

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

నెం. 1460  
 శ్రీమతి / శ్రీ K. Prabhakar Reddy & Ahalan

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజ స్వభావము	Sal				H
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స్టాంపు విలువ రూ.	100				
దస్తావేజ వెంబరు	3308/9		val - 35588		
రిజిస్ట్రేషన్ రుసుము	14320				
లోటు స్టాంపు (D.S.D.)					
GHMC (T.D.)	114860				
యూజర్ ఛార్జీలు	100		91828		
అదనపు షీట్లు					
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	1				
మొత్తం	172440				

RETURNED

(అక్షరాల) Nil

రూపాయలు మాత్రమే)

తేది 29/9

వానసు తేది

సబ్ రిజిస్ట్రారు  
 సబ్-రిజిస్ట్రారు

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



3381

D. No. 3308 of 2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*[Signature]*

BK 878241

S.No. 11643 Date: 11-08-2014

Sold to: MAHENDR

S/o. MALLESH

For Whom: M/S. VISTA HOMES

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

**SALE DEED**

This Sale Deed is made and executed on this 26<sup>th</sup> day of September 2014 at SRO, Kapra, Ranga Reddy District by and between:

1. 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 - 500 003., represented by its Partners (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad - 500 003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 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 -500 003., Hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

**In favour of**

Mr. H. Srirama Murthy, Son of Mr. H. B. Sankara Rao, aged about 30 years, Occupation: Service, residing at LIG-544, Bharathinagar, Ramachandrapuram, Hyderabad- 500 032, 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.  
For M/s. VISTA HOMES

For Nareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes

FOR VISTA HOMES


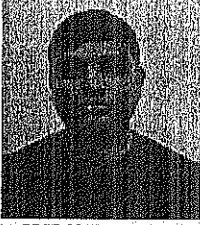



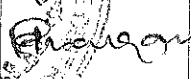
FOR VISTA HOMES  
*[Signature]*  
Partner

Partner



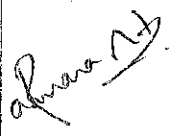


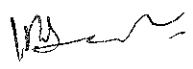
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs: 14370/- paid between the hours of 3 and 6 on the 27th day of SEP, 2014 by Sri Bhavesh V Mehta

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

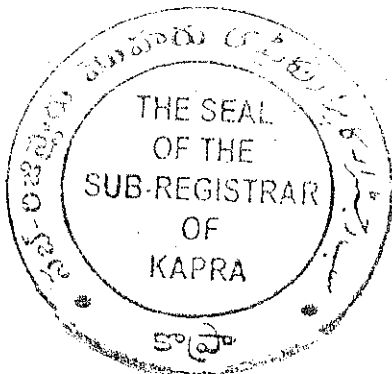
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 H. SRIRAMA MURTHY::: [1526-1-2014-3381]	H. SRIRAMA MURTHY S/O. H.B.SANKARA RAO LIG 544 BHARTINAGAR RAMACHANDRAPURAM HYD	
2	EX		 VENDORS REP BY ITS [1526-1-2014-3381]	VENDORS REP BY ITS GPA HOLDER K. RAJESHAKAR REDDY S/O. K.P. MADHAREDDY 5-4-187/52 2ND FLOOR M.G ROAD SECBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 H.V.RAMANA MURTHY [1526-1-2014-3381]	H.V.RAMANA MURTHY 928, SAMMILANA, 60 FEET ROAD, 7TH MAIN C BLOCK, AECS LAYOUT, BANGALORE.	
2		 H.B.SANKARA RAO: [1526-1-2014-3381]	H.B.SANKARA RAO LIG 544, BHARTINAGAR, R.C.PURAM, HYD.	

27th day of September, 2014

Signature of Joint Sub Registrar  
Kapra



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BK-1, CS No 3381/2014 & Doct No 3308 / doly. Sheet 1 of 13  
 Joint Sub Registrar Kapra

**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

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 luxury apartment bearing flat no.006 on the ground floor, in block no. 'A' 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.

FOR M/s. VISTA HOMES  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorized Signatory Soham Modi (Director)

For Nareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorized Signatory Soham Modi (Director)

FOR VISTA HOMES  
Partner  
FOR VISTA HOMES

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	15970	0		0	158070
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14370	0		0	14370
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>172440</b>	<b>0</b>		<b>0</b>	<b>172540</b>

Rs. 15970/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14370/- towards Registration Fees on the chargeable value of Rs. 2874000/- was paid by the party through Challan/BC/Pay Order No ,918781 dated ,27-SEP-14.

Date

27th day of September, 2014

Signature of Registering Officer

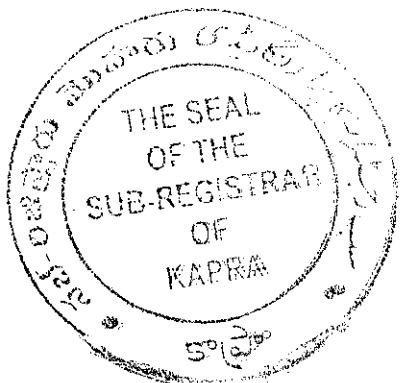
Kapra

Bk-1, CS No 3381/2014 & Doct No 3308/2014. Sheet 2 of 13  
 Joint SubRegistrar Kapra

1936 SE 18970/- యొక్క రిజిస్ట్రేషన్

దీని పుస్తకము 2014 నం./ చ.క. 1036 వ  
 పు. 3308 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి  
 శ్రీ బి.ఎన్. నిమిత్తం గుర్తింపు నెంబరు/ 126  
 3308 / 2014 గా యిచ్చబడినది  
 2014 నం. 22 వ తేదీ

సబ్-రిజిస్ట్రార్



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.

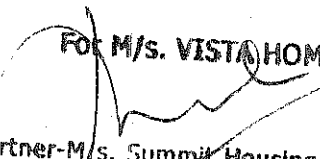
H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 28,74,000/- (Rupees Twenty Eight Lakhs Seventy Four Thousand Only) and the Vendee has agreed to purchase the same.

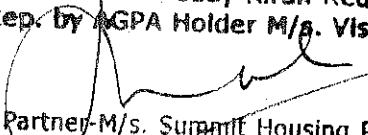
I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

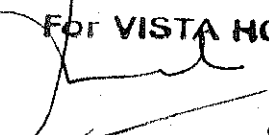

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs. 28,74,000/- (Rupees Twenty Eight Lakhs Seventy Four Thousand). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.11,24,500/- (Rupees Eleven Lakhs Twenty Four Thousand and Five Hundred Only) paid by way of Banker Cheque bearing no.385723, dated 27.08.2013 issued by State Bank of India, Ramachandrapuram Branch, Medak Dist.
- ii. Rs.6,74,700/- (Rupees Six Lakhs Seventy Four Thousand and Seven Hundred Only) paid by way of Banker cheque bearing no.386089, dated 21.12.2013 issued by State Bank of India, Ramachandrapuram Branch, Medak Dist.
- iii. Rs.2,49,800/- (Rupees Two Lakhs Forty Nine Thousand and Eight Hundred Only) paid by way of Banker cheque bearing no.386996, dated 18.07.2014 issued by State Bank of India, Ramachandrapuram Branch, Medak Dist.
- iv. Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of cheque no.724156, dated 15.02.2013 draw on CITI Bank, Mumbai.
- v. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 724154, dated 15.01.2013 draw on CITI Bank, Mumbai.
- vi. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of Banker cheque bearing no.522552, dated 20.09.2014 issued by SBI, Ramachandrapuram Branch, Medak Dist.
- vii. Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cash.

For M/s. VISTA HOMES.  
  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

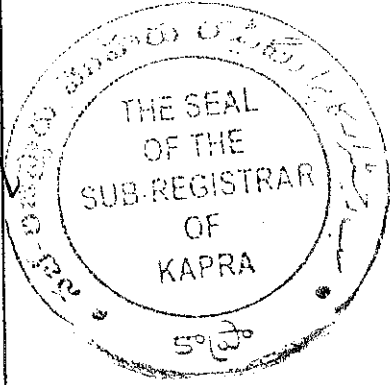
For Nareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes  
  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

FOR VISTA HOMES  
  
Partner  
FOR VISTA HOMES  
  
Partner

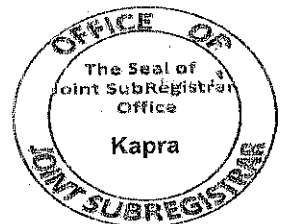
Bk-1, CS No 3381/2014 & Doct No  
3308/2014

Sheet 3 of 13

Joint Sub Registrar  
Kapra



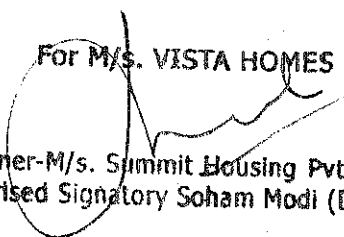
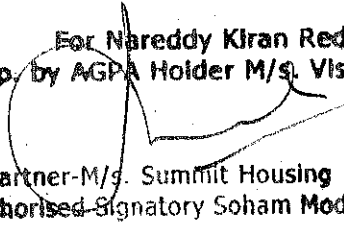
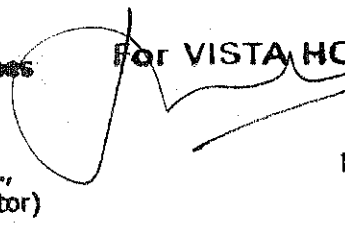

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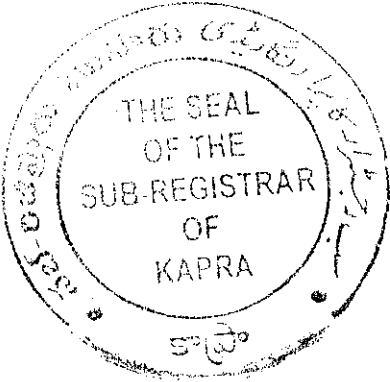
**Details of Flat:**

- a) Luxury Flat No. 006 on the ~~Ground~~ floor, in block no. 'A' admeasuring 1220 sft of super built up area.
  - b) An undivided share in the Schedule Land to the extent of 74.12 Sq. yds.
  - c) A reserved parking space for single car in the basement admeasuring about 100 sft.
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.

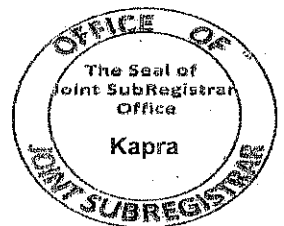
 <b>For M/s. VISTA HOMES</b>	 <b>For Nareddy Kiran Reddy</b> <b>Rep. by AGPA Holder M/s. Vista Homes</b>	 <b>For VISTA HOME</b>
Partner-M/s. Summit Housing Pvt. Ltd., Authorized Signatory Soham Modi (Director)	Partner-M/s. Summit Housing Pvt. Ltd., Authorized Signatory Soham Modi (Director)	Partn
		 <b>For VISTA HOME</b> Partn

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3308/2014. Sheet 4 of 13

Joint SubRegistrar  
Kapra



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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 M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

For VISTA HOMES

Partner

For VISTA HOMES

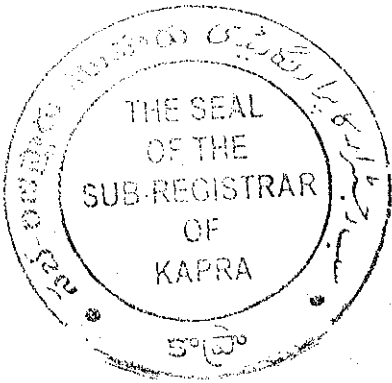
Partner

Bk-1, CS No 3381/2014 & Doct No

3308/2014. Sheet 5 of 13

Joint Sub Registrar

Kapra



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- 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 M/s. VISTA HOMES  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy  
Rep. by AGRA Holder M/s. Vista Homes  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

FOR VISTA HOMES  
Partner

FOR VISTA HOMES  
Partner

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3308/2014. Sheet 6 of 13  
Joint Sub Registrar  
Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199 & nala
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

SCHEDULE 'B'

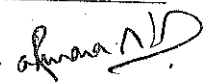

SCHEDULE OF FLAT

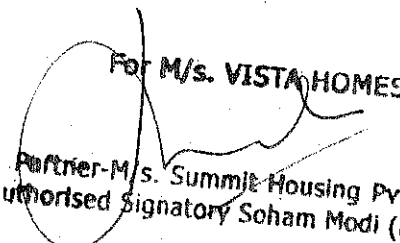
All that portion forming a luxury apartment bearing flat no. 006 on the ground floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

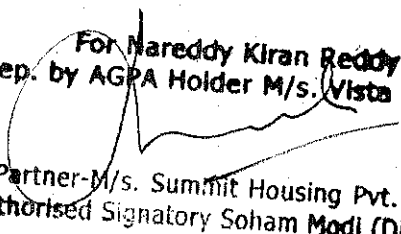
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

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. 

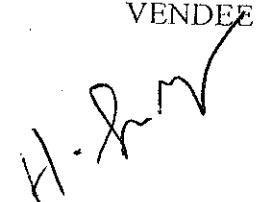
  
For M/s. VISTA HOMES  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

  
For Mareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes  
Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)  
VENDOR

For VISTA HOMES

  
Partner

VENDEE



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3308/2014 Sheet 7 of 13 Joint SubRegistrar  
Kapra



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ANNEXURE - 1 - A

1. Description of the Building : LUXURY flat bearing flat no.006 on the ground floor, in block no. 'A' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
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 Ground Floor : 1220 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 28,74,000/-

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

Date: 26.09.2014

Signature of the Executants

For VISTA HOMES

C E R T I F I C A T E

Partner

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

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

Date: 26.09.2014

For Nareddy Kiran Reddy  
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)  
Signature of the Executants

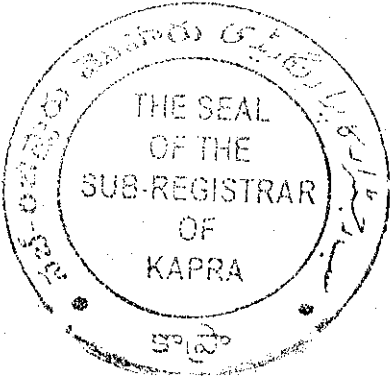
For VISTA HOMES

Partner

H. S. M.

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3308 / 2014 Sheet 8 of 13

Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 006 IN BLOCK NO. 'A' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

**BUYER:**

MR. H. SRIRAMA MURTHY, SON OF MR. H. B. SANKARA RAO

**REFERENCE:**

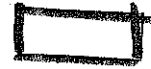
**AREA:**

74.12

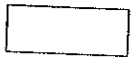
**SCALE:**

SQ. YDS. OR

**INCL:**  
SQ. MTRS.

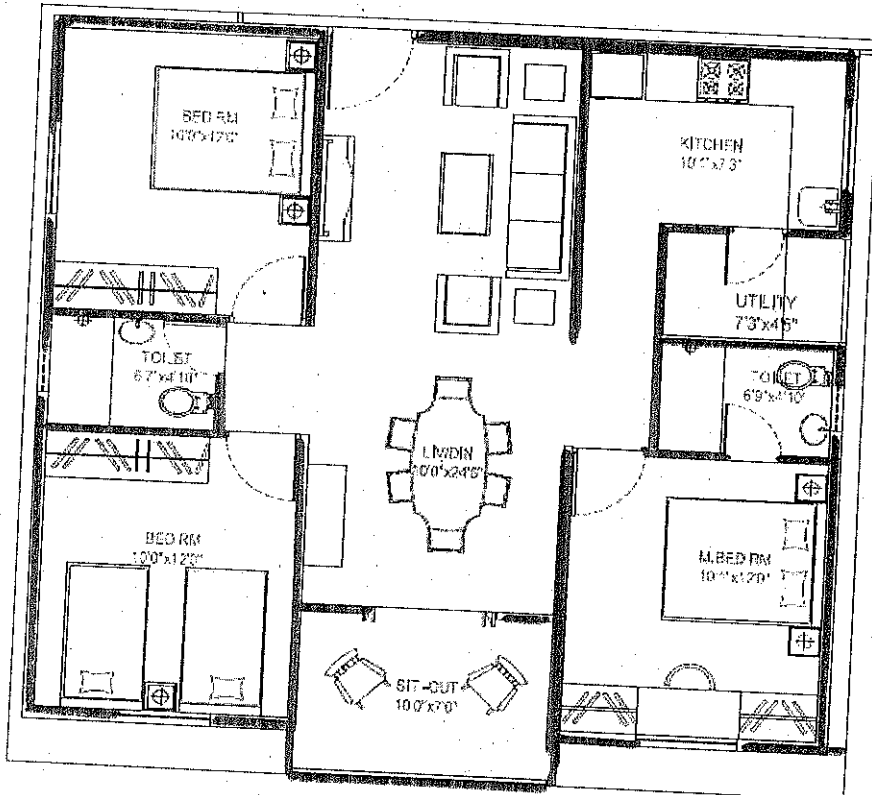


**EXCL:**



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

6'-6" wide corridor & Open to Sky



Open to Sky

Open to Sky

Open to Sky

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

For Hareddy Kiran Reddy  
Rep. by AGRA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,  
Authorised Signatory Soham Modi (Director)

For VISTA HOMES

*[Signature]*  
Partner

SIGNATURE OF THE VENDOR

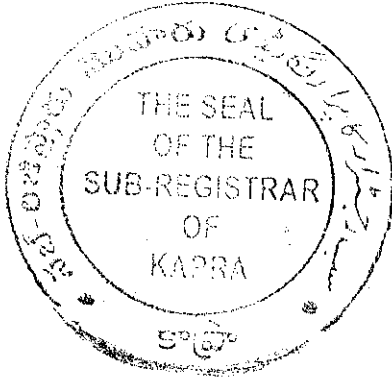
*[Signature]*  
SIGNATURE OF THE BUYER

**WITNESSES:**

- 1. *[Signature]*
- 2. *[Signature]*

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3308/2014. Sheet 9 of 13

~~Joint SubRegistrar  
Kapra~~

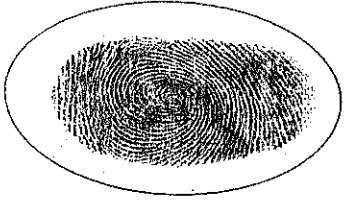
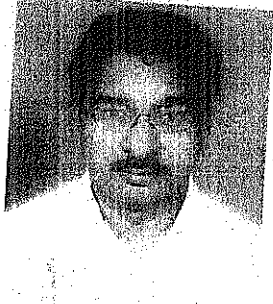
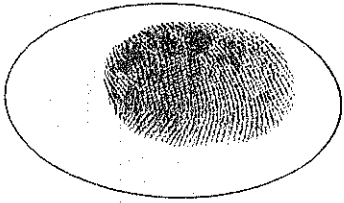
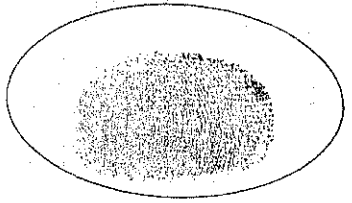
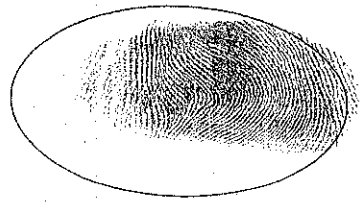


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**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. MR. SOHAM MODI  
 S/O. MR. 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.

**SPA FOR PRESENTING DOCUMENTS:**

**VIDE DOC NO. 87/BK/14, Dt. 26.09.14.**

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.

**BUYER:**

MR. H. SRIRAMA MURTHY  
 S/O.MR. H. B. SANKARA RAO  
 R/O. LIG-544, BHARATHINAGAR  
 RAMACHANDRAPURAM  
 HYDERABAD- 500 032

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

**For M/s. VISTA HOMES**  
  
 Partner-M/s. Summit Housing Pvt. Ltd.,  
 Authorised Signatory Soham Modi (Director)

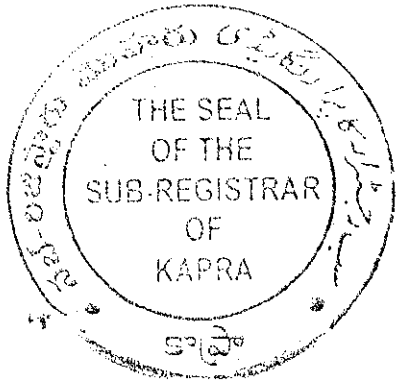
**For Nareddy Kiran Reddy**  
 Rep. by ACPA Holder M/s. Vista Homes  
  
 Partner-M/s. Summit Housing Pvt. Ltd.,  
 Authorised Signatory Soham Modi (Director)  
 SIGNATURE OF EXECUTIVE

**For VISTA HOMES**  
  
 Partner

SIGNATURE OF BUYER

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Joint SubRegistrar  
Kapra



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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VISTA HOMES

27/01/2007  
Permanent Account Number  
AAGFV2068P

06/03/2007

स्थायी 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  
18-10-1960

हस्ताक्षर / SIGNATURE  
*Soham Modi*

मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

For VISTA HOMES  
*[Signature]*  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM57540

नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
YASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  
*[Signature]*

मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

For VISTA HOMES  
*[Signature]*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

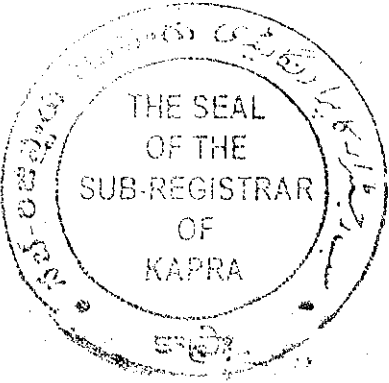
15/01/1974  
Permanent Account Number  
AWSP8104E

हस्ताक्षर / SIGNATURE  
*[Signature]*

10/05/2008

*[Signature]*

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33081/2014 Sheet 11 of 13  
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Kapra



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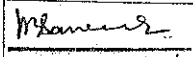


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAIPH8789B**

नाम /NAME  
**BHIMA SANKARA RAO  
 HEMADRIBOTLA**

पिता का नाम /FATHER'S NAME  
**VENKATA RAMANA MURTHY**

जन्म तिथि /DATE OF BIRTH  
**02-04-1948**

हस्ताक्षर /SIGNATURE  


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

*W/100000*

*MA*

भारतीय विभागीय आयकर विभाग  
 INCOME TAX DEPARTMENT  
 H. SHIRAMA MURTHY  
 BHIMA SANKARA RAO  
 HEMADRIBHOTLA  
 18/04/1982  
 Permanent Account Number  
 AY2PS0562N

भारत सरकार  
 GOVT OF INDIA

भारत सरकार  
 GOVT OF INDIA

Signature

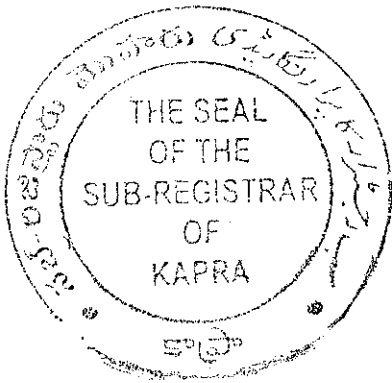



*VENDEE  
 &  
 RUMEL*

*A. S. N*

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Joint SubRegistrar  
Kapra



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ಭಾರತ ಸರ್ಕಾರ

Government of India

ನೋಂದಾವಣೆ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 1098/90160/02052

ವಿಶ್ವವಿದ್ಯಮಾನ ಗುರುತಿನ ಪ್ರಮಾಣವಾಗಿದೆ. ಸಾಗರಿಕತೆಗಾಗಿ ಅಲ್ಲ.  
ಗುರುತಿನ ಪ್ರಮಾಣವನ್ನು ಆನ್‌ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸುವ ಮೂಲಕ  
ಪಡೆಯಬಹುದಾಗಿದೆ.

is proof of identity, not of citizenship.

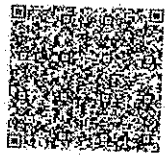
To establish identity, authenticate online.

To  
ಹೇಮಾದ್ರಿಬೊತ್ತಲಾ ಭೀತಲ ವೆಂಕಟ ರಾಮಣ ರೆಡ್ಡಿ  
Hemadribhotla Venkata Ramana Murthy  
S/O: H B Sankara Rao  
#928 Sammilana 60 Feet Road 7th Main C Block  
AECS Layout Bangalore North  
Marathahalli Colony Bangalore North Bangalore  
Karnataka 560037  
9731655336

2094207



MN020942079DF



ನಿಮ್ಮ ಸಂಖ್ಯೆ / Your Aadhaar No. :

8554 8228 4860

- ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

- ಈ ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ.
- ಭವಿಷ್ಯದಲ್ಲಿ ಸರ್ಕಾರಿ ಮತ್ತು ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯುವುದಕ್ಕಾಗಿ ಇದನ್ನು ನಿರೀಕ್ಷಿಸಬಹುದಾಗಿದೆ.
- This Aadhaar is valid throughout the country.
- This Aadhaar will be helpful in availing Government and Non-Government services in future.

2094207

ಭಾರತೀಯ ಏಕೀಕರಣ ಗುರುತಿನ ಪ್ರಾಧಿಕಾರ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ವಿಳಾಸ:  
S/O: ಹೆಚ್ ಬಿ ಸಂಕರ ರಾವ್, #928  
ಸಮಿಲನಾ, 60 ಅಡಿ ರಸ್ತೆ, 7ನೇ  
ಮುಖ್ಯರಸ್ತೆ ಸಮಿಲನಾ, 7ನೇ ಮುಖ್ಯ  
ರಸ್ತೆ, ಬೆಂಗಳೂರು ನಗರ,  
ಬೆಂಗಳೂರು, ಮರಾಠಹಳ್ಳಿ ಕಾಲೋನಿ,  
ಕರ್ನಾಟಕ, 560037

Address:  
S/O: H B Sankara Rao, #928  
Sammilana, 60 Feet Road  
7th Main C Block, AECS  
Layout, Bangalore North,  
Bangalore, Marathahalli  
Colony, Karnataka, 560037



ಭಾರತ ಸರ್ಕಾರ  
GOVERNMENT OF INDIA

ಹೇಮಾದ್ರಿಬೊತ್ತಲಾ ಭೀತಲ ವೆಂಕಟ ರಾಮಣ ರೆಡ್ಡಿ  
Hemadribhotla Venkata Ramana Murthy  
ಹುಟ್ಟಿದ ವರ್ಷ / Year of Birth : 1980  
ವ್ಯವಸ್ಥೆ / Male

8554 8228 4860

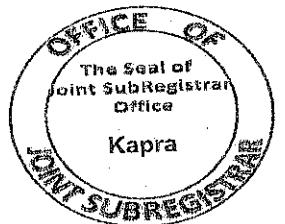
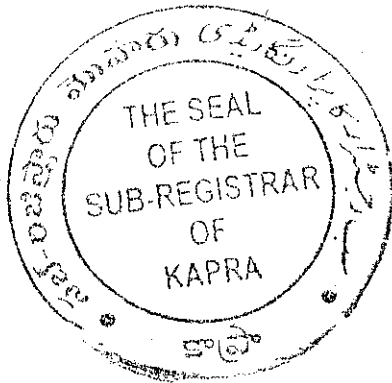
- ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



*[Handwritten signature]*

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Joint SubRegistrar  
Kapra



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**STATEMENT OF ENCUMBRANCE ON PROPERTY**

Date :07-10-2014 15:00:16 App No :693318 Statement No :8039416  
 Sri/Smt.:**H.SRIRAMAMURTHY** 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:, , Apartment:VISTA HOMES , Flat No:6 , SURVEY NO: ,193,194,195, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :OPEN TO SKY & 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 7 from **01-10-2007 to 06-10-2014** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl No.	Description of property	Reg.Date Ere.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Rg No CD No Doct No/Year [ScheduleNo]
1/1	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES FLAT: 006 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6-6' WIDE CORRIDOR [W]: OPEN TO SKY	(R) 27-09-2014 (E) 26-09-2014 (P) 27-09-2014	<b>0101</b> Sale Deed Mkt.Value:Rs. 1880000 Cons.Value:Rs. 2874000	1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP AS SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA HOLDER VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 5.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER VISTA HOMES M/S.SUMMIT HOUSING PVT LTD REP BY AS SOHAM MODI 6.(EX)VENDORS REP BY ITS GPA HOLDER K.PRABHAKAR REDDY	0/0 3308/2014 [1] of SRO KAPRA(1526)



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 Sub Registrar Office

5. Result : '1 out of 1 are included in the statement.'

Received Rs. 100 +20 towards EC-Fee against Cash Receipt No.

*[Handwritten Signature]*  
SUB-REGISTRAR  
KAPRA

OFFICE SEAL & DATE  
Signature of Register Officer

