

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

Amal Rao

నెం. 1152

శ్రీమతి / శ్రీ Vishu Homes SPA & Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోబడవు.

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	2935000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	2323/14			
రిజిస్ట్రేషన్ రుసుము	14675			
లోటు స్టాంపు(D.S.D.)	161325			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x	DD No 26 000894 HDFC Bank RP Road, Secunderabad dt: 22/7/14			
మొత్తం	176100			

(అక్షరాలా) Repees One lakh seventy six thousand one hundred only

తేది 22/7/14

వాపసు తేది _____

రూపాయలు మాత్రమే)

M. Lalitha 22/7/14

Sub-Registrar
Shankar Reddy
Secunderabad

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

Doc. No 2323/2014



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BE 030105

S.No. 3206 Date: 01-05-2014

G. Sudhakar

Sold to: Ramesh

T.SUDHAKAR
LICENSED STAMP VENDOR
LIC.No.15-01-007/2007
REN.No.15-01-022/2013,
LIG-60, A.P.H.B.Colony,
Chevella, R.R.District.

S/o. W/o. D/o. Narsinga Rao

For whom: M/s. Vista Homes.

SALE DEED

This Sale Deed is made and executed on this 22nd day of July 2014 at SRO, , Ranga Reddy District by: -

1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd 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, 2nd 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. Mosali Anil Reddy, Son of Mr. M. Chandra Sekhar Reddy, aged about 42 years, Occupation: Service, residing at Plot No. 24, Brundavan Colony, Phase II, Kapra, Hyderabad - 500 062, 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 VISTA HOMES

For VISTA HOMES







[Signature]

[Signature]



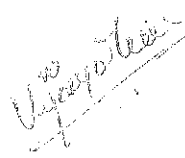



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14675/- paid between the hours of 2 and 7 on the 22nd day of JUL, 2014 by Sri K Prabhakar Reddy


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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MOSALI ANIL REDDY [1516-1-2014-2395]	MOSALI ANIL REDDY S/O. M CHANDRA SEKHAR REDDY PLOT NO.24,BRUNDAVAN COLONY,, PHASE- II,KAPRA,HYD	
2	EX		 K PRABHAKAR REDDY [1516-1-2014-2395]	K PRABHAKAR REDDY (PRESENTING GPA) S/O. K PADMA REDDY 5-4-187/3 & 4, IIND FLOOR,, SOHAM MANSION, M.G.ROAD,SEC-BAD	

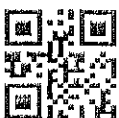
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P.VIJAYASRI::22/07/ [1516-1-2014-2395]	P.VIJAYASRI PLOT NO.32, BRUNDAVAN COLONY,PHASE II, A.S.RAONAGAR, KAPRA, HYDERABAD	
2		 S.PULLAIAH::22/07/ [1516-1-2014-2395]	S.PULLAIAH PLOT NO.24, BRUNDAVAN COLONY,PHASE II, A.S.RAONAGAR, KAPRA, HYDERABAD	

22nd day of July, 2014


Signature of Joint SubRegistrar15
Shamirpet

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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.201 on the second floor in block no. 'A' admeasuring 1220 sq.ft. of super built-up 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 sq.ft., in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.

For VISTA HOMES


Partner

For VISTA HOMES


Partner

Endorsement:						
Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		117300	117400
Transfer Duty	NA	0	0		44025	44025
Reg. Fee	NA	0	0		14675	14675
User Charges	NA	0	0		100	100
Total	100	0	0		176100	176200

Rs. 161325/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14675/- towards Registration Fees on the chargeable value of Rs. 2935000/- was paid by the party through DD No ,894 dated ,22-JUL-14 of ,HDFC BANK/R.P.ROAD,SEC-BAD

Date

22nd day of July,2014

Signature of Registering Officer

Shamirpet

Joint SubRegistrar 15
 Shamirpet
 Bk - 1, CS No 2395/2014 & Doct No
 2323/2014. Sheet 2 of 11

ఆ పుస్తకము 20/4 నంబర్ (సం.న 1936) నంబర్ పై
 2323/- నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్
 నిమిత్తం అభ్యంతర నెంబరు 1850-1-2323 20/4
 ఇవ్వబడుతుంది
 20/4 నంబర్ పై 22


Signature
 జనరల్ రిజిస్ట్రార్ అధికారి
 ఆఫీస్, నాగార్జున



- 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. 29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty 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.

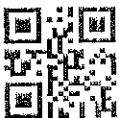
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
- Details of Flat:**
- a) Luxury Flat No. 201 on the second 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.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner



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[Handwritten Signature]
Joint SubRegistrar
Shamirpet

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0323/19014. Sheet 3 of 11

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.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- 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.
 - 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.
 - 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.
 - 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.

VISTA HOMES

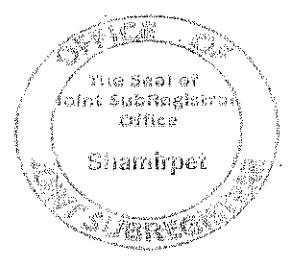
Partner

For VISTA HOMES

Partner

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2323 / 12014. Sheet 4 of 11
Joint SubRegistrar
Shamirpet

[Handwritten signature]



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.
- 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



Signature of a representative for Vista Homes.

FOR VISTA HOMES



Signature of a representative for Vista Homes.

[Handwritten Signature]
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Joint SubRegistrar
Shamirpet



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.201 on the second floor, in block no. 'A' admeasuring 1220 sq. ft. of super built-up area (i.e., 976 sq. ft. of built-up area & 244 sq. ft. 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 sq. ft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

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


BK-1, CS No 2395/2014 & Doct No
2323/2014
Joint SubRegistrar15
Shamirpet

[Handwritten Signature]



ANNEXURE-1-A

1. Description of the Building : LUXURY flat bearing flat no. 201 on the second 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 : 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 Second Floor : 1220 sft


5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building : Rs. 29,34,780/-

Date: 22.07.2014

FOR VISTA HOMES

Partner

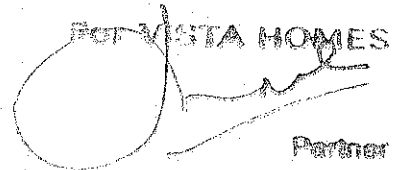
FOR VISTA HOMES

Partner

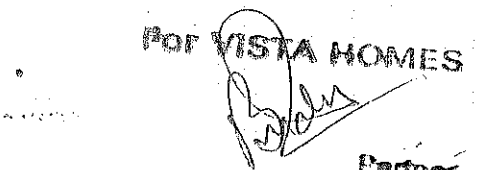
Signature of the Executants

CERTIFICATE

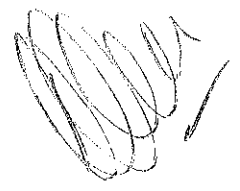
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 22.07.2014

FOR VISTA HOMES

Partner

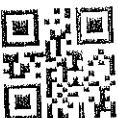
FOR VISTA HOMES

Partner

Signature of the Executants



BK - 1, CS No 2395/2014 & Doct No
2323 / 2014 Sheet 7 of 11 Joint SubRegistrar 15
Shamirpet

[Handwritten Signature]



REGISTRATION PLAN SHOWING

FLAT NO. 201 IN BLOCK NO. 'A' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

183, 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. MOSALI ANIL REDDY, SON OF MR. M. CHANDRA SEKHAR REDDY

REFERENCE:

AREA:

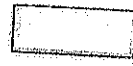
74.12

SCALE:

SQ. YDS. OR

INCL:

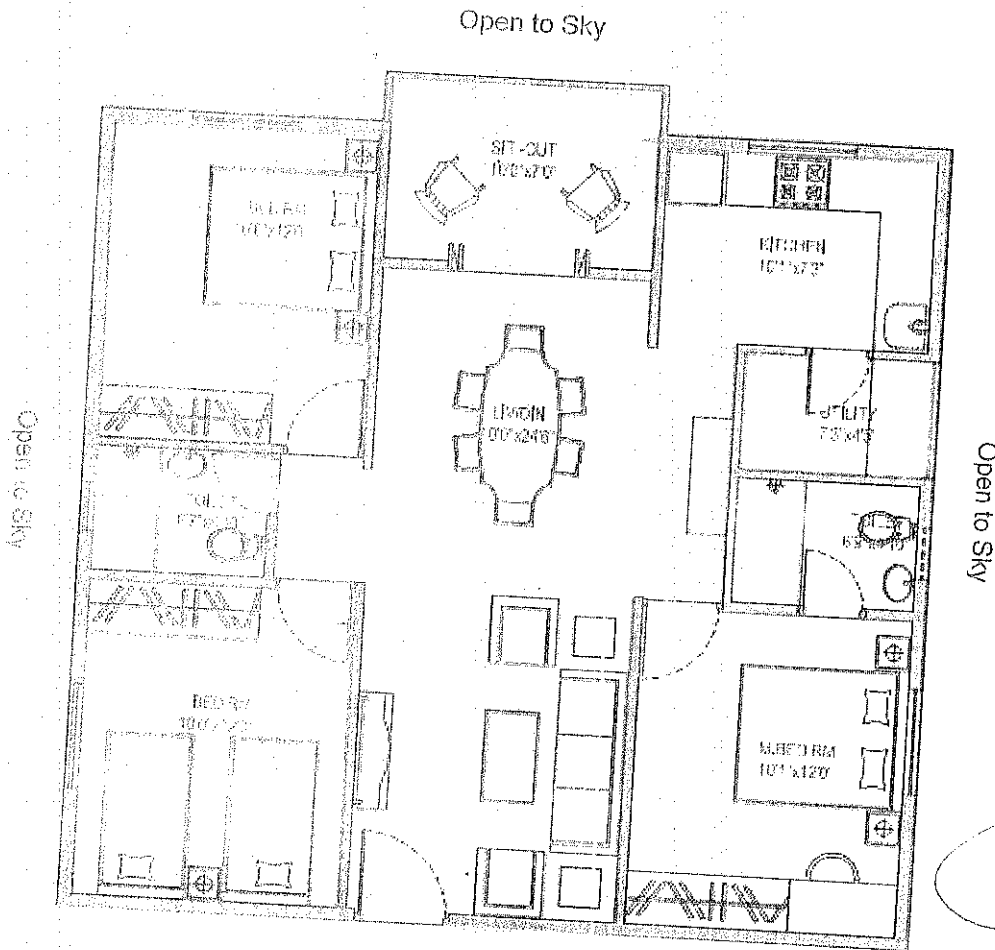
SQ. MTRS.



EXCL:



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



6'-6" wide corridor & Open to Sky

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

[Signature]
Partner


SIGNATURE OF THE VENDOR

[Signature]

SIGNATURE OF THE BUYER

WITNESSES:

[Signature]
[Signature]


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2323 / 2014 Sheet 8 of 11
Joint Sub Registrar 15
Shamirpet



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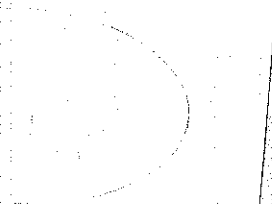
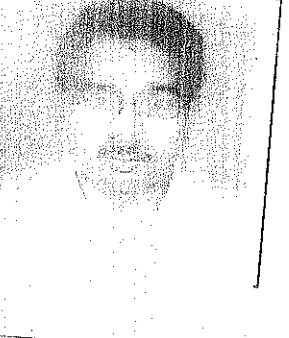
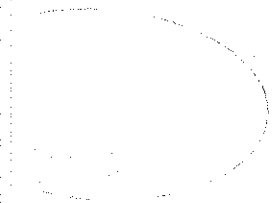


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

FINGER PRINTS
 (LEFT THUMB)

PASSPORT SIZE
 PHOTOGRAPH

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. ROAD, 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.

**GPA FOR PRESENTING DOCUMENTS:
 VIDE DOC NO. 21/BK-IV/ 2013, Dt. 06.09.2013**

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. MOSALI ANIL REDDY
 S/O. MR. M. CHANDRA SEKHAR REDDY
 R/O. PLOT NO. 24
 BRUNDAVAN COLONY
 PHASE II, KAPRA
 HYDERABAD - 500 062

SIGNATURE OF WITNESSES

For VISTA HOMES

[Signature]
 Partner


For VISTA HOMES

[Signature]
 Partner

SIGNATURE OF EXECUTANTS

[Signature]

SIGNATURE(S) OF BUYER(S)


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2323/2014 Sheet 9 of 11
Joint SubRegistrar
Shamirpet



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT OF INDIA

27/01/2007
Permanent Account Number
AAGFV2058P

01-01-2007

For VISTA HOMES
[Signature]
Partner

आयकर विभाग / 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

आयकर अधिकारी / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अछिना प्रदेश
Chief Commissioner of Income-tax, Aichina Pradesh

For VISTA HOMES
[Signature]
Partner

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ABMPM8754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

आयकर अधिकारी / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अछिना प्रदेश
Chief Commissioner of Income-tax, Aichina Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRADHAKAR REDDY K
PADMA REDDY KANDI

18/01/1974
Permanent Account Number
AWSPB8104E

[Signature]
Signature

01-01-2007

[Signature]

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BK - 1, CS No 2395/2014 & Doct No
2323/2014 Sheet 10 of 11 Joint SubRegistrar15
Shamirpet



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BURER

आयकर विभाग
INCOME TAX DEPARTMENT

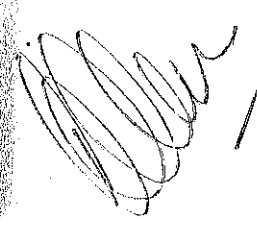
भारत सरकार
GOVT. OF INDIA

AMIL REDDY MOSALI

CHANDRA SEKHAR REDDY MOSALI

17/03/1972
Permanent Account Number
ELOPM6496G

Signature

WITNES

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNKARI FULLAIAH

PEDA NAGAI AH SUNKARI

01/01/1946
Permanent Account Number
DYKPS3720A

Signature




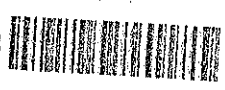

WITNES

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పెనుమూడి విజయశ్రీ
Penumudi Vijayashree

పుట్టిన సంవత్సరం / Year of Birth : 1971
స్త్రీ / Female

9410 5730 3728

Vijayashree

ఆధార్ సామాన్యని హక్కు

[Handwritten Signature]
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2323/2014 Sheet 11 of 11
Joint SubRegistrar's
Shamirpet



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**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBERANCE ON PROPERTY**

App No : 46247

MeeSeva App No : ECM021400383534

Date : 02-Aug-14

Statement No : 7567084

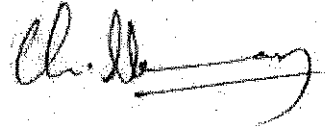
Sri/Smt.: **M ANIL REDDY** : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: KHAPRA (M) ,House No: , , Flat No: 201 ,Apartment: VISTA HOMES ,Ward : 1-Block : 10 VILLAGE: KHAPRA (M) ,Survey No: ,193,194,195, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR & OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 7 years from 01-10-2007 To 01-08-2014 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No No/Year [Schedule]
1 -- 5	VILL/COL: KHAPRA (M)/REST ALL-1 W-B: 1-10 SURVEY: 193 194 195 APARTMENT: VISTA HOMES FLAT: 201 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT BLOCK NO.A Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6'-6" WIDE CORRIDOR & OPEN TO SKY This document Link Doct,Link Doct,Link Doct,Link Doct 1516, 3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007	(R) 22-07-2014 (E) 22-07-2014 (P) 22-07-2014		0101 (Sale Deed) Mkt.Value:Rs. 768400 Cons.Value:Rs. 2935000	1. (EX)M/S VISTA HOMES. REP BY ITS PARTNER BHAVESH V MEHTA 2.(EX)M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD. REP BY 3.(EX)SOHAM MODI (AUTHORISED SIGNATORY) 4.(EX)NAREDDY KIRAN KUMAR, REP BY AGPA HOLDER VISTA HOMES REP BY ITS PARTNER 5.(EX)BHAVESH V MEHTA 6.(EX)SOHAM MODI (AUTHORISED SIGNATORY OF SUMMIT H PVT LTD) 7.(EX)K PRABHAKAR REDDY (PRESENTING GPA) 8.(CL)MOSALI ANIL REDDY	0/0 2323/ 2014 [1] of SROSHAMIRPE
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 This document Link Doct 1526, 4324/2007 of SRO 1512;/ 2007	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009		0111 (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 SROKAPRA
3 -- 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 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 1512,	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007		0101 (Sale Deed) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	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 MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/ 2007. [@] of SROMALKAJGI
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 1512,	(R) 21-04-2007 (E) 21-04-2007 (P) 21-04-2007		0101 (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 SROMALKAJGI
					1. (EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY	

<p>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 - 1512,</p>	<p>(R) 23-02-2007 (E) 19-02-2007 (P) 19-02-2007</p>	<p>0101 (Sale Deed) Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000</p>	<p>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</p>	<p>0/0 CD_Volume: 297 1426/ 2007 [@] of SROMALKAJGI</p>
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Certified By



Name: CH. ASHOK KUMAR
Designation: SUB REGISTRAR
SRO: KAPRA

