

ORIGINAL

25/4 8/5

1690 దస్తావేజులు మరియు రుసుముల రకీదు  
 నెం. M.V. Vigneta Homes Rep by Sriram modak another  
 శ్రీమతి / శ్రీ Rep by SRA Holder K. P. N. Khanna Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. f

దస్తావేజు స్వభావము	JMD		Kapoor CV	
దస్తావేజు విలువ	3301,000		GHMC & SRO	
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1734/12			
రిజిస్ట్రేషన్ రుసుము	16505		chmo	
లోటు స్టాంపు(D.S.D.)	131940		1753 PM 09/05/12	
GHMC (T.D.)	49515		dt 11-5-12	
యూజర్ ఛార్జీలు	110		vat 41263/-	
అదనపు షీట్లు			1200405 → 276 dt 3/5/12	
5 x .....			MPM 3301/-	
			190651 dt 10/5/12	
మొత్తం	298070			

~~RETURNED~~

(అక్షరాల) Rupees one lakh ninety eight thousand /

Twenty only

తేది 11/5/12

వాచసు తేది

రూపొల్లము మాత్రమే  
 సెల్-రిజిస్ట్రారు  
 వల్లభనగర్  
 పబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, sale 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.

1743/12 Doc No: 1734 of 2017

852  
SCANNED




తెలంగాణ తేలంగానా TELANGANA  
S.No. 11178 Date: 27-04-2017

Sold to MAHENDAR

S/o. MALLESH

For Whom: M/s. VISTA HOMES

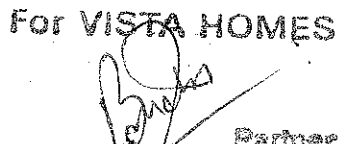
  
K. SATISH KUMAR 728804  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

### SALE DEED

This Sale Deed is made and executed on this 8<sup>th</sup> day of May 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri District by:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 45 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

**IN FAVOUR OF**

1. Mr. Lalith Dhakatey, Son of Mr. Harish Dhakatey, aged about 30 years {Pan No. BRKPD0386A, Aadhar No. 9476 3134 3403} and
2. Mrs. Deepika Dhakatey, Wife of Mr. Lalith Dhakatey, aged about 27 years both residing at 97, Jaya Nagar, Nw Bowenpally, Near Pochamma Temple, Secunderabad {Pan No. CGPPP5801F, Aadhar No. 7911 4960 6813}, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

**WHEREAS:**

- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming 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 admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac.3-01 Gts.
2.	3000/2007	21.04.2007	Ac.1-10 Gts.
3.	4325/2007	16.06.2007	Ac.0-12 Gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 Gts.

- B. The total land admeasuring 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., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

For VISTA HOMES  
  
Partner


For VISTA HOMES  
  
Partner

- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.307 on the third floor, in block no. 'C' admeasuring 1220 sft. of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. 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. 33,01,000/- (Rupees Thirty Three Lakhs and One Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.307 on the third floor, in block no. 'C', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the stilt floor, 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.33,01,000/-(Rupees Thirty Three Lakhs and One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

- i. Rs.23,99,830/- (Rupees Twenty Three Lakhs Ninety Nine Thousand Eight Hundred and Thirty Only) paid by way of D. D. No.030251, dated 15.11.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
  - ii. Rs.5,24,336/- (Rupees Five Lakhs Twenty Four Thousand Three Hundred and Thirty Six Only) paid by way of D. D. No.009312 dated 29.04.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
  - iii. Rs.3,76,834/- (Rupees Three Lakhs Seventy Six Thousand Eight Hundred and Thirty Four Only) (Part Payment) paid by way of cheque no. 398628, dated 02.05.2017 drawn on State Bank of India.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
  3. The Vendor further covenants 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 Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
  4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
  5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
  6. The Vendor hereby covenants 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 Vendee in the concerned departments.
  7. The Vendor hereby covenants that the Vendor has 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.
  8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee 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.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Vendee 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 Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
  - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee 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 Vendee 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 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.
  - v. The Vendee 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 Vendee.
  - 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 Vendor and the Vendee 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 Vendee.

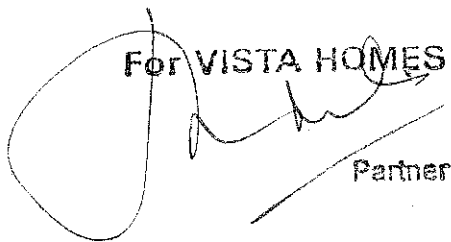
For VISTA HOMES

Partner

For VISTA HOMES

Partner

- 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 Vendee 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 Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(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 Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee 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 Vendee 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 Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

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

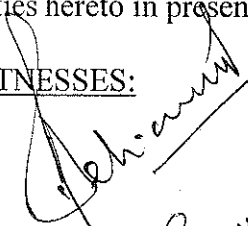
All that portion forming a deluxe apartment bearing flat no.307 on the third floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Khapra Mandal, Medchal-Malkajgiri District, marked in red in the plan enclosed and bounded as under:

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

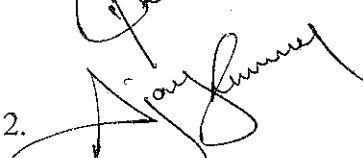
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

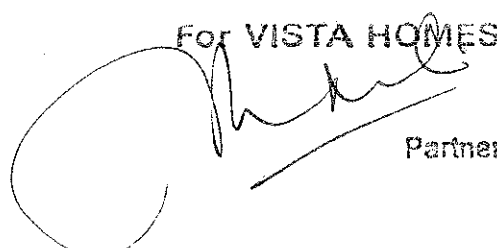
1.



2.



For VISTA HOMES



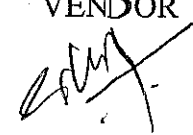
Partner

For VISTA HOMES



Partner

VENDOR



VENDEE



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 307 on the third floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Khapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper 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 Floor : 100 sft. Parking space for One Car
- b) In the Third Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 33,01,000/-

Date: 08.05.2017

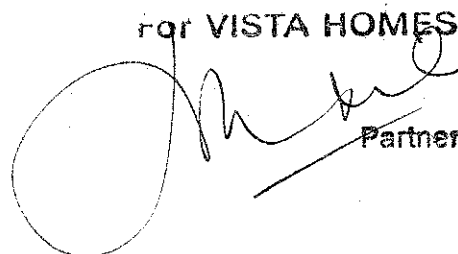
  
For VISTA HOMES  
Partner

  
For VISTA HOMES  
Partner

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.

  
For VISTA HOMES  
Partner

  
For VISTA HOMES  
Partner

Date: 08.05.2017

Signature of the Executants



REGISTRATION PLAN SHOWING FLAT NO. 307 IN BLOCK NO. 'C' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA MANDAL, R. R. DIST.  
NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY SHRI. SOHAM MODI, SON OF LATE SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

VENDEE: 1. MR. LALITH DHAKATEY, SON OF MR. HARISH DHAKATEY

2. MRS. DEEPIKA DHAKATEY, WIFE OF MR. LALITH DHAKATEY

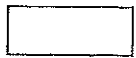
REFERENCE:  
AREA: 74.12

SCALE:  
SQ. YDS. OR

INCL:  
SQ. MTRS.



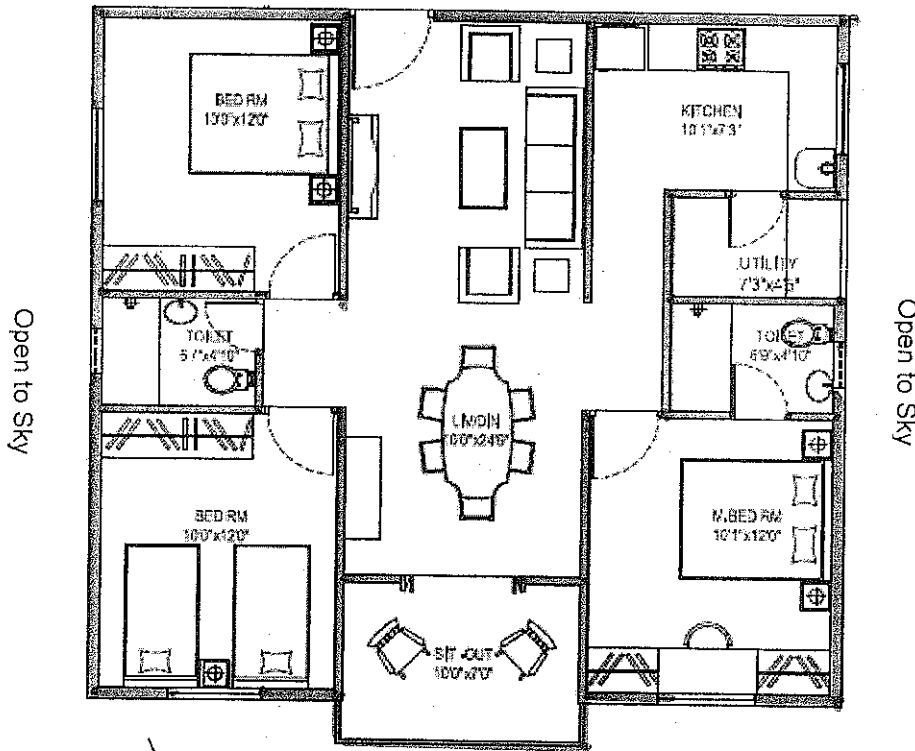
EXCL:



Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor



WITNESSES:

1.

2.

Open to Sky

For VISTA HOMES

For VISTA HOMES

Partner

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

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

SL. NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

**VENDORS:**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:  
1. M/S. SUMMIT HOUSING PVT. LTD.,  
REP. BY AUTHORISED SIGNATORY  
MR. SOHAM MODI  
S/O. LATE SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD- 500 034.  
  
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE VASANT U. MEHTA  
R/O. UTTAM TOWERS  
D. V. COLONY, P. G. ROAD  
SECUNDERABAD - 500 003.

**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.

**VENDEE CUM REPRESENTATIVE:**

MR. LALITH DHAKATEY  
S/O. MR. HARISH DHAKATEY  
R/O. 97, JAYA NAGAR,  
NEW BOWENPALLY,  
NEAR POCHAMMA TEMPLE,  
SECUNDERABAD.

**VENDEE NO:2**

MRS. DEEPIKA DHAKATEY  
W/O. MR. LALITH DHAKATEY  
R/O. 97, JAYA NAGAR,  
NEW BOWENPALLY,  
NEAR POCHAMMA TEMPLE,  
SECUNDERABAD

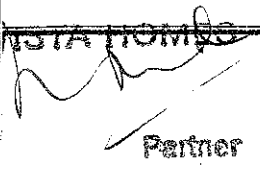
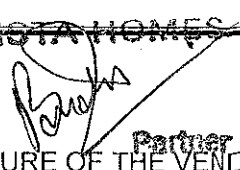
**SIGNATURE OF WITNESSES:**

1. 

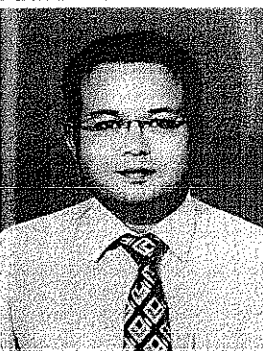
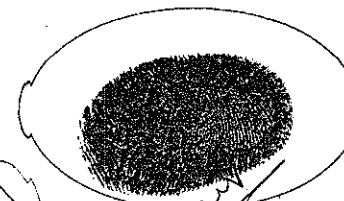
2. 

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Lalith Dhakatey as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

 **Partner**  
 **Partner**  
SIGNATURE OF THE VENDOR

  
SIGNATURE OF THE BUYER




**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2068P



For VISTA HOMES


Partner

पदाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE  


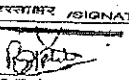
मुख्य आयकर अधिकारी, अन्धप्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

पदाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, अन्धप्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh


For VISTA HOMES

Partner


आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT OF INDIA

15/01/1974  
Permanent Account Number  
AWSP9104E

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, अन्धप्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh



For VISTA HOMES

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIPEEKA ARUN PANCHABHAI  
ARUN LAXMAN PANCHABHAI

25/11/1987

CGPPP5801F

*D. Panchabhai*



*D. Panchabhai*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

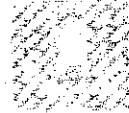
LALITH DHAKATEY  
DHAKATEY HARISH

26/03/1986

Permanent Account Number

BRKPD0386A

*Lalith Dhakatey*



*Lalith Dhakatey*

*Dhakatey Harish*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER  
DLFAP0091181709

AJAY KUMAR BENDE  
ANJA NEYULU BENDE  
1-7-742  
RAMNAGAR  
HYDERABAD  
MUSHEERABAD  
HYDERABAD

Issued On: 28/09/2009 RTA-HYDERABAD

*Ajay Kumar Bende*

आयकर विभाग  
INCOME TAX DEPARTMENT

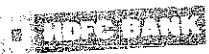
भारत सरकार  
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER  
P BELLIPPA BALLACHANDA

POOVAIYA MUDDAPPA  
BALLACHANDA  
28/09/1964  
Permanent Account Number  
AHDPB1139P

Signature: *P. Bellappa Ballachanda*

*P. Bellappa Ballachanda*



A/C PAYEE ONLY  
NOT NEGOTIABLE

MANAGER'S CHEQUE  
VALID FOR 3 MONTHS ONLY

10052017

SI 30000000/01/01/2010

Pay COMMISSIONER GHMC \*\*\*\*\* Or Order या उनके आदेश पर

Rupees THREE THOUSAND THREE HUNDRED ONE ONLY. ₹ ₹ 3,301.00

FC HDFC.BANK LTD.

For HDFC BANK LTD.

SECUNDERABAD  
SECUNDERABAD - 500 003  
REF. No. 04212103772

*Main*  
*Dhakar*  
*01647*  
AUTHORISED SIGNATORIES

Please sign above

190651 500240003 999989 2

*2613185*

**STATEMENT OF ENCUMBRANCE ON PROPERTY**

Date :16-05-2017 12:44:49

App No :910901

Statement No :26131685

Sri/Smt.:PRABHAKAR REDDY having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

**VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No:, 307FLAT, Apartment:VISTA HOMES BLOCK C , Flat No:307 , SURVEY NO: ,193,194,195S, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :6-6 WIDE CORRIDOR , WEST :OPEN TO SKY**

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **10** from **01-10-2007 to 15-05-2017** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sr No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pu No CD No Doc No/Year {ScheduleNo}
1/5	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194 195PARTS HOUSE:307FLAT APARTMENT: VISTA HOMES BLOCK C FLAT: 307 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY <b>Link Doct:3000/2007 of SRO 1512</b> <b>Link Doct:1842/2009 of SRO 1526</b> <b>Link Doct:4325/2007 of SRO 1512</b> <b>Link Doct:1426/2007 of SRO 1512</b>	(R) 11-05-2017 (E) 08-05-2017 (P) 11-05-2017	<b>0101</b> Sale Deed Mkt.Value:Rs. 1880000 Cons.Value:Rs. 3301000	1.(EX)M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 2.(EX)M/S VISTA HOMES REP BY PARTER BHAVESH V.MEHTA 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 5.(EX)NAREDDY KIRAN KUMAR REP BY AGPA M/S VISTA HOMES REP BY BHAVESH V.MEHTA 6.(EX)REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD 7.(CL)LALITH DHAKATEY 8.(CL)DEEPIKA DHAKATEY 9.(CL)VENDEE NO.2 REP BY LALITH DHAKATEY	0/0  1734/2017 [1] of SRO VALLABHNAGAR(1508)
2/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: . EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES <b>Link Doct:4324/2007 of SRO 1512</b>	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009	<b>0111</b> AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/2009 [1] of SRO KAPRA(1526)
3/5	VILL/COL: KHAPRA	(R) 16	<b>0101</b>	1 (EX)S CHILAKAMMA	0/0

*[Signature]*

	0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199	06-2007 (P) 16- 06-2007	2178000 Cons.Value:Rs. 2178000	REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	SRO MALKAJGIRI(1512)
4/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199	(R) 21- 04-2007 (E) 21- 04-2007 (P) 21- 04-2007	<b>0101</b> Sale Deed Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 300 3000/2007 [@] of SRO MALKAJGIRI(1512)
5/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundires: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199	(R) 23- 02-2007 (E) 19- 02-2007 (P) 19- 02-2007	<b>0101</b> Sale Deed Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN REDDY 4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPB ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

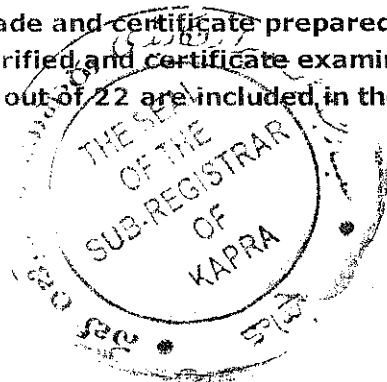
2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Umakanth

4. Search verified and certificate examined by /

5.Result: '5 out of 22 are included in the statement.'

Received Rs. 200+20 towards EC-Fee against  
Cash Receipt No.



OFFICE SEAL & DATE  
Register Officer

Sub-Registrar Office  
Kapra, Medchal-Malkajgiri Dist

Sub-Registrar  
Kapra