the competent authorities.

ARTICLE II – INTERPRETATIONS

- 2.1 The expressions 'Owners', 'Developer', 'purchasers' shall wherever the context so permits include their respective successors in title.
- 2.2 Where the Purchasers for the time being are two or more individuals the term purchasers shall include the plural number and obligations expressed or implied to be made by or with such party shall be deemed to be made by or with such individuals jointly and severally.
- 2.3 Words importing the neuter gender include the masculine or feminine gender (as the case may be) and words importing the masculine gender include the feminine gender and vice versa and words importing the singular number include the plural number and vice versa.
- 2.4 Reference to any rights to be exercised by the Owners or any right to be exercised by the purchasers in common with the Developer shall be construed as including (wherever appropriate) the exercise of such right by and in common with all persons authorized by the Developer and all other persons having a like right.
- 2.5 Any reference to a statute shall include any statutory extension or modification or re-enactment of such statute and any regulations or orders made there under.
- 2.6 Any covenant by the Purchaser not to do any act or thing shall be deemed to include an obligation not to permit such act or thing to be done.
- 2.7 The paragraph headings do not form part of this Agreement and shall not be taken into account in the construction or interpretation thereof.



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ARTICLE III – TITLE

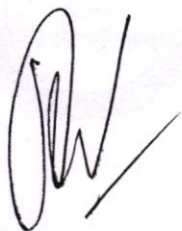
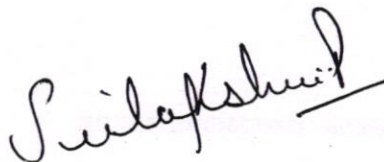
- 3.1 The Purchaser has fully satisfied himself/herself with:
- a) Title of the Owners;
 - b) Development Agreement entered into between the Owners and the Developer
 - c) Approved Building Plans;
 - d) Total Area to comprise in the said Building;
 - e) Situation of the various Common Areas, Pathways, Roads etc;
 - f) Situation of the Recreation Club and various Amenities;
 - g) Open Spaces and Amenities to be left and/or to be provided in the said Apartment Project for common purposes.

ARTICLE IV – SALE AND TRANSFER

- 4.1 Subject to the Purchaser making payment of the amount of consideration as hereinafter provided the Owners has agreed to sell and transfer all that the **Flat No.401 in 4th Floor of Block No: 'E'** in the Residential Apartment Known as "GOLF VIEW" admeasuring **1495 Sft** @ 2000 per Sft. Amounting to Rs.30,90,000/-including with One Car Parking (Rupees Thirty lakhs Ninety Thousand Only) along with undivided share of land **44.85 Sq.yds** and **One Car parking space no:G18** (more fully and particularly described in the Second Schedule hereunder written and hereinafter for the sake of brevity referred to as THE SAID FLAT/APARTMENT).
- 4.2 In pursuance of the said total sale consideration of **Rs.30,90,000/-** (Rupees Thirty Lakhs Ninety Thousand Only) (hereinafter called the CONSIDERATION AMOUNT) the Purchaser has paid and the Owners has acknowledged the same.

ARTICLE V – CONSTRUCTION

- 5.1 It is hereby expressly agreed and declared by and between the parties hereto that the Purchasers have agreed to purchase and acquire the said Flat/Apartment only for the purpose of residence in accordance with the plan and/or the plan sanctioned for the entirety of the project and hence the construction and completion of the said flat/apartment will be done by the Developer.

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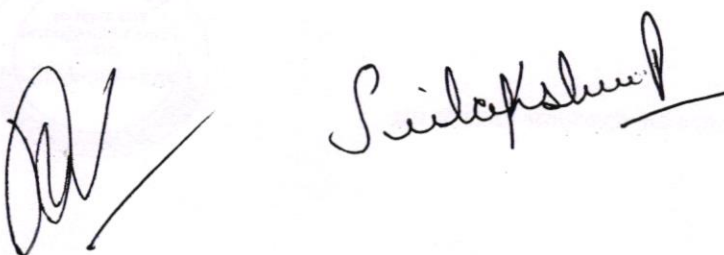
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- 5.2 The said Flat/Apartment shall be caused to be constructed and completed only through the Developer. However, interior upgrade works can be done by the Purchaser.
- 5.3 The said Flat/Apartment shall be used only for the purpose of residence and for no other purposes and shall be held by the Purchaser subject to such rules and regulations as may be made applicable by the Developer from time to time.
- 5.4 The Purchaser shall not be entitled to make any additions or alterations and/or changes in the exterior facade and/or the color schemes of the building without the permission and consent in writing of the Developer.

ARTICLE VI – POSSESSION

- 6.1 As from the date of execution of this sale deed and subject to the payments to be made by the Purchasers to the Owners and also performing and observing all the terms and conditions herein contained and on the part of the Purchasers to be performed and observed and also subject to the Purchasers making payment of all the amounts payable to the Owners including amount payable under any construction agreement to be executed for completion of flat, and also performing and observing all the terms and conditions, Possession of the said Flat/Apartment and other common elements and/or common parts shall remain with the Owners/Developer and in no event, the Purchasers shall be entitled to claim possession of the said Flat/Apartment or the said Flat/Apartment until such time the Purchaser has made full payment of all the amounts agreed to be paid by the Purchasers in terms of this deed and any construction agreement executed for completion of the said flat.
- 6.2 Immediately after the said Flat/Apartment is completed the Owners/Developer will give information in writing of the completion of the Flat/Apartment and the Purchaser shall, within 7 days from the date of the said information, take over possession of the said developed Flat/Apartment upon payment of all the amounts and without prejudice to the other rights which the Owners may have against the Purchasers from the date of the information shall be liable and agrees.
 - (a) To regularly and punctually make payment of the proportionate share of the municipal rates & taxes and outgoings payable in respect of the said Flat/Apartment.



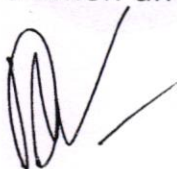
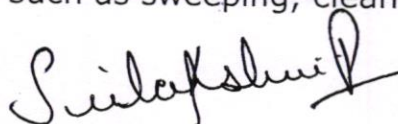
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- (b) To regularly and punctually make payment of the proportionate share of the maintenance charges payable in respect of the common amenities and common facilities of the Flat/Apartment to the association or any managing body to be formed.
- (c) In the event of the Developer providing any additional material facilities or gadgets to the benefit of the Purchasers then the Purchaser shall be liable to make payment of the proportionate share in respect thereof and the same shall form part of the common portions and whether such additional facilities or amenities are to be provided for will be entirely the sole discretion of the Developer and the Purchasers hereby consent to the same.
- (d) To deposit amounts free of interest with the Developer towards various deposits more fully and particularly described in the following clause, hereunder written.
- 6.3 The Purchaser has paid to the Developer towards lumpsum share amount for providing Amenities viz., Electricity Department charges for Electricity Connection, Meter or installation of transformer and expenses for related equipments, for providing by electrical connection, Generator installation charges including generators, cables, panel boards, labor cost etc., for common amenities / services and connection in Flat/Apartment and Contribution, Expenses, Deposit, etc. along with the pipeline cost and expenditure for Water Connection and Drainage connection and the same has been acknowledged by the Developer.
- 6.4 The Purchaser has paid to the Developer towards Corpus Fund @ Rs. 50/- per sft and the same has been acknowledged by the Developer.
- 6.5 The Purchaser has paid towards one time admission fee for Club House Resident Membership and the same has been acknowledged by the Developer.
- 6.6 The Purchaser shall hold the said Flat/Apartment subject to such rules, regulations, bye-laws and restrictions as may be provided by Flat Owners Association/Society to be formed.
- 6.7 From the date of handing over of the possession as per the handing over notice till the formation of the society or company or association Rs.24/- per sq ft. per annum on plinth area shall be paid by the Purchasers to the Developer towards the maintenance of services and common amenities such as sweeping, cleanliness, generators,

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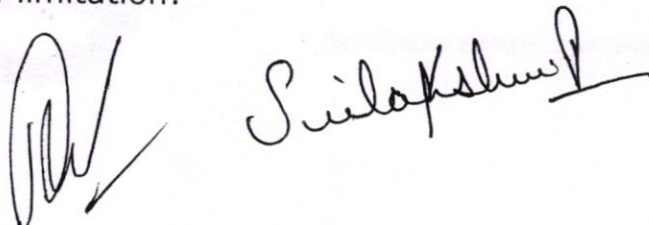
be thrown therein. Any damage resulting from misuse of any nature or character whatever shall be paid for by the Flat/Apartment holder who shall cause it.

- (g) All damages to any common element caused by any Flat/Apartment holder, invitees or servants shall be compensated for by the Flat/Apartment holder.
- (h) No Flat/Apartment holder shall install or operate any machinery or equipment except household appliances in the premises, nor shall any inflammables, fireworks, fire arms, or explosives be brought in or used in the Flat/Apartment.
- (i) Flat/Apartment holders shall not do any unlawful acts and shall abide by all the bye-laws and/or rules and regulations which may be framed by the Association and/or till such time the said Apartment Project is maintained by the Developer or his nominated body.
- (j) Flat/ Apartment holders selling, leasing or renting any building or portion thereof shall immediately notify the manager, of the new occupant's address and telephone number including any changes thereto.
- (k) The Developer shall have the right to add to or amend these restrictions from time to time as deemed necessary.

7.2 As soon as possible, after the completion of the said project, the Developer shall form an Association or Co-operative Society or a Private Limited Company solely for the purpose of maintenance of the said Apartment Project and common amenities and facilities and the Purchasers shall co-operate with the Developer fully and shall become a Member of such co-operative society/association and shall sign all documents and papers necessary for the purpose. In case a Private Limited Company or a Co-operative Society is formed by the Developer, the Purchasers shall subscribe for, pay and contribute towards proportionate share of capital of such proposed Private Limited Company or Co-operative society.

ARTICLE IX - GENERAL COMMON ELEMENTS

- 8. All amenities and facilities and other items which are not part of a particular Flat/Apartment and meant for the common use of the unit holders shall be the amenities and common activities and facilities and the common facilities shall include by way of description but not by way of limitation:



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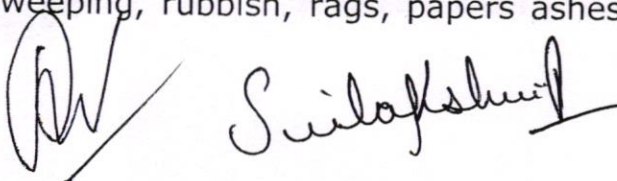


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bore wells, water supply system, electrical systems, security arrangements, landscaped pockets, avenue plantations, footpaths and other common areas. The said maintenance charges are subject to increase from time to time at the sole discretion of the Developer till the Society/Association is formed. The Developer can also collect one time maintenance charges as to be decided by the developer instead of monthly collection.

- 6.8 Service Tax, Stamp duty and Registration Charges and incidental expenses etc. are borne by the Purchaser and if any new taxes are levied retrospectively by the Government in future the same will be borne by the purchaser.
- 7.1 The said Flat/Apartment shall be held subject to the following restrictions:
- (a) Pathways, roads and sidewalks, Corridors, staircase, lobbies etc shall not be obstructed or used for any purpose other than for ingress to and egress from the Flat/Apartment.
 - (b) No occupant shall make or permit any disturbing noises in the building by himself, his family friends, invitees or servants nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience or other tenants. No occupant shall play upon or suffer to be played upon any musical instrument in the Flat/Apartment if the same shall disturb or annoy other occupants of the neighboring Flat/Apartment.
 - (c) The occupants will not be allowed to put their names in any entry passageway vestibule excepting in the proper place or in the mail box provided.
 - (d) No rugs shall be beaten on the passageways or pathways or corridors nor dust rubbish litter swept from the building or any room thereof into any of the entryways passageways or pathways and thrown in the common pathways.
 - (e) No one shall be permitted to loiter in the pathways, common passages, roads, corridors, lobbies etc.
 - (f) The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweeping, rubbish, rags, papers ashes or other substance shall

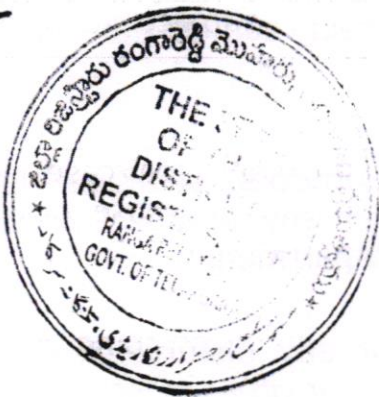


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Joint Sub Registrar 2
Ranga Reddy (R.O)

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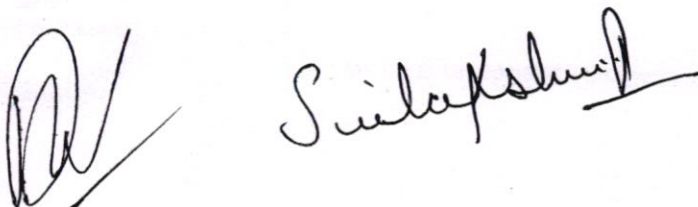
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- a) All area shown in the map or plan whether developed or undeveloped;
- b) All private roads, driveways, curbs and sidewalks;
- c) Storage and maintenance rooms for serving the entire Apartment complex;
- d) Landscaping and lawn areas, shrubbery, conduits, utility lines, water connections, electrical installations;
- e) Public connections and meters for gas, electricity, telephone and water not owned by the public utility or other agencies;
- f) Exterior lighting and other facilities necessary to the upkeep and safety of the Complex and grounds and serving more than one unit;
- g) All tangible personal property required for the operation, maintenance and administration of the Apartment Complex;
- h) Any easement or other right which may now or hereafter be granted for the benefit of the Flat/Apartment Owners or others for access to or general use.
- i) All other facilities or amenities of any improvements within the said Apartment Complex necessary or convenient to the management, operation, maintenance and safety of the Apartment Complex or normally in common use.

ARTICLE - X - CLUB HOUSE

- 9.1 Provisions have been made for establishing a club house (hereinafter called as the "CLUB HOUSE") in the Apartment Complex wherein unless prevented by circumstances beyond the control of the developer or Management of the club, the developer agreed to provide various recreational facilities.
- 9.2 The circumstances beyond the control shall include closure of the club due to non-viability or statutory implications or any change in policy of the state or Central Government or if the Management is forced to close the club due to internal or external administrative problems including labor or employees unrest or financial viability.

Two handwritten signatures are present at the bottom of the page. The signature on the left is a stylized, cursive 'R' followed by a diagonal line. The signature on the right is a more complex cursive script, possibly reading 'Sindhu' or similar, followed by a horizontal line.

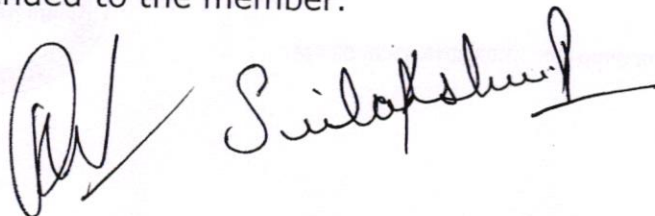
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Sheet 12 of 19 Ranga Reddy (R.O)



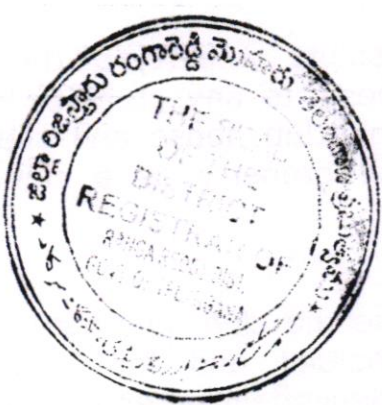
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- 9.3 That, the Club house property shall remain as the absolute property of the Developer and the right of the Purchaser shall remain restricted to use of only the facilities provided by the club subject to its availability and provided the club is functioning. The right under this clause will be subject to the condition elucidated in clause No. 9.1.
- 9.4 The Flat/Apartment holder by virtue of owing the Flat/Apartment shall be entitled to utilize the facilities of the club as permanent resident member subject to payment of all necessary dues, fees, etc., as prescribed by the management or developer from time to time. The membership shall subsist only till or when the club is functioning or functions. The management shall also have option to invite membership for the outsiders, if required to make the operation of the Club commercially viable.
- 9.5 The club house shall remain the absolute property of the developer with absolute rights to put the property to any other beneficial use other than to utilize the same as the club house and shall also be entitled to alienate the same if the property as a club becomes commercially unviable.
- 9.6 The Purchaser shall be entitled to use the club only for the facilities provided to him/her, for himself/herself and for his/her family consisting of wife, dependent wards, dependent parents. The names of the family members shall be recorded in the records of the club house by the club management. However, monthly charges for maintaining the services and amenities, as fixed by the developer from time to time shall have to be borne by the purchaser without any objection thereto.
- 9.7 The Purchaser hereby also agrees to abide by the rules and regulations to be framed by the developer for the use of the club and shall be subjected to any action including disciplinary action from the club management in terms of the bye-laws/rules/regulations then in force. That, the Management of the club and the Society engaged, shall have the right to regulate the parking of cars and two wheelers on the internal roads of the campus for effective utilization of space.
- 9.8 Any confide member of the club, either in house member or outside member and their guests, shall have the right to use the entrance and parking as a right of ingress and ingress for using the facilities of the club extended to the member.



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12942/16. Sheet 13 of 19 Joint Sub Registrar 2
Ranga Reddy (R.O)



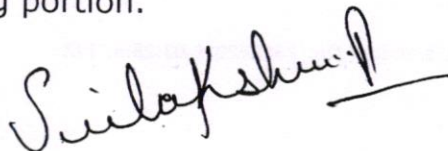
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- 9.9 That, the Management of the club and the Society engaged, shall have the right to regulate the parking of cars and two wheelers on the internal roads of the campus for effective utilization of space.
- 9.10 Any bonafide member of the club, either in house member or outside member and their guests, shall have the right to use the entrance and parking as a right of ingress and ingress for using the facilities of the club extended to the member.
- 9.11 Club management if want can serve liquor in the club premises after obtaining licenses from excise department and concern authority. Purchaser or its nominees can't raise any objection to that on any ground.

ARTICLE - XI - MISCELLANEOUS

- 10.1 The Purchasers represents to the Owners/Developer that the purchasers have examined the said Flat/Apartment and is purchasing the same in its existing condition. The Purchasers acknowledge that they have not relied upon any Architect's plan, sales plans, selling brochures, advertisements, representations, warranties or statements of any nature whether made by the Seller, the Selling Agent or otherwise including, but not limited to, any relating to the description or physical condition of the Flat/Apartment, the size or the dimensions of the Flat/Apartment or any other physical characteristics thereof, the building services, the estimated common charges and expenses allocable to the Flat/Apartment, or the right to any income tax deduction on account of any real estate taxes and/or mortgage interest paid by the Purchasers except as herein or in the Declaration, Bye-laws or the plan specifically represented, the Purchasers having relied on their own examination and investigation thereof. No person has been authorized to make any representation on behalf of the Owners/Developer except as herein or in the Declaration, the Bye-laws or the plan specifically set forth.
- 10.2 This Deed supersedes any and all understandings and agreements between the parties and constitutes the entire agreement between them and no oral representations or statements shall be considered a part thereof.
- 10.3 In the event any part of the Deed is declared as void by any competent court of law, the same shall not render the Deed totally void or invalid. The Deed shall continue to subsist and bind both the parties to the extent of the remaining portion.



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Ranga Reddy (R.O)

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- 10.4 This deed is executed without any duress or coercion. It is agreed between the parties that all the terms and conditions are accepted voluntarily and hence the same shall bind both the parties. It is further agreed that, both the parties shall not have any right to disclaim or allege against each other or question the deed on the ground of frustration of contract.

ARTICLE - XII – ARBITRATION

11. Any dispute arise under this agreement shall be referred as per the provisions of Arbitration and Conciliation Act, 1996 shall apply to the proceedings. The award passed by the sole arbitrator shall bind both the parties. Provisions of Arbitration and Conciliation Act, 1993 shall apply to the Arbitration proceedings.

ARTICLE - XIII – JURISDICTION

12. Courts situated in Hyderabad alone shall have jurisdiction to entertain any suit, application, etc., as decided between the parties herein.

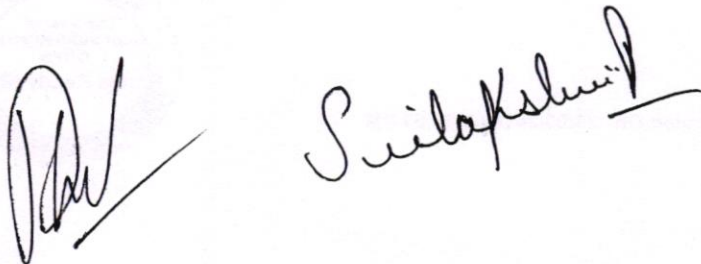
THE FIRST SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of land containing by admeasuring Acres 3.35 Guntas comprised in Survey Nos. 70 (P), 71 (P), 72 (P) and 73 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District butted and bounded:

NORTH : LAND IN SY.NO: 56
 SOUTH : VILLAGE ROAD
 EAST : LAND IN SY.NO: 57
 WEST : VILLAGE ROAD

THE SECOND SCHEDULE ABOVE REFERRED TO

All that of **Flat No.401** in **4th Floor** of **Block No.'E'** in the residential Apartment known as "**GOLF VIEW**" with a built up area admeasuring **1495 Sft** with a Car Parking of 100 Sft along with an **undivided share of land 44.85 Sq.yds** shown and delineated in the map or plan annexed hereto and bordered in Red thereon butted and bounded:



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Ranga Reddy (R.O)

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ON THE NORTH BY : Cut Out & Open to sky
 ON THE SOUTH BY : Open to sky
 ON THE EAST BY : Corridor
 ON THE WEST BY : Open to sky

Annexure 1-A

a) Nature of Roof : R.C.C
 b) Type of structure : Frame
 c) Age of Building : New
 d) Total Site : U/s **44.85** Sq.yards
 e) Total Built up Area : **1495** Sft including common area
 f) Car Parking Area : **100** Sft
 g) Party own estimated Market value of the Property : Rs.**30,90,000/-**

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day month and year first above written.

WITNESS:

1. 5.12/24

S. Lakshmi

(PARTY OF THE FIRST PART)

2. 5.12/24

(PARTY OF THE SECOND PART)

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Ranga Reddy (R.O)

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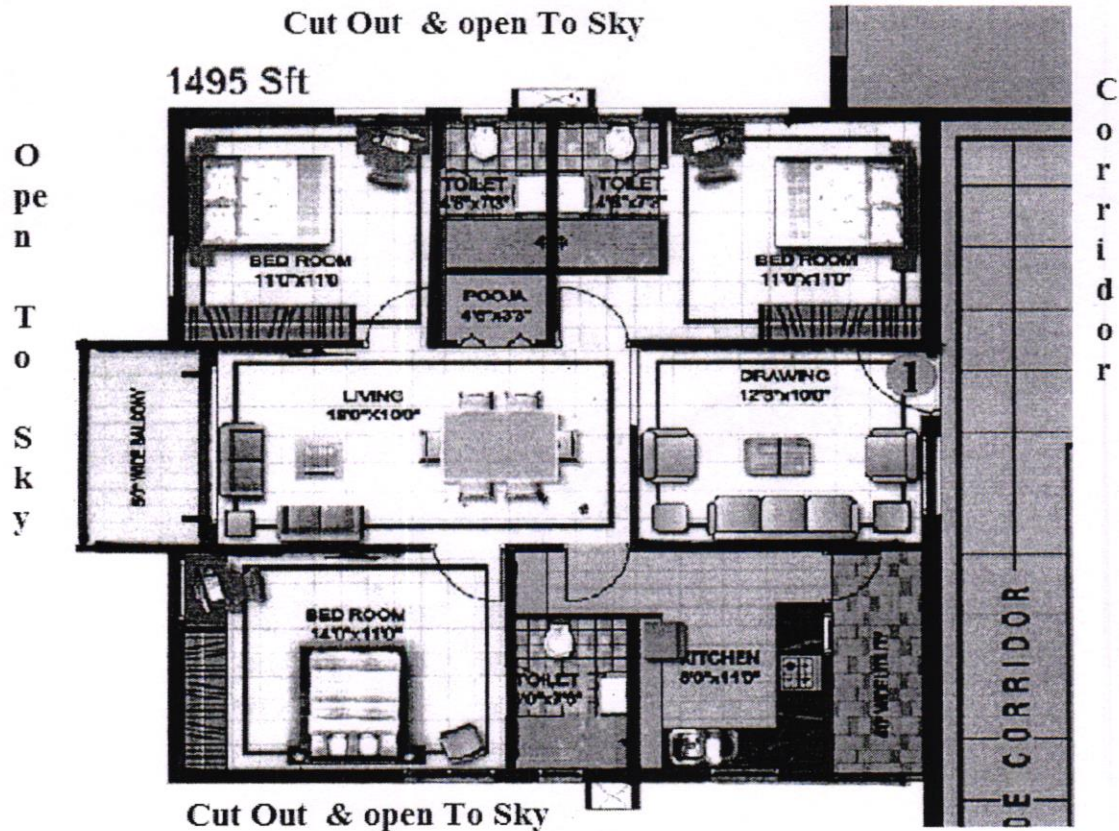
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GOLF VIEW APARTMENT FLAT NO: 401, FLOOR NO: 4th IN BLOCK 'E' SURVEY NOS: 70 part, 71, 72 and 73, situated at NANKRAMGUDA VILLAGE, SERI LINGAMPALLY MANDAL AND GHMC, SERI LINGAMPALLY CIRCLE, RANGA REDDY DISTRICT.

VENDORS: P. Srinivas S/o. Shri P.Babu Rao, P. Srilakshmi W/o. Shri P. Srinivas

VENDEE : Rajesh Guptha Kotha S/o. K. Srinivas Guptha.



REFERENCE:

SCALE:

INCL:

EXCL:

AREA:

SQ.FT: 1495 OR

SQ. MTS: 44.85 sq.yds

WITNESS:

1) *S. Venkatesh*

2) *Pris*



[Signature]

Srilakshmi

SIGNATURE OF THE VENDORS

[Signature]

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Ranga Reddy (R.O)

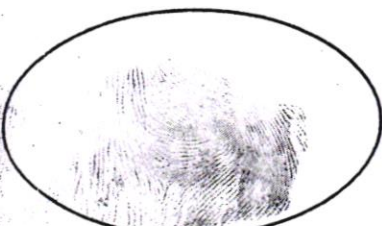
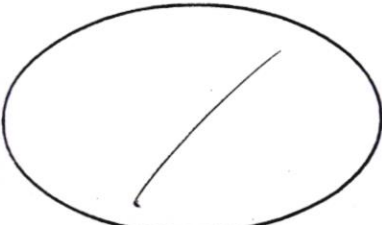
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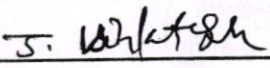
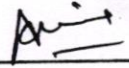
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

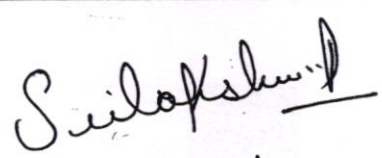
SI.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			(Vendor) No (1) P. Srinivas Rao Tahir ville, Plot. No. 4 Yousufguda, Hyderabad File SPA Doc No 341/12/12 Regd Seel SPA OF Vendor No 2
			(P. Sri Lakshmi) NO: (2) Tahirville, Plot. No. 4 Yousufguda, Hyderabad
			(Vendee) Rajesh Gupta Kotha Flat. No. 303, Plot. No. E5 YSR Enclave, Road. No. 25, Panchavati colony, Marikonda Rajendra Nagar, Hyderabad
			

SIGNATURE OF WITNESSES:

1. 
2. 



SIGN. OF THE CLAIMANT(S)

SIG. OF THE EXECUTANT(S)

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Joint SubRegistrar²
Ranga Reddy (R.O)

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Soulakshmi

12942

Family Members Details			
No	Name	Relation	Date of Birth
1	Soulakshmi	Wife	07/08/73
2	Family Member	Son	06/07/03

Age 33

Age 1

DPL 11/11/2015

(Signature)

GOVERNMENT OF INDIA

Tammala Arvind

3142 8494 5941

(Signature)

అధికారి - సామాన్య వి హక్కు

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

1755199300

P SRINIVAS
P BABU RAO
8-2-120/110/1/2B
GROUND FLOOR
NANDI NAGAR ROAD NO 14
BANJARAHILLS
HYDERABAD - 500034

Issued On: 14/07/2015

RTA-HYDERABAD-CZ

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

1217 HW 1995

K RAJESH GUPHA
K SRINIVAS GUPHA
FTNO.303 PTNO.E5 SYNO.67
YSR ENCLAVE PANCHAVATI C
MANIKONDA
RAJENDRANAGAR
RANGA REDDY - 500087

Issued On: 18/12/2015

RTA RANGAREDDY

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DLFAP009399212006

J VENKATESH
J THIMANNA
PNO 36
FNO 302
HILL COLONY
ERRAGADDA
HYDERABAD - 500018

Issued On: 05/12/2015

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12/09/16



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