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409

D: 30: 413 of 2016

SCANNED




తెలంగాణ తేలంగానా TELANGANA

S.No. 17621 Date: 23-12-2015

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES.

 890553

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

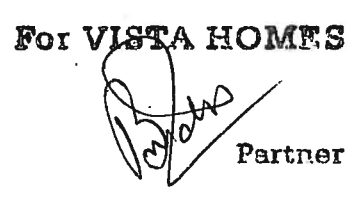
SALE DEED

This Sale Deed is made and executed on this 4th day of February 2016 at SRO, Kapra, 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) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri 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 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 {Pan No: AAGFV2068P}, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES




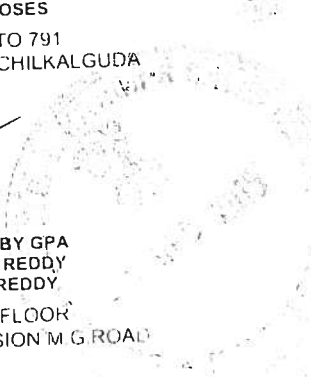


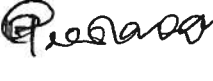
Partner

For VISTA HOMES

Partner



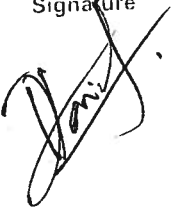



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14500/- paid between the hours of 3 and 4 on the 04th day of FEB, 2016 by Sri Bhavesh V.Mehta

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

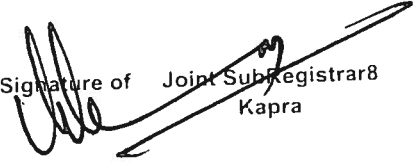
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
1	CL			GADDAM VIJAY KUMAR S/O. GADDAM MOSES HNO 11-1-786 TO 791 CHINTA BAVI CHILKALGUDA SEC BAD		
2	EX			VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187 3&4 II FLOOR SOHAM MANSION M G ROAD SECBAD		

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			G.DANIEL LEONARD R O 11-1-782 TO 785/1,CHINTABAVI CHILKALGUDA SECBAD.	
2			G.SREEDEVI R.O.11-1-786 TO 791,CHINTABAVI CHILKALGUDA SECBAD.	

04th day of February, 2016

Signature of Joint Sub Registrar
Kapra





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IN FAVOUR OF

Mr. Gaddam Vijay Kumar, son of Mr. Gaddam Moses aged about 60 years {Pan No.AFQPG7933P}, residing at H. No: 11-1-786 to 791, Chinta Bavi, Chilalguda, Secunderabad – 500 061, hereinafter referred to as the 'Vendee'

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

WHEREAS:

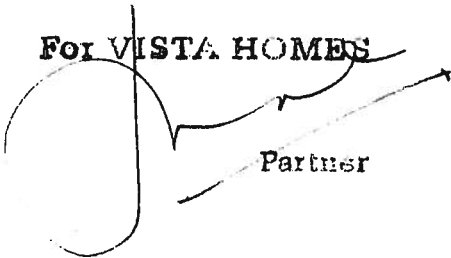
A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac. 5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

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

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

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

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	159400	0	0	0	159500
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	14500	0	0	0	14500
User Charges	NA	100	0	0	0	100
Total	100	174000	0	0	0	174100

Rs. 159400/- towards Stamp Duty including T D under Section 41 of I.S. Act, 1899 and Rs. 14500/- towards Registration Fees on the chargeable value of Rs. 2900000/- was paid by the party through Challan/BC/Pay Order No .853400 dated .03-FEB-16.

Date
04th day of February, 2016

Signature of Registering Officer
Kapra

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Joint Sub Registrar Kapra

ಇದೇ ಪುಸ್ತಕವು 16 ನಂ./ ರಾ.ಶ. 1899
ಕೆ. 413 ನಿಯಮಗಳ ಅನ್ವಯವಾಗಿ
ಇದರಲ್ಲಿ 159400 ರೂ.ಗಳ
413 16 ರೂ.ಗಳನ್ನು
2016 ಫೆಬ್ರವರಿ 03 ರಂದು

Signature of Registering Officer
Kapra



- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.105 on the first floor, in block no.'B' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.105 on the first floor, in block no. 'B', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the basement admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

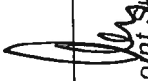
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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413/2016. Sheet 3 of 12


Joint SubRegistrar
Kapra



- i. Rs.17,50,000/-(Rupees Seventeen Lakhs Fifty Thousand Only) paid by way of Banker cheque no.073636, dated 30.01.2016 issued by State Bank of Hyderabad, Gunfoudry Branch, Hyderabad.
 - ii. Rs.8,60,000/-(Rupees Eight Lakhs Sixty Thousand Only) paid by way of Banker cheque no.073637, dated 30.01.2016 issued by State Bank of Hyderabad, Gunfoudry Branch, Hyderabad.
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.973748, dated 27.01.2016 drawn on State Bank of Hyderabad, Gundoudry Branch, Hyderabad.
 - iv. Rs.65,000/-(Rupees Sixty Five Thousand Only) paid by way of cheque no.973747, dated 27.01.2016 drawn on State Bank of Hyderabad, Gundoudry Branch, Hyderabad.
 - v. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.973746, dated 27.01.2016 drawn on State Bank of Hyderabad, Gundoudry Branch, Hyderabad.
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.

For VISTA HOMES

Partner

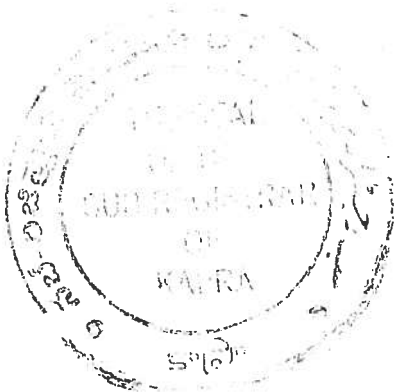
For VISTA HOMES

Partner


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413/2016. Sheet 4 of 12

John SubRegistrar
Kapra



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:-
- 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.

FOR VISTA HOMES

Partner

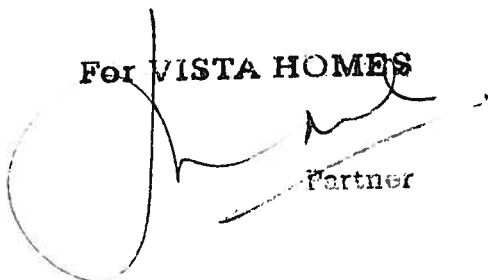
FOR VISTA HOMES

Partner

Bk - 1, CS No 409/2016 & Doct No
413 / 2016 Sheet 5 of 12
Joint Sub Registrar
Kapra



- 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

Partner

For VISTA HOMES

Partner

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Johil Sub Registrar
Kapra



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

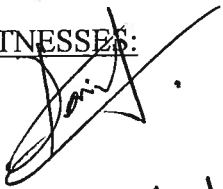
All that portion forming a deluxe apartment bearing flat no.105 on the first floor, in block no. 'B' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds, and a reserved 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 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

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:

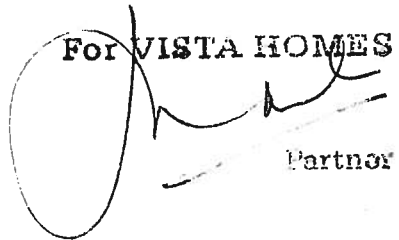
1.



2.



FOR VISTA HOMES



Partner

FOR VISTA HOMES



Partner

VENDOR



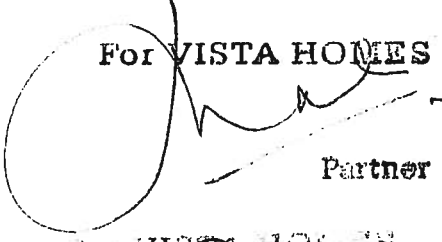
VENDEE

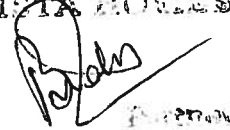
Bk-1, CS No 409/2016 & Doct No
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Joint SubRegistrar
Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE Apartment bearing flat no.105 on the first floor, in block no. 'B' 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. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 57.71 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 First Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 29,00,000/-

For VISTA HOMES

Partner

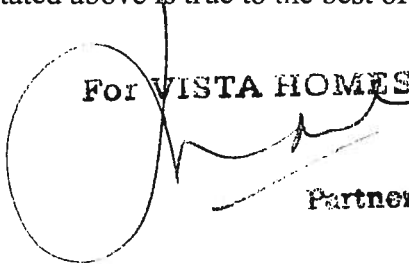
For VISTA HOMES

Partner

Date: 04.02.2016

Signature of the Executants

C E R T I F I C A T E

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

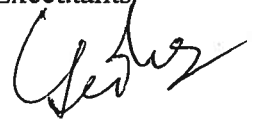
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Date: 04.02.2016

Signature of the Executants





Bk-1, CS No 409/2016 & Doct No

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Joint SubRegistrar

Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 105 IN BLOCK NO. 'B' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

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

1. 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

VENDEE: MR. GADDAM VIJAY KUMAR, SON OF MR. GADDAM MOSES

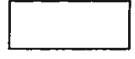
REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

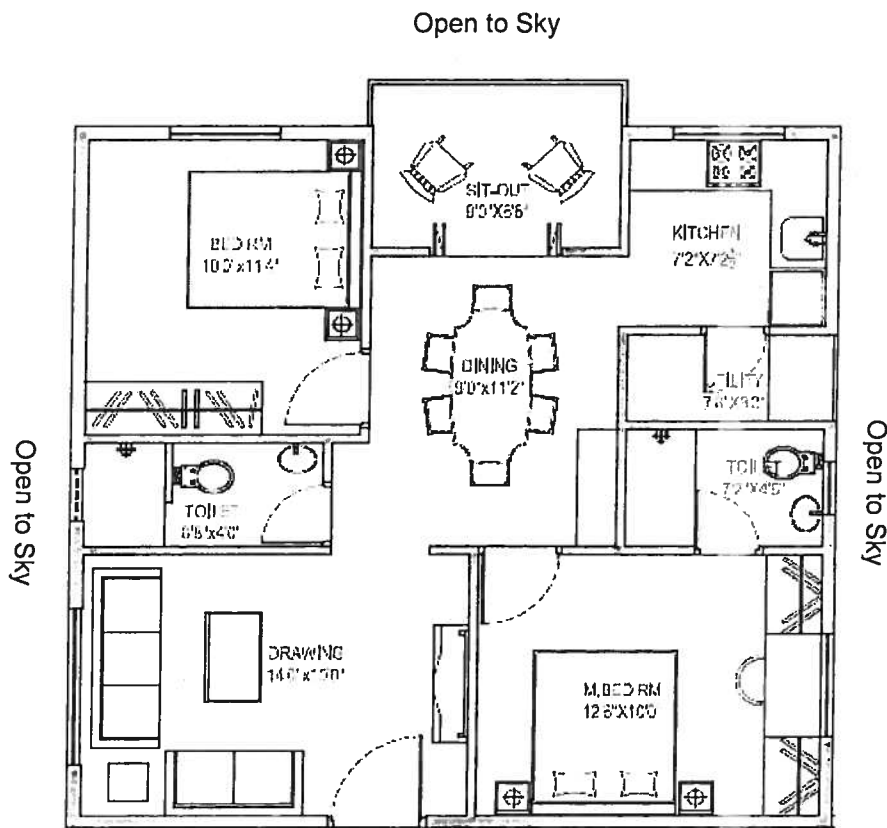
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

WITNESSES:

- 1.
- 2.

BK-1. CS No 409/2016 & Doct No
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Joint Sub Rem ~~118~~
Kapra



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

SL.NO.

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

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

VENDORS:

**M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:**

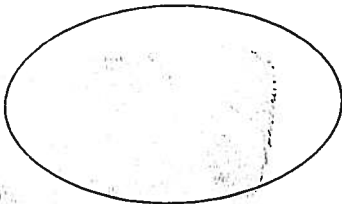
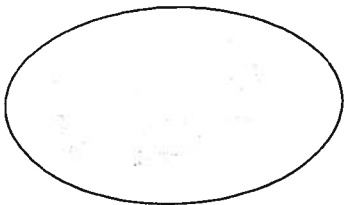
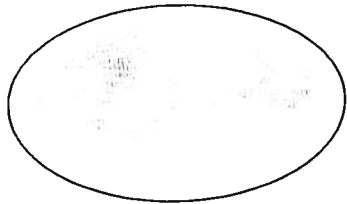
1. M/S. SUMMIT HOUSING PVT. LTD., REP.BY
AUTHORISED SIGNATORY
MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY, P. G. ROAD
SECUNDERABAD - 500 003.

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

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

VENDEE:

MR. GADDAM VIJAY KUMAR
S/O. MR. GADDAM MOSES
R/O. H. NO: 11-1-786 TO 791
CHINTA BAVI
CHILKALGUDA
SECUNDERABAD - 500 061



SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

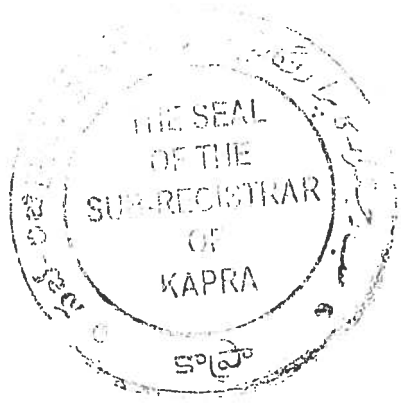
Partner

For VISTA HOMES

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF VENDEE

Bk. 1. CS No 409/2016 & Doct No
413 / 2016. Sheet 10 of 12
Joint Subregistrar
Kapra



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES



भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number

AAGFV2088P

06032007

पंजीयन संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम / NAME
SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH
18-10-1960
हस्ताक्षर / SIGNATURE
[Signature]
मुख्य आयकर अधिकारी, आय प्रदाता
Chief Commissioner of Income-tax, Central Tax, J.

For VISTA HOMES
[Signature]
Partner

पंजीयन संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C
नाम / NAME
BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH
02-03-1970
हस्ताक्षर / SIGNATURE
[Signature]
मुख्य आयकर अधिकारी, आय प्रदाता
Chief Commissioner of Income-tax, Central Tax, J.

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]
Signature

10062008

[Signature]

Bk - 1, CS No 409/2016 & Doct No

413 / 2016. Sheet 11 of 12

Joint Sgbd Registrar
Kapra





గదామ విజయ కుమార్
Goddam Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1956
పురుషుడు / Male

7151 0757 0594



- సామాన్యుని హక్కు

భారత ప్రభుత్వ ప్రాథమిక సర్దుబాటు
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పుట్టిన సంవత్సరం / Year of Birth: 1956
పురుషుడు / Male
Address: S/O G Moses TO 791, CHINTA BAVI, CHILKALGUDA, Secunderabad, Sitaphalmandi, Hyderabad, Andhra Pradesh, 500061

Signature
1957
1800 169 1957

help@uidai.gov.in

www.uidai.gov.in

1917

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గదామ శ్రీ దేవి
Gaddam Sree Devi

పుట్టిన సంవత్సరం / Year of Birth: 1966
స్త్రీ / Female

6392 5782 9496



- సామాన్యుని హక్కు

భారత ప్రభుత్వ ప్రాథమిక సర్దుబాటు
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పుట్టిన సంవత్సరం / Year of Birth: 1966
స్త్రీ / Female
Address: W/O జి విజయ కుమార్, 1786 to 791, CHINTA BAVI, CHILKALGUDA, Secunderabad, Sitaphalmandi, Hyderabad, Andhra Pradesh, 500061

Signature
1966

help@uidai.gov.in

www.uidai.gov.in

1917



భారత ప్రభుత్వ ప్రాథమిక సర్దుబాటు

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

Enrollment No.: 1027/10014/00039

To: Guruswada Daniel Leonard
(గురుజవాడ దానియల్ లియనార్డ్)
S/O Guruswada George Leonard
1-1-782 to 785/1
Chinta Bavi
Chilkaiguda
Secunderabad
Hyderabad
Andhra Pradesh - 500061
Mobile: 9949637361

Date: 11/11/2011

Ref. No.: 00003977-00112748-00085751-Sitaphalmandi



UA 07457124 3 IN

సర్దుబాటు సంఖ్య / Your Aadhaar No.:

7739 0911 1288

సామాన్యుని హక్కు

Signature

భారత ప్రభుత్వం

GOVERNMENT OF INDIA

గురుజవాడ దానియల్ లియనార్డ్
Guruswada Daniel Leonard
పుట్టిన సంవత్సరం / Year of Birth: 1977
పురుషుడు / Male



7739 0911 1288

సామాన్యుని హక్కు

Bk-1, CS No 409/2016 & Doct No
413/2016, Sheet 12 of 12
Joint Sub Registrar
Kapra





TS00AA 01217599

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

App No : 963014

MeeSeva App No : ECM021602955255

Date : 06-Feb-16

Statement No : 14272942

Sri/Smt.: G VIJAY 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) ,House No: , , Flat No: 105 ,Apartment: VISTA HOMES BLOCK
NO.B ,Ward : 1-Block : 1 VILLAGE: KHAPRA (M) ,Survey No : ,193,194/P,195/P, East: OPEN TO
SKY West: 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY**

A search is made in the records of SRO(s) of KAPRA relating there to for 9 years from 01-10-2007 To 05-02-2016 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 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.B FLAT: 105 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct,Link Doct 1526, 3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007	(R) 04-02-2016 (E) 04-02-2016 (P) 04-02-2016		0101 (Sale Deed) Mkt.Value:Rs. 2900000 Cons.Value:Rs. 2900000	1 .1.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 2.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 3.(CL)GADDAM VIJAY KUMAR 4.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA 5.(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 6.(EX)VENDORS REP BY GPA K.PRABHAKAR REDDY	0/0 413/ 2016 [1] of SRO/KAPRA
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 .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 .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: 300 4325/2007 [@] of SROMALKAJGIRI
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 .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 SROMALKAJGIRI
	VILL/COL: KHAPRA (M)/VAMPU				1 .1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY	

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
 Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగించబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature

ముద్ర
Seal

5 -- - 5	<p>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,REPBY ITSPARTNER V. MEHTA</p>	<p>0/0 CD_Volume: 297 1426/ 2007 [@] of SRMALKAJGIRI</p>
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Certified By



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





