

ORIGINAL

13478

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

M/S VISTAR HOMES

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Val				₹
దస్తావేజు విలువ	2752000		27570		Kop
స్టాంపు విలువ రూ.	100		190447		
దస్తావేజు వెంబరు	1668/1		34400		
రిజిస్ట్రేషన్ రుసుము	13760		1700386774		
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	109980				
యాజర్ ఛార్జీలు					
అదనపు షీట్లు	100				
5 x	41280				
	1				
మొత్తం	16520				

RETURNED

55842 B 180412

(అక్షరాల)

Mii

తేది

22/4

వాచసు తేది

[Signature]

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.

1698

D.No. 1648/2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

K 630966

S.No. 10137 Date:15-04-2017

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

Sold to: MAHENDAR

S/o. MALLESH

For Whom:M/s.VISTA HOMES

SALE DEED


This Sale Deed is made and executed on this 22nd day of April 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by:

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



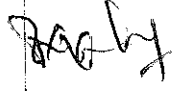

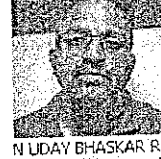
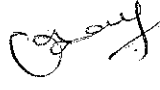
For VISTA HOMES _____ For VISTA HOMES _____

Presentation Endorsement:

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

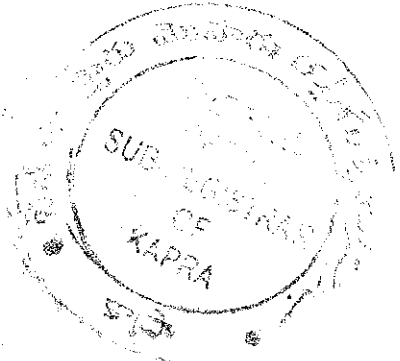
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 A.INDIRA::22/04/20 [1526-1-2017-1698]	A.INDIRA W/O. A.KUMAR H.NO.1-7-112, KAMALANAGAR, ECIL, HYD.	 
2	CL		 A.KUMAR::22/04/20 [1526-1-2017-1698]	A.KUMAR S/O. A.PARTHSARATHI H.NO.1-7-112. KAMALANAGAR, ECIL, HYD.	
3	EX		 B.V.N.M.MOULESHW [1526-1-2017-1698]	B.V.N.M.MOULESHWAR RAO S/O. B.SUBBA RAO H.NO.1-8-55/4, VENKATESHWARA COLONY, NIRD ROAD., RAJENDRANAGAR. HYD.	
4	EX		 VENDORS REP BY GPA [1526-1-2017-1698]	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	

Bk -1, CS No 1698/2017 & Doct No 1648 / 2017. Sheet 1 of 13 Sub Registrar Kapra

Identified by Witness:					Signature
Sl No	Thumb Impression	Photo	Name & Address		
1		 R. MAHENDER::22/04 [1526-1-2017-1698]	R MAHENDER R/O.5-14-73/1 H B CLY.MOULA-ALI,HYD		
2		 N UDAY BHASKAR RA [1526-1-2017-1698]	N UDAY BHASKAR RAO R/O.AS RAO NAGAR,ECIL,HYD		

22nd day of April, 2017

Signature of Sub Registrar Kapra



AND

Mr. B. V. N. M. Mouleshwar Rao, Son of Mr. B. Subba Rao, aged about 36 years, residing at H. No- 1-8-55/4, Venkateshwara Colony, NIRD Road, Rajendranagar, Hyderabad - 500 030 {Pan No. BICPB0509G} 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

1. Mr. A. Kumar, Son of Mr. A. Parthasarathi, aged about 49 years {Pan No. AFFPA9819K} and
2. Mrs. A Indira, Wife of Mr. A. Kumar, aged about 39 years both residing at H. No: 1-7-112, Kamalnagar, ECIL 'X' road, Hyderabad {Pan No. AJWPA8173B}, 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.

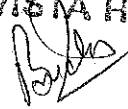
- B. The total land admeasuring Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

- 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 Gopaiiah.
- 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 below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	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
Total	100	0	165120	0	0	0	165220

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 ,550HQB180417 dated 19-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

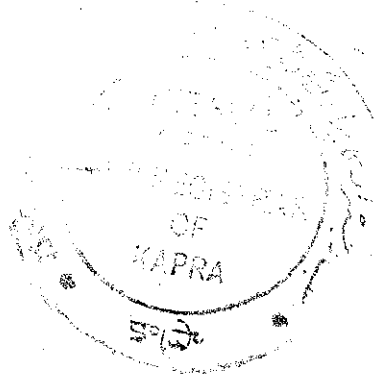
E-Challan Details Received from Bank :
 (1). AMOUNT PAID: Rs. 165120/-, DATE: 19-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001707526, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MR. A. KUMAR AND A INDRA).

Date:
22nd day of April, 2017

Signature of Registering Officer
Kapra

Bk - 1, CS No 1698/2017 & Doct No 1648 / 2017. Sheet 2 of 13 Sub Registrar Kapra

1 వ పుస్తకము 2017 పం./శా.స.1939
 పు 1648 నెంబరుగా రిజిస్టరు చేయబడి
 స్వామిన్ నిమిత్తం దస్తవీరి నెంబరు 1526
 1-1648 2017 గా యిప్పదమైనది
 2017 నం. ఏప్రిల్ 22 వ తేదీ



Handwritten signature and text in Telugu: వ. ప్రభాకర రెడ్డి, వీధి నెంబరు 1648



- 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 from 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.306 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.306 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

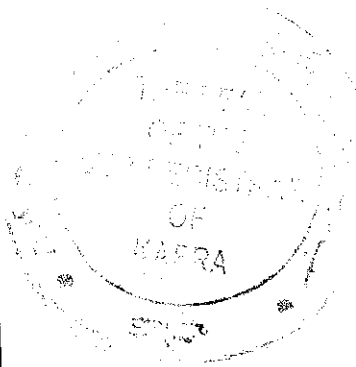
For VISTA HOMES

Partner



Bk - 1, CS No 1698/2017 & Doct No
1648/2017, Sheet 3 of 13

Sub Registrar
Kapra

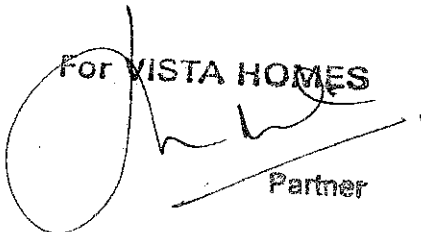


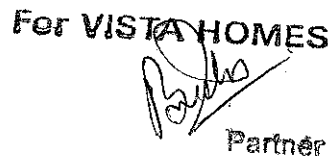
Generated on: 22/04/2017 01:48:44 PM



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:

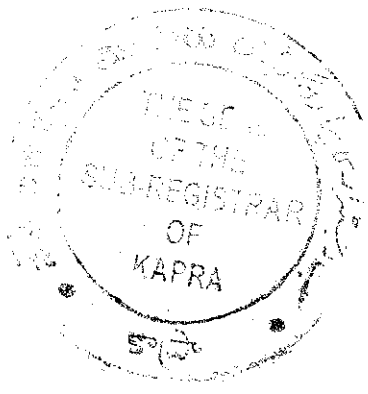
- i. Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) paid by way of D. D. No.075948, dated 27.03.2017 issued by Andhra Bank, Narayanaguda Branch, Hyderabad.
 - ii. Rs.9,00,000/- (Rupees Nine Lakhs Only) paid by way of D. D. No.075949, dated 27.03.2017 issued by Andhra Bank, Narayanaguda Branch, Hyderabad
 - iii. Rs.9,00,000/- (Rupees Nine Lakhs Only) paid by way of D. D. No.075950, dated 27.03.2017 issued by Andhra Bank, Narayanaguda Branch, Hyderabad.
 - iv. Rs.2,000/- (Rupees Two 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



BK-1, CS No 1698/2017 & Doct No
1648/2017. Sheet 4 of 13 Sub Registrar
Kapra

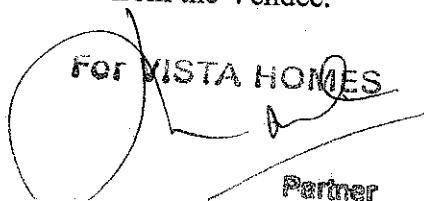


Generated on: 22/04/2017 01:48:44 PM



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.
- 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.

For VISTA HOMES

Partner

For VISTA HOMES




Bk - 1, CS No 1698/2017 & Doct No
1648 / 2017. Sheet 5 of 13

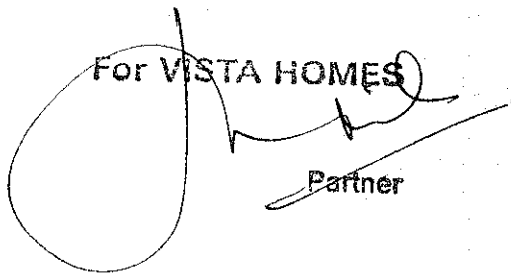
Sub Registrar
Kafra



Generated on: 22/04/2017 01:48:44 PM



- 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.

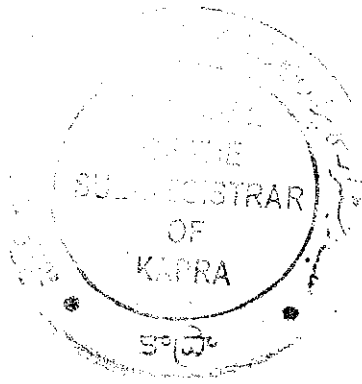
For VISTA HOMES

Partner

For VISTA HOMES


Partner



Bk -1, CS No 1698/2017 & Doct No
1648/2017. Sheet 6 of 13 Sub Registrar
Kapra



Generated on: 22/04/2017 01:48:44 PM



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'


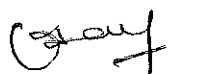
SCHEDULE OF FLAT

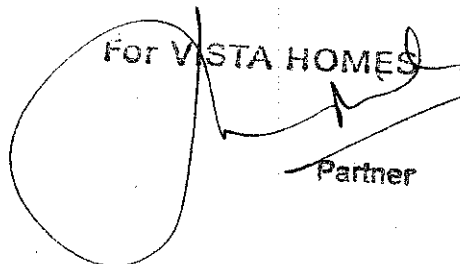
All that portion forming a deluxe apartment bearing flat no.306 on the third floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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-Malkajiri 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 corridór
West By	Open to Sky

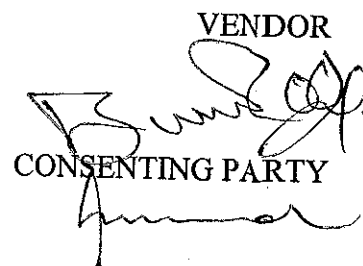
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

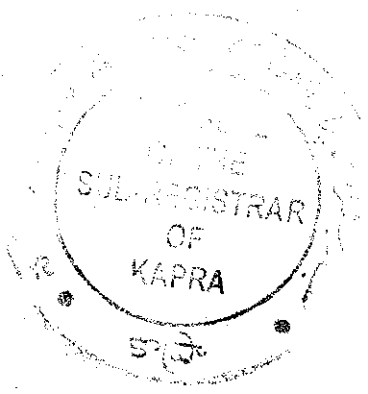

For VISTA HOMES
Partner


For VISTA HOMES
Partner


VENDOR
CONSENTING PARTY


VENDEE
A. Andira

Bk - 1, CS No 1698/2017 & Doct No
1648 / 2017 Sheet 7 of 13 Sub Registrar
Kapra



Generated on: 22/04/2017 01:48:44 PM



ANNEXURE-1-A

1. Description of the Building : DELUXE Apartment bearing flat no. 306 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

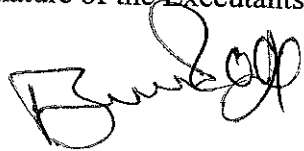
Partner

For VISTA HOMES

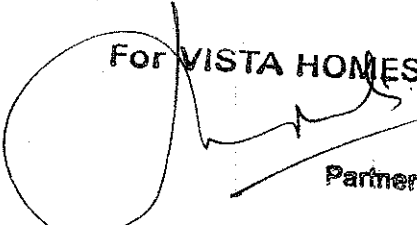
Partner

Signature of the Executants

CERTIFICATE



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

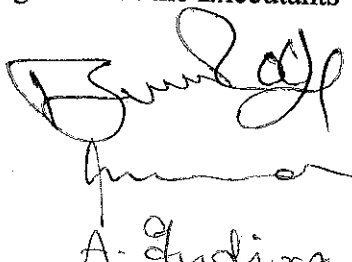
For VISTA HOMES

Partner

For VISTA HOMES

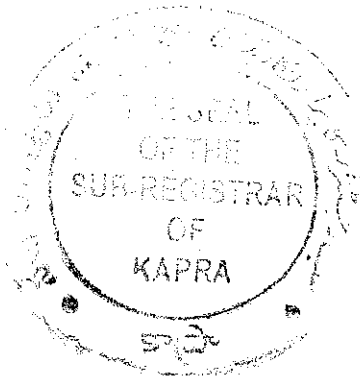
Partner

Signature of the Executants

Date: 22.04.2017


A. Andira

Bk - 1, CS No 1698/2017 & Doct No
1648/2017. Sheet 8 of 13 Sub Registrar
Kapra



Generated on: 22/04/2017 01:48:44 PM



REGISTRATION PLAN SHOWING FLAT NO. 306 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. B. V. N. M. MOULESHWAR RAO, SON OF MR. B. SUBBA RAO

VENDEE: 1. MR. A. KUMAR, SON OF MR. A PARTHSARATHI
2. MRS. A INDIRA, WIFE OF MR. A. KUMAR

REFERENCE:

SCALE:

INCL:

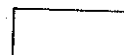
AREA:

74.12

SQ. YDS. OR

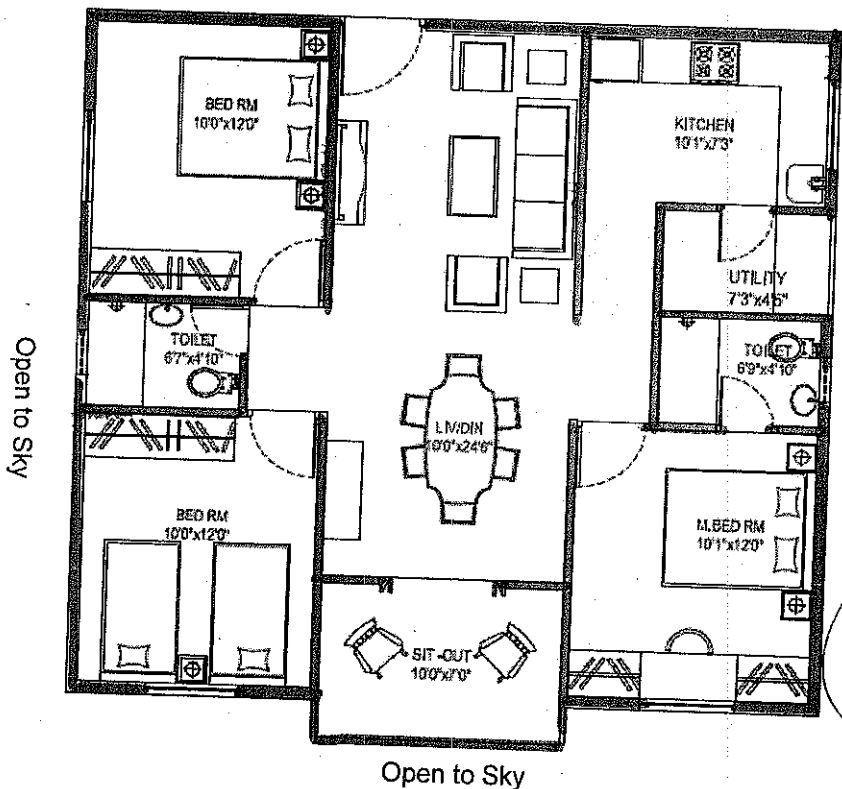
SQ. MTRS.

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]*
- 2. *[Signature]*

SIGNATURE OF THE VENDOR

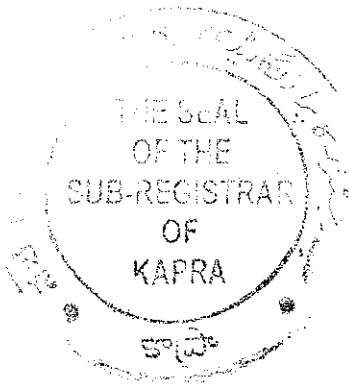
SIGNATURE OF THE CONSENTING PARTY

A. Indira

SIGNATURE OF THE VENDEE

Bk-1, CS No 1698/2017 & Doct No
1648 / 2017. Sheet 9 of 13

Sub Registrar
Kapra



Generated on: 22/04/2017 01:48:44 PM



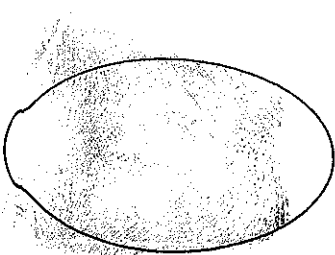
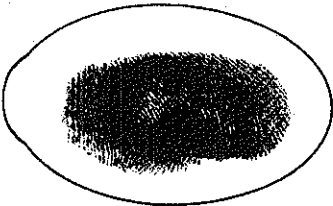
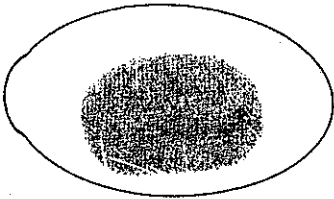
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

**FINGER PRINT
IN BLACK
(LEFT THUMB)**

**PASSPORT SIZE
PHOTOGRAPH**

**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**



VENDOR:

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. B. V. N. M. MOULESHWAR RAO
S/O. MR. B. SUBBA RAO
R/O. H. NO- 1-8-55/4
VENKATESHWARA COLONY
NIRD ROAD, RAJENDRANAGAR
HYDERABAD - 500 030,

SIGNATURE OF WITNESSES:

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

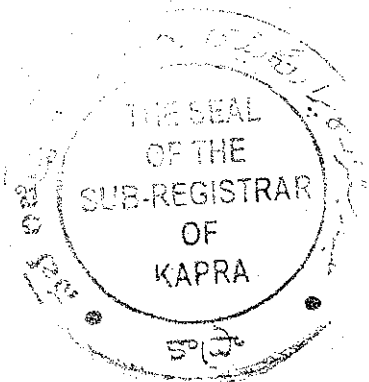
[Signature]
For VISTA HOMES
Partner

[Signature]
For VISTA HOMES
Partner

[Signature]
SIGNATURE OF THE CONSENGPARTY

SIGNATURE OF THE VENDOR
[Signature]
A. Andhra
SIGNATURE OF THE VENDEE

Bk - 1, CS No 1698/2017 & Doct No
1698/2017. Sheet 10 of 13 Sub Registrar
Kapra

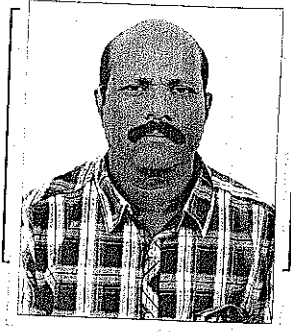


Generated on: 22/04/2017 01:48:44 PM



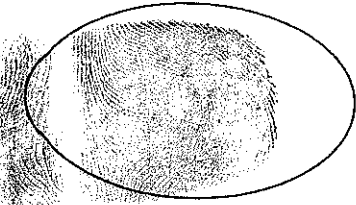
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------



VENDEE:

1. MR. A. KUMAR
S/O. MR. A PARTHSARATHI
R/O. H. NO: 1-7-112
KAMALNAGAR
ECIL X ROAD
HYDERABAD.



2. MRS. A INDIRA
W/O. MR. A. KUMAR
R/O. H. NO: 1-7-112
KAMALNAGAR
ECIL X ROAD
HYDERABAD

SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

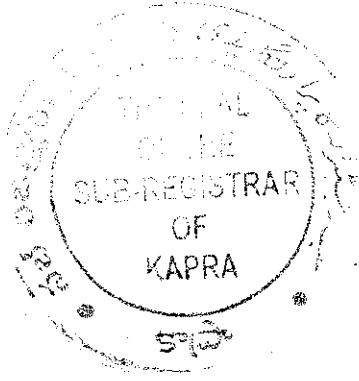
Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENSING PARTY

A. Indira
SIGNATURE OF THE VENDEE

Bk - 1, CS No 1698/2017 & Doct No
1698/2017. Sheet 11 of 13 Sub Registrar
Kapra



Generated on: 22/04/2017 01:48:44 PM





VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/04/2007
Permanent Account Number
AAGFV2058F



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH RAMLAL MODI

जन तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आयकर प्रविष्टि
Chief Commissioner of Income Tax, Andhra Pradesh

For VISTA HOMES
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन तिथि / DATE OF BIRTH
02-03-1970


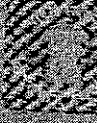

हस्ताक्षर / SIGNATURE
Bhavesh Mehta

मुख्य आयकर अधिकारी, आयकर प्रविष्टि
Chief Commissioner of Income Tax, Andhra Pradesh

For VISTA HOMES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

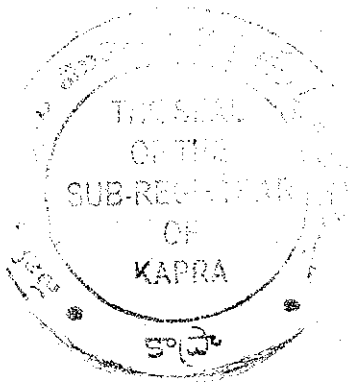
भारत सरकार
GOVT. OF INDIA



[Signature]

Bk -1, CS No 1698/2017 & Doct No
1648 / 2017. Sheet 12 of 13

Sub Registrar
Kapura



Generated on: 22/04/2017 01:48:44 PM



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బండలముడి వెంకట నాగ మేర మౌలెస్వరపు
 Bandalamudi Venkata Naga Mera Mouleswarapu
 పుట్టిన సంవత్సరం / Year of Birth : 1977
 పురుషుడు / Male

4272 9486 2384

అధార్ - సామాన్యుని హక్కు

Handwritten Signature

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O B Subbarao, 1-8-55/4, రాజేంద్రనగర్, సి.వి.ఆర్. రోడ్, రాజేంద్రనగర్, రాజేంద్రనగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500090

Address: S/O B Subbarao, 1-8-55/4, Rajendranagar, N.J.R.D Road, Rajendranagar, Rajendranagar, Rengareddy, Andhra Pradesh, 500090

Aadhaar - Saamanyuni Hakku

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARAVA INDIRA
 MALA KONDAIAH PULLA

10/10/1975
 Permanent Account Number
 AJWPA8173B

Signature

A. Indira

इस कार्ड के साथ / Along with this card / साथ
 आयकर रिटर्न जमा इकाई, एन एस डी यू
 इन्कम टैक्स सर्विस यूनिट, एन एस डी
 एन सी, मार्ग, लोअर फ्लोर, मुम्बई - 400 013

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S. B. Marg, Lower Floor, Mumbai - 400 013

Tel: 91-22-2499 4650; Fax: 91-22-2493 0664
 e-mail: urinfo@nsdl.com

TELANGANA STATE TRANSPORT DEPARTMENT
CERTIFICATE OF REGISTRATION

Regn. Number : **TS08EV7005**
 Regd. Owner : **A KUMAR**
A PARTHA SARADHI
 Address : **H NO 1-7-112,**
KAMALA NAGAR,
ECH

Maker's Class : **RANGA REDDY-500056**
 Vehicle Class : **GLAMOUR DRUM/SELF BSIII**
 Mth. Yr. of Mfg : **MOTOR CYCLE**
 Fuel Used : **6/2015**
 Type of Body : **PETROL**
SOLO

Signature

Chassis Number : **MELJA06AMF9F16282**
 Engine number : **JA06EJF9F16062**
 Cubic Capacity : **125**
 Wheel Base : **1265**
 Seating Capacity : **2**
 Unladen Weight : **125**
 Colour : **TBK**
 Date of Registration : **30/07/2016**
 Regn. Valid Upto : **29/07/2031**
 Tax : **Rs. 5140 (Life Tax)**
 Hypothecated To : **SHRIRAM CITY UNION FIN**

RC1020046/15

Signature Registering Authority
RTA RANGAREDDY EAST

భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA

భారత ఎన్నికల సంఘము - ELECTOR PHOTO IDENTITY CARD
 YZK3197704

నామ : రాంపే మహేందర్
NAME : RAMPE MAHENDAR

తండ్రి పేరు : రాంపే మల్లెశాం
FATHER'S NAME : RAMPE MALLESHAM

Handwritten Signature

తండ్రి పేరు / Date of Birth : 10/10/1975
 వయస్సు / Age : 34
 చిరునామా : 8-14-73/1 PLOT NO-62/A-1 LAKSHI NAGAR COLONY H B COLONY MEERPETA UPPLAL RANGAREDDY - 500040

Address : 8-14-73/1 PLOT NO-62/A-1 LAKSHI NAGAR COLONY H B COLONY MEERPETA UPPLAL RANGAREDDY - 500040

DC / Date : 25/03/2014 Electoral Registration Officer
 మంత్రి పాలయము నంబర్ : 47, మల్లెశాం
 చిరునామా :
 Assembly Constituency 47, Upplal
 No. 47 and Name : 47, Malleesham
 పాఠశాల నంబర్ : 109, హోలీ క్రాస్ హై స్కూల్
 పాఠశాల పేరు : 109, Holy Cross High School
 A.P.H.B. Colony, Meerpet

Signature

1803214



INDIAN NATIONAL REGISTER

TS00820160001083
N UDAY BHASKAR RAO
SUBBA RAO NARAHARISETTI
P NO. 154 TARA TOWERS
SRINIVAS NAGAR COLONY
DR A S RAO NAGAR KAPRA
KEESARA
RANGA REDDY - 500652



Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity 24/05/2023
Transport

Chay
Date of Validity
Badge No.
Reference No. TS00820160001083
Original LA. RTA RANGAREDDY EAST
Date of First Issue 12/01/2016
Date of Birth 25/05/1979
Blood Group



DL0188021/15

Signature
Issued On: 12/01/2016 RTA RANGAREDDY EAST

Sub Registrar
Kapra

HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

20042017

COMMISSIONER GMC *****
KAPRA

Or Order

या उनके आदेश पर

TWO THOUSAND SEVEN HUNDRED FIFTY ONLY.

₹ 7,750.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

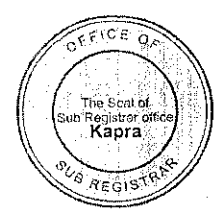
SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 804212103529

Signature
AUTHORISED SIGNATORIES
Please sign above

⑈ 190447⑈ 500240003⑈ 999989⑈ 12



Generated on: 22/04/2017 01:48:44 PM



Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :26-04-2017 13:31:23

App No :599907

Statement No :25863885

Sri/Smt.:A.KUMAR 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:306 , 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: 306 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	0101 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)A.KUMAR 7. (EX)B.V.N.M.MOULESHWAR RAO 8.(CL)A.INDIRA	0/0 1648/2017 [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	(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.	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)

ENCUMBRANCE FORM

	Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SYNO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES Link Doct:4324/2007 ofSRO 1512		7350000		
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	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 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	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 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	(R) 23- 02-2007 (E) 19- 02-2007 (P) 19- 02-2007	0101 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	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)

100

ENCUMBRANCE FORM

APPROACH ROAD
[W]: SY NO.199

11.(CL)M/S.VISTA
HOMES,REPB
ITSPARTNER V. MEHTA

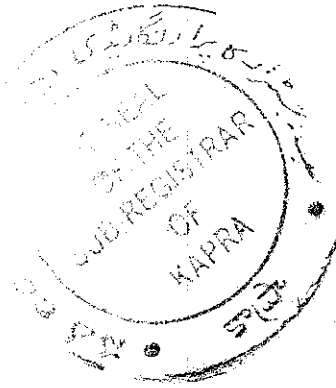
- 1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
- 2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
- 3. Search made and certificate prepared by / Umakant
- 4. Search verified and certificate examined by /
- 5.Result : '5 out of 17 are included in the statement.'

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

OFFICE SEAL & DATE
Register Officer

Signature of
Sub-Registrar
Kapra

Print back



Sub-Registrar Office
Kapra, Madhwa Malkajgiri Dist.

