

13480

దస్తావేజులు మరియు రుసుముల రశీదు

M/S Vistara Homes  
K. Prabhakar Reddy

నం.

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		5/4		
దస్తావేజు విలువ	270000				Kep
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	650/1		2750		
రిజిస్ట్రేషన్ రుసుము	13760		19000		
లోటు స్టాంపు (D.S.D.)					
GHMC (T.D.)	10998		vat - 30400		
యాబర్ ఛార్జీలు	100		1700386788		
అదనపు షీట్లు					
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మొత్తం	165120				

RETURNED

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Hi/

తేది

22/4

వాపసు తేది

రూపాయలు మాత్రమే

Sub-Registrar

Kapra

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.



1700

20.1650/2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

 K 630965


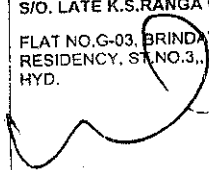

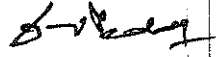

S.No. 10136 Date: 15-04-2017

Sold to: MAHENDAR

**K.SATISH KUMAR**  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13760/- paid between the hours of 1 and 2 on the 22nd day of APR, 2017 by Sri M/S Vista Homes Rep By As Soha



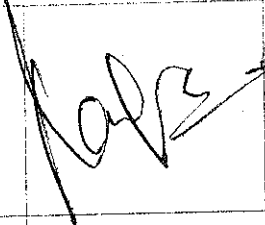


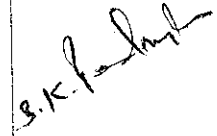
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 S.K.V.V.S.V.RAGHAV [1526-1-2017-1700]	S.K.V.V.S.V.RAGHAVA SWAMY S/O. LATE K.S.RANGA CHARYULU FLAT NO.G-03, BRINDAVAN RESIDENCY, ST.NO.3, TARNAKA, HYD.	
2	EX		 D.VEMA REDDY:22/4 [1526-1-2017-1700]	D.VEMA REDDY S/O. LATE D.RAMREDDY H.NO.1-8-55/4, VENKATESHWARA COLONY, NIRD ROAD, RAJENDRA NAGAR, HYD.	
3	EX		 K.PRABHAKAR REDDY:22/4 [1526-1-2017-1700]	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	



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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 S K M RADHIKA:22/4 [1526-1-2017-1700]	S K M RADHIKA R/O.2-3-26/410,UPPAL,HYD	
2		 S PADMAJA:22/04/2 [1526-1-2017-1700]	S PADMAJA R/O.TARNAKA,SEC-BAD	

22nd day of April, 2017

Signature of Sub Registrar Kapra



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**AND**

Mr. D. Vema Reddy, Son of Late D. Ramreddy, aged about 52 years, residing at H. No: 1-8-55/4, Venkateshwara colony, NIRD Road, Rajendranagar, Hyderabad - 500 030 {Pan No. ACNPD2442E} hereinafter referred to as the "Consenting Party" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

**IN FAVOUR OF**

Mr. S. K. V. V. S. V. Raghava Swamy, Son of Late K. S. Ranga Charyulu, aged about 57 years, residing at Flat No. G-03, Brindavan Residency, Street No. 3. Tarnaka, Hyderabad - 500 017 {Pan No. AUJPS7473C}, 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**

**For VISTA HOMES**

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as per the respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	109980	0	0	0	110080
Transfer Duty	NA	0	41280	0	0	0	41280
Reg. Fee	NA	0	13760	0	0	0	13760
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>165120</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165220</b>

Rs. 151260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13760/- towards Registration Fees on the chargeable value of Rs. 2752000/- was paid by the party through E-Challan/BC/Pay Order No .840THN180417 dated 19-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 165120/-, DATE: 19-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001716003, REMITTER NAME: PRABHAKAR REDDY K.EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MR. S. K. V. S. V. RAGHAVA SWAMY).

Date:

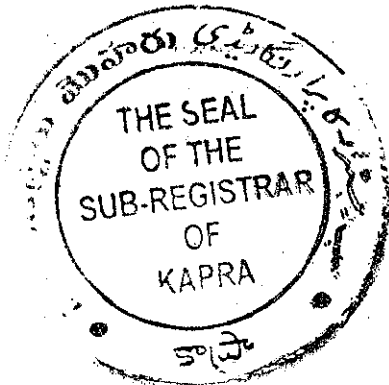
22nd day of April, 2017

Signature of Registering Officer  
Kapra

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ఇవ పుస్తకము 2017 సం./రా.శ.1939  
పు. 1650 నెంబరుగా రిజిస్టరు చేయబడి  
స్వామింగో విమలత్తం దస్తవేజు వెంకట  
1-1650/2017 గా యివ్వబడ్డెనని  
2017 సం. ఏప్రిల్ నెం. 22 వ తేదీ

సబ్-రెజిస్ట్రార్  
కాప్రా  
మహారాష్ట్ర, మహారాష్ట్ర




- 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. Whereas the Consenting Party had agreed to purchase the Scheduled Apartment form the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute agreement of sale in favour of the Vendee. The Vendor and the Consenting Party hereby confirm that the Vendee shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Vendee. There is no subsisting agreement of sale between the Vendor and Consenting Party and therefore the Consenting Party has been made Party this sale deed.
- G. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.302 on the third 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.
- H. 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.
- I. 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.27,52,000/- (Rupees Twenty Seven Lakhs Fifty Two Thousand Only) and the Vendee has agreed to purchase the same.
- J. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

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

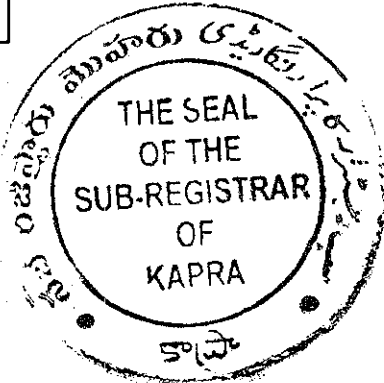
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.302 on the third floor, in block no. 'A', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
  - A reserved parking space for single car on the Basement admeasuring about 100 sft.

For VISTA HOMES  
  
Partner

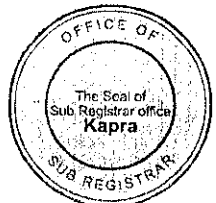
For VISTA HOMES  
  
Partner



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Kapra



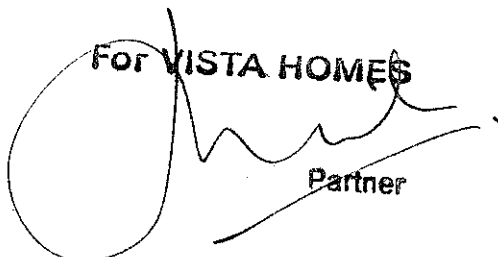
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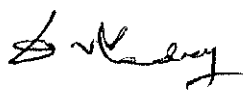


situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 27,52,000/- (Rupees Twenty Seven Lakhs Fifty Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.27,27,000/-(Rupees Twenty Seven Lakhs Twenty Seven Thousand Only) paid by way of banker cheque no.395201, dated 24.03.2017 issued by Bank of Baroda, Tarnaka Branch, Secunderabad.
  - ii. Rs.25,000/-(Rupees Twenty Five Thousand Only) already received.
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.

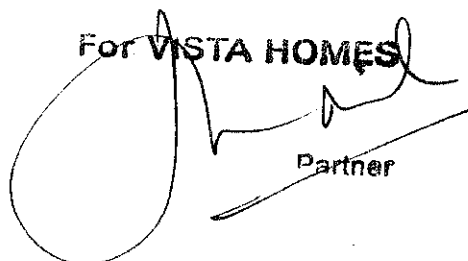
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

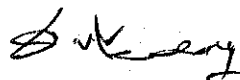




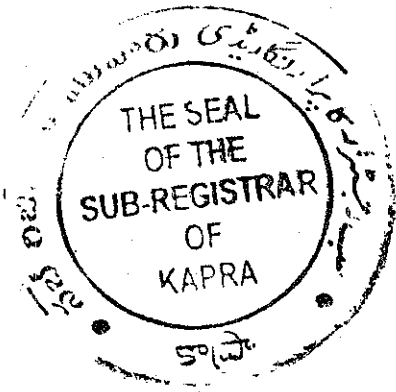
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically 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



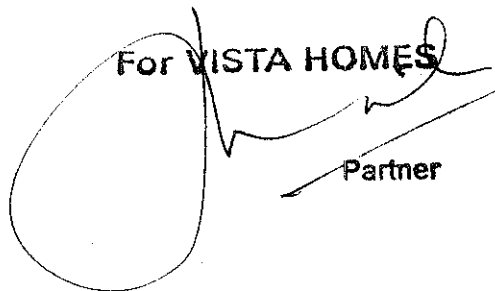
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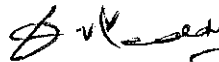
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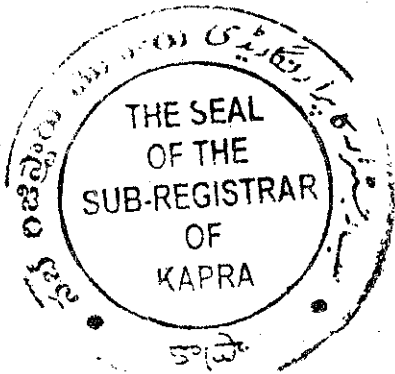
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to 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 VISTA HOMES  
  
Partner

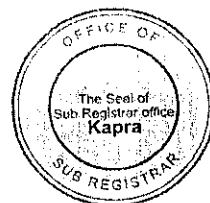
For VISTA HOMES  
  
Partner



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

SCHEDULE 'B'

SCHEDULE OF FLAT

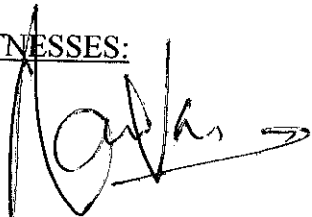
All that portion forming a deluxe apartment bearing flat no.302 on the third floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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 Kapra 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

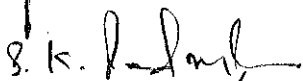
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

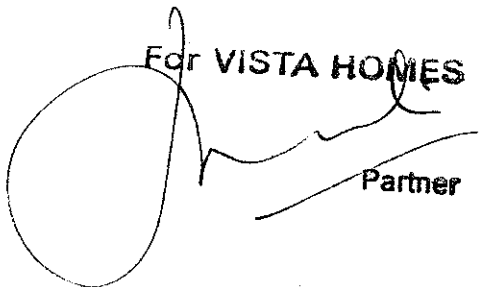
1.



2.

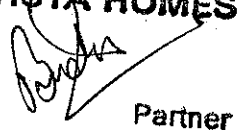


For VISTA HOMES




Partner

For VISTA HOMES



Partner

VENDOR

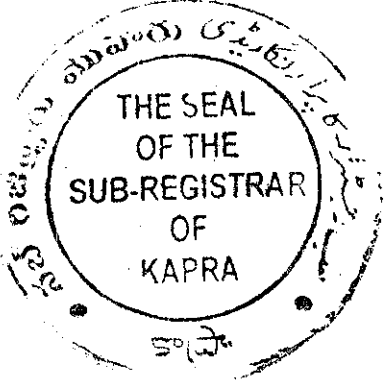


CONSENTING PARTY

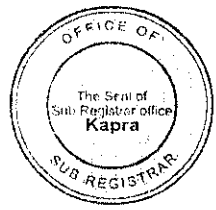


VENDEE

Bk-1, CS No.1700/2017 & Doct No  
1650/2017 Street 7 of 12 Sub Registrar  
Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE Apartment bearing flat no. 302 on the third 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 now under Kapra 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. 27,52,000/-

Date: 22.04.2017

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: 22.04.2017

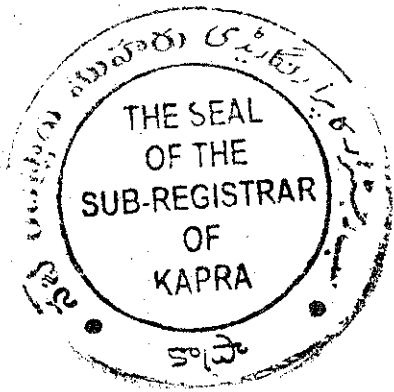
For VISTA HOMES  
Partner

For VISTA HOMES  
Partner

Signature of the Executants

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1652/2017 Sheet 8 of 12

Sub-Registrar  
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 302 IN BLOCK NO. 'A' 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 SHRI. SATISH MODI

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

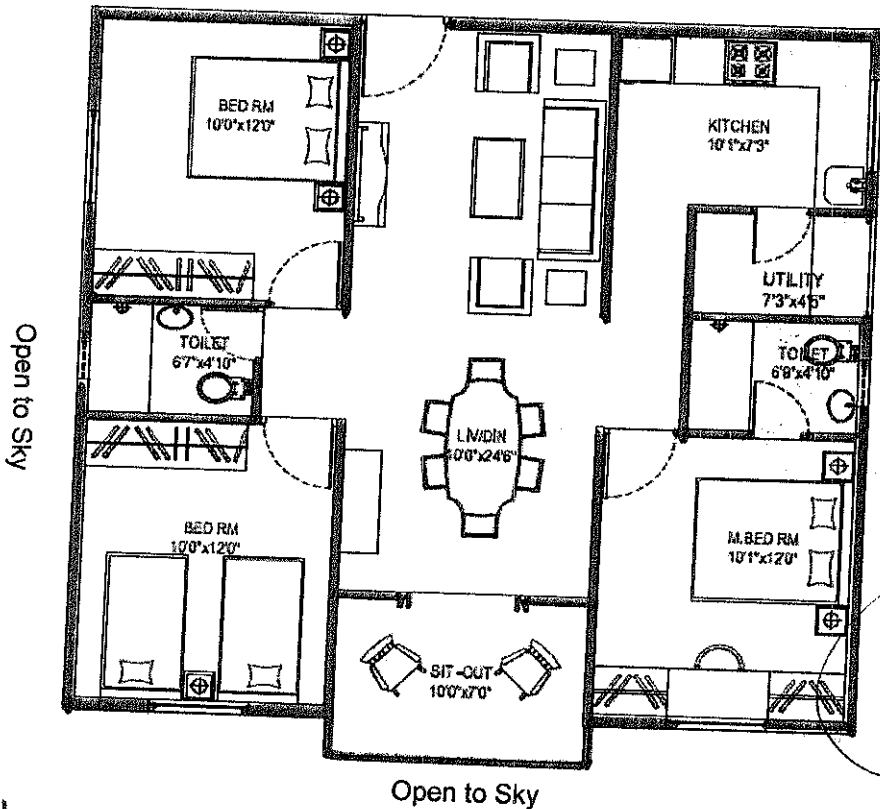
CONSENTING PARTY: MR. D. VEMA REDDY, SON OF LATE D. RAMREDDY

VENDEE: MR. S. K. V. V. S. V. RAGHAVA SWAMY, SON OF LATE K. S. RANGA CHARYULU

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



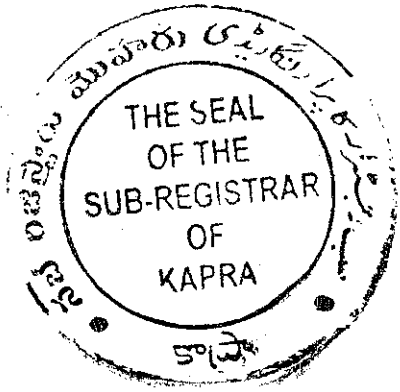
For VISTA HOMES  
Partner

For VISTA HOMES  
Partner

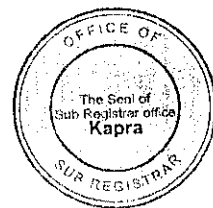
WITNESSES:  
1.

SIGNATURE OF THE VENDOR  
  
SIGNATURE OF THE CONSENTING PARTY

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1680-1201-3 Sheet 9 of 12 Sub Registrar  
Kapra

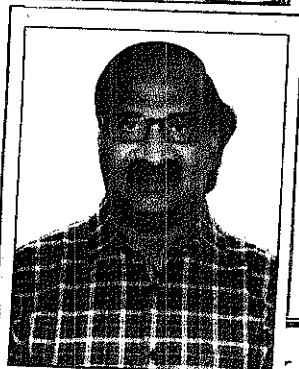
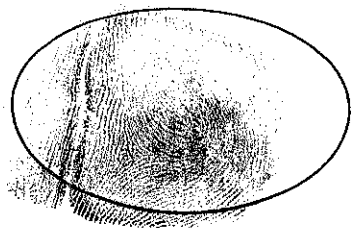
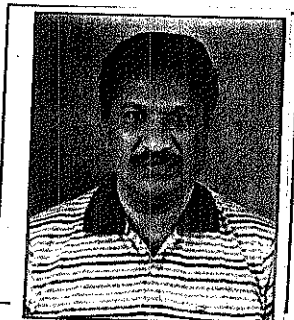
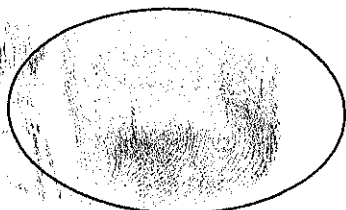
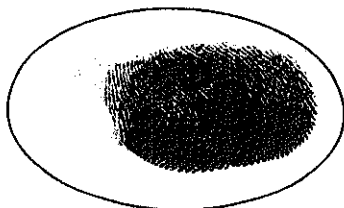
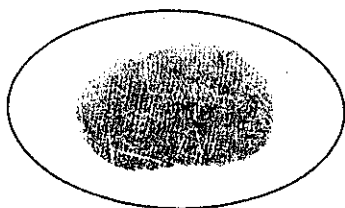
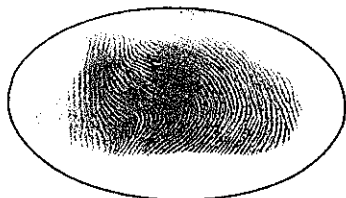


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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.

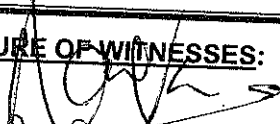

**CONSENTING PARTY:**

MR. D. VEMA REDDY  
 S/O. LATE D. RAMREDDY  
 R/O. H. NO: 1-8-55/4  
 VENKATESHWARA COLONY  
 NIRD ROAD, RAJENDRANAGAR  
 HYDERABAD - 500 030,

**VENDEE:**

MR. S. K. V. V. S. V. RAGHAVA SWAMY  
 S/O. LATE K. S. RANGA CHARYULU  
 R/O. FLAT NO. G-03  
 BRINDAVAN RESIDENCY  
 STREET NO. 3  
 TARNAKA - 500 017.

**SIGNATURE OF WITNESSES:**

1.   
 2. S.K. Padma 

VISTA HOMES

For VISTA HOMES

Partner  SIGNATURE OF THE VENDOR Partner 



**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27A112007

आयकर विभाग का पता  
ADDRESS

आयकर विभाग का पता  
ADDRESS

व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1989

हस्ताक्षर / SIGNATURE

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

For VISTA HOMES  
Partner

व्यक्ति का नाम / 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, अंध्र प्रदेश  
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

15011974

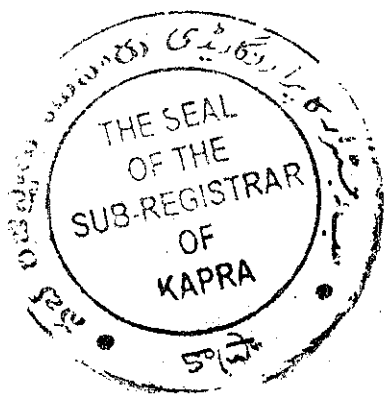
PERMANENT ACCOUNT NUMBER  
AWSP8104E

हस्ताक्षर / SIGNATURE

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

Prabha...

BK-1, CS No 1700/2017 & Doct No  
6212013 Sheet 11 of 12 Sub Registrar  
Kapra



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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA  
దమ్బాల వెమా రెడ్డి  
Dumbala Vema Rddy  
పుట్టిన తేదీ/ DOB: 02/01/1959  
పురుషుడు / MALE



3812 4370 1715

మీ ఆధార్ నా గుర్తింపు

భారతీయ విశిష్ట పఠచాన ప్రాధికారణ  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

పిరువాయి: Address:  
S/O చ రామయ్య లేట్,  
Venkateswara Colony, N.I.R.D  
Road, Rajendranagar,  
Rajendranagar, Rangareddi,  
Andhra Pradesh - 500030

3812 4370 1715

MERA AADHAAR, MERI PEHACHAN

GOVT. TAX DEPARTMENT GOVERNMENT OF INDIA

RAGHAVA SWAMY S K V V S V  
R C K SRMATH  
738719889  
Taxation & General Insurance  
ALLIPS7473C

In case this card is lost/ found, kindly inform / return to :-  
Income Tax PAN Services Unit, DTISD,  
Plot No. 3, Sector 11, CBD Belapur,  
New Mumbai - 400 614.  
ఇది కార్డు కోల్పోయినట్లయితే దయచేసి తెలియజేయండి/ తిరిగి  
పంపించండి. DTISD,  
ప్లాట్ నెం. 3, సెక్టర్ 11, సీ.బి.డి. బెలూపూర్,  
న్యూ ముంబయి - 400 614.



శ్రీమతి కండల మైథిలి రాధిక  
Srirath Kandala Maithili Radhika  
పుట్టిన సంవత్సరం / Year of Birth : 1992  
స్త్రీ / Female

9338 3695 4912

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

9338 3695 4912  
ఆధార్ - సామాన్యుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :



Ref. No : 00005064-00049415-00032287-

Date: 09/08/2011

To: Srirath Kandala Maithili Radhika  
(శ్రీమతి కండల మైథిలి రాధిక)  
D/O Srirath Kandala Venkata Varada Sothernathi Veera Raghavas  
2-3-28/4/0  
Vijayapuri Colony  
Uppal  
Rangareddi  
Andhra Pradesh - 500039

సామాన్య ప్రవేశం/Enrolment No.: 1093/20065/64824

భారత ప్రభుత్వం  
Government of India



శ్రీమతి కండల పద్మాజ  
Srirathkandala Padmaja  
పుట్టిన సంవత్సరం / Year of Birth: 1984  
స్త్రీ / Female

2658 1717 9004

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

2658 1717 9004  
మీ ఆధార్ సంఖ్య / Your Aadhaar No

94.8.2011



14309188

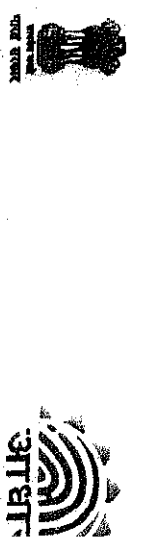
KL143091987FT

03/06/2013

To: Srirathkandala Padmaja  
శ్రీమతి కండల పద్మాజ  
W/O: S K V V S V Raghava Swamy  
Flat No 110, Gayatri Towers  
Street no 1  
Beside Sudarshan reddy sweets  
Tarnaka  
Secunderabad  
Laligauda, Hyderabad  
Andhra Pradesh - 500017  
9440158555

సామాన్య ప్రవేశం / Enrolment No. : 2017/60387/02061

భారత ప్రభుత్వం  
Government of India



20042017

SESHASAI/CTS-2010

Pay COMMISSIONER GIIMC \*\*\*\*\*

Or Order

अदा करे  
Rupees

या उनके आदेश पर

रुपये TWO THOUSAND SEVEN HUNDRED FIFTY ONLY

₹ 2,750.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

SECUNDERABAD  
SECUNDERABAD - 500 003  
R.F. No. 004212103530

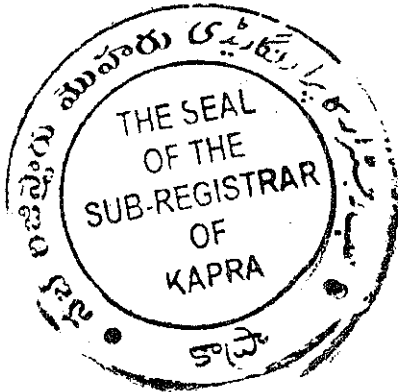
*[Handwritten Signature]*  
23/4/17  
21/4/17

AUTHORISED SIGNATORIES

Please sign above

⑈ 190448⑈ 500240003⑈ 999989⑈ 12

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650/2017 Sheet 12 of 12 Sub Registrar  
Kapra



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Registration and Stamps Department

202/18

**STATEMENT OF ENCUMBRANCE ON PROPERTY**

Date :26-04-2017 13:28:18

App No :599769

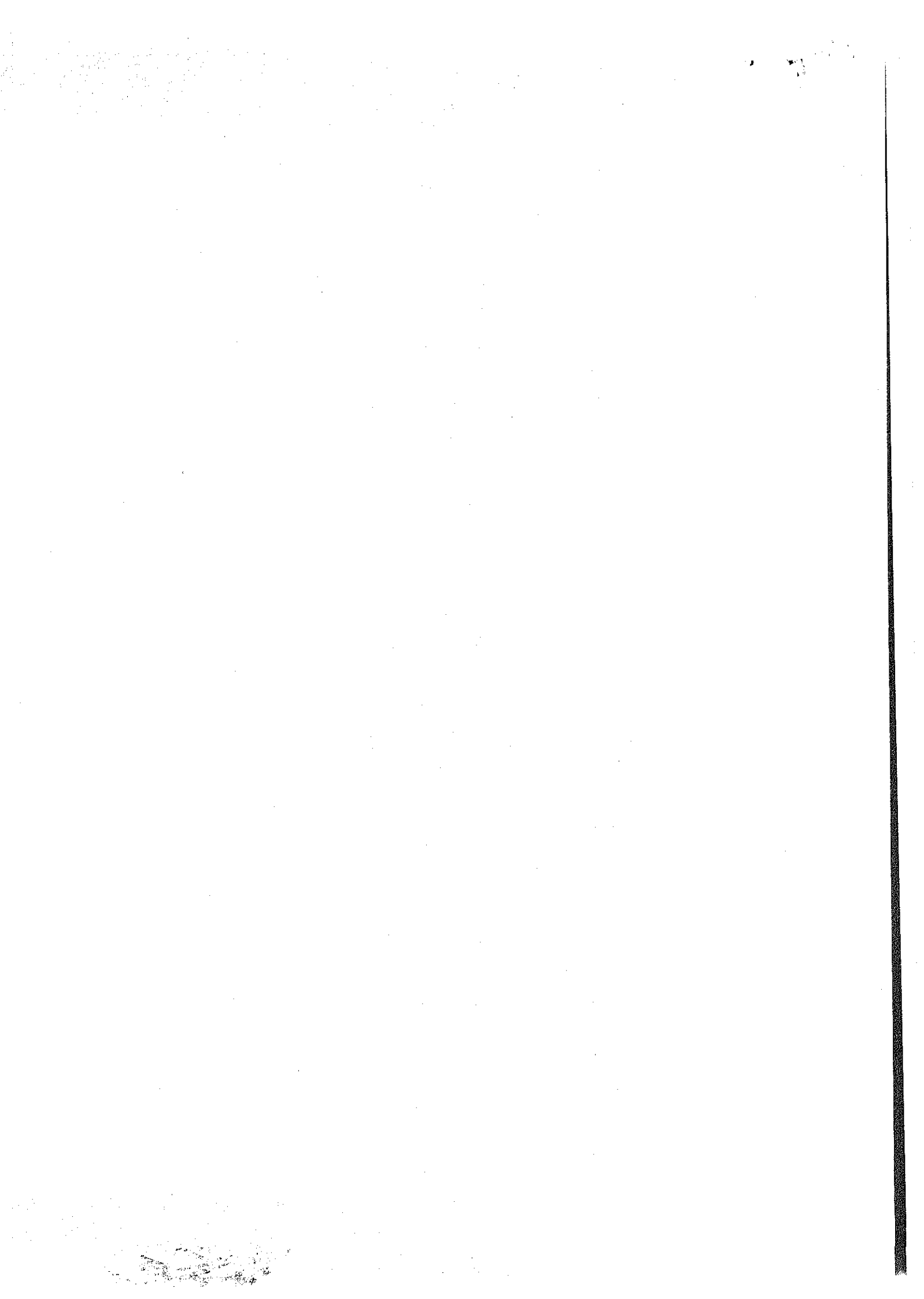
Statement No :25863773

Sri/Smt.:S.K.V.V.S.V RAGHAVA SWAMY having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

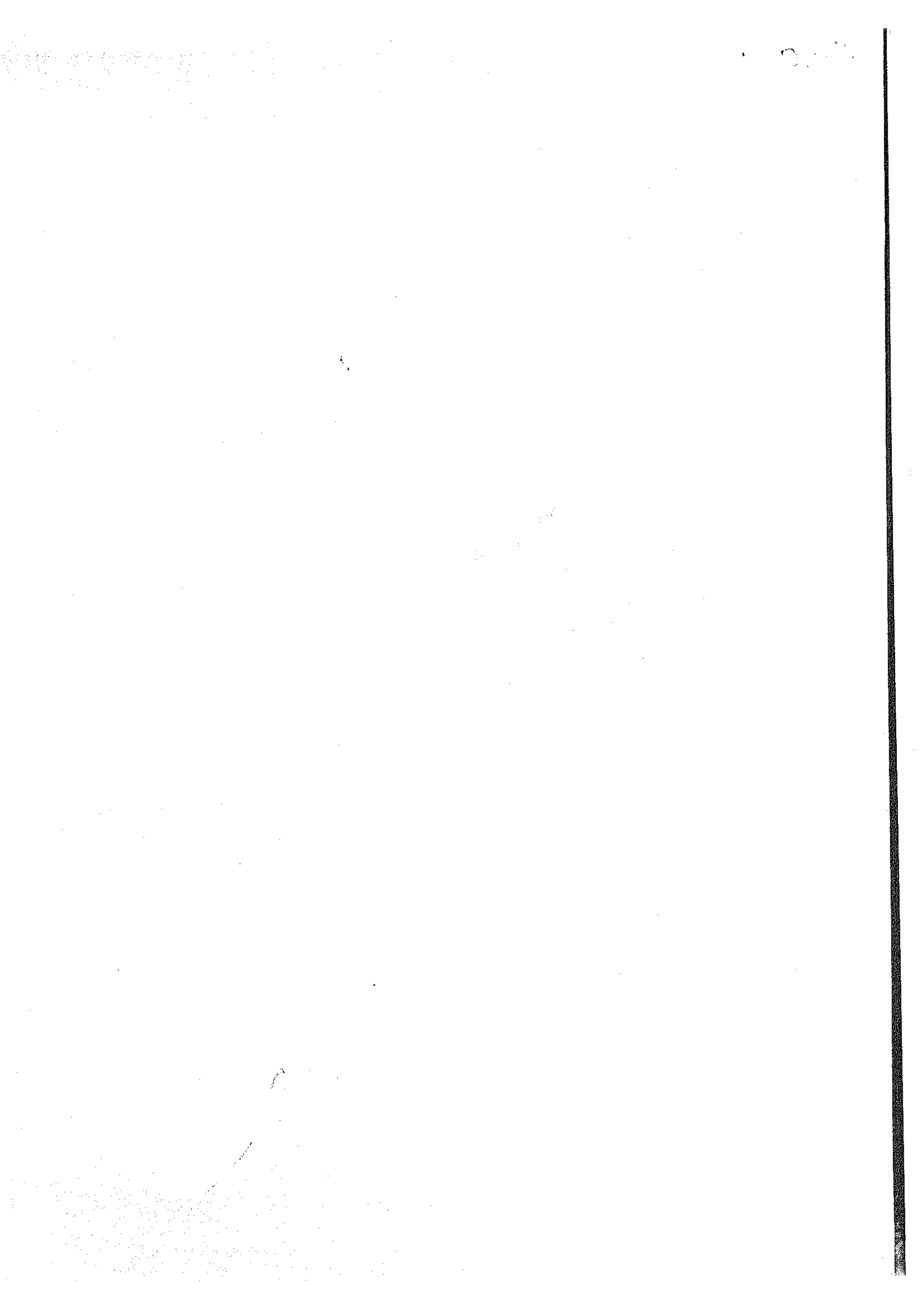
**VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No:, ,,**  
**Apartment:VISTA HOMES BLOCK NO.A , Flat No:302 , SURVEY NO: ,193,194/P,195/P,**  
**Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :6-6WIDE CORRIDOR ,**  
**WEST :OPEN TO SKY**

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 25-04-2017** 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 Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/5	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.A FLAT: 302 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 Link Doct:3000/2007 of SRO 1512 Link Doct:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512	(R) 22-04-2017 (E) 22-04-2017 (P) 22-04-2017	<b>0101</b> Sale Deed Mkt.Value:Rs. 2752000 Cons.Value:Rs. 2752000	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 BY MD SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 4.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER M/S. SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 5.(EX)VENDORS REP BY GPA K.PRABHAKAR REDDY 6. (CL)S.K.V.V.S.V.RAGHAVA SWAMY 7.(EX)D.VEMA REDDY	0/0 1650/2017 [1] of SRO KAPRA(1526)
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]:	(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)



	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</b> <b>Doct:4324/2007 of SRO 1512</b>				
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	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007	<b>0101</b> 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 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	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)



			HOMES,REPBY ITSPARTNER V. MEHTA
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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

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

3. Search made and certificate prepared by / Umakant

4. Search verified and certificate examined by /

5.Result : '5 out of 20 are included in the statement.'

OFFICE SEAL & DATE  
Register Officer

*[Signature]*  
Signature of  
Sub-Registrar  
Kapra

Sub-Registrar Office  
Kapra, Medchal-Malkajgiri Dist

