

13479

దస్తావేజులు మరియు రుసుముల రజిద్రు

M/S Vista Homes Realty

K. Anabhalav Reddy

సం.

శ్రీ ౨/శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది

దస్తావేజు స్వభావము	Sale		15/4		F
దస్తావేజు విలువ	3240000				Kapra
స్టాంపు విలువ రూ.	100		40500		
దస్తావేజు వెంబరు	1649/12		1700369139		
రిజిస్ట్రేషన్ రుసుము	16200				
లోటు స్టాంపు(D.S.D.)	129500		485400170412		
GHMC (T.D.)					
యూజర్ ఛార్జీలు	100		3240		
అదనపు షీట్లు			190000		
5 x .....	48600		4/4		
మొత్తం	194410				

RETURNED

(అక్షరాల)

4/1

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22/4

వాపసు తేది

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.



1649

D.No. 1649/2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

K 630964

S.No. 10135 Date: 15-04-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. VISTA HOMES

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 21<sup>st</sup> day of April 2017 at S.R.O, Kapra,, Medchal-Malkajiri District by:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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






Partner

Partner

**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. 16200/- 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/Ink Thumb Impression
1	CL		 GANGI SIVASANKAR: [1526-1-2017-1699]	GANGI SIVASANKAR S/O. G.VEERA,RATNAM FLAT NO.305, DHARTI RESIDENCY, PADMAVATHI COLONY, KUSHAIGUDA, ECIL POST, HYD	<i>G. Siva Sankar</i>
2	CL		 DAMULURI KALI DEVI: [1526-1-2017-1699]	DAMULURI KALI DEVI W/O. GANGI SIVASANKAR FLAT NO.305, DHARTI RESIDENCY, PADMAVATHI COLONY, KUSHAIGUDA, ECIL POST, HYD.	<i>D. Kaligudi</i>
3	EX		 VENDORS REP BY GP [1526-1-2017-1699]	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	<i>K. Prabhakar Reddy</i>



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**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 V CHANDRA SHEKAR: [1526-1-2017-1699]	V CHANDRA SHEKAR R/O. 1-7-202/105, S.KAMALANAGAR, ECIL, HYD	<i>V Chandra Shekar</i>
2		 G V RATNAM: 22/04/ [1526-1-2017-1699]	G V RATNAM R/O. 9-137-1, PRAKASHAM, A.P.	<i>G. V. Ratnam</i>

22nd day of April, 2017

*[Signature]*  
Signature of Sub Registrar  
Kapra



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**IN FAVOUR OF**

1. Mrs. Damuluri Kali Devi, Wife of Mr. Gangi Sivasankar, aged about 35 years {Pan No.AIWPD3890P}
2. Mr. Gangi Sivasankar, Son Mr. G. Veera Ratnam, aged about 37 years, both residing at Flat No. 305, Dhairi Residency, Padmavathi Colony, Kushaiguda, ECIL(Post), Hyderabad - 500 062{Pan No.AIPPG1846D}, 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	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	129500	0	0	0	129600
Transfer Duty	NA	0	48600	0	0	0	48600
Reg. Fee	NA	0	16200	0	0	0	16200
User Charges	NA	0	110	0	0	0	110
<b>Total</b>	<b>100</b>	<b>0</b>	<b>194410</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>194510</b>

Rs. 178100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16200/- towards Registration Fees on the chargeable value of Rs. 3240000/- was paid by the party through E-Challan/BC/Pay Order No .485XUU170417 dated .19-APR-17 of .SBH/TREASURY BRANCH HYDERABAD

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

(1). AMOUNT PAID: Rs. 194410/-, DATE: 19-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001692526, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MRS. DAMULURI KALI DEVI AND G.SIVASANKAR)

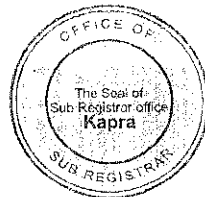
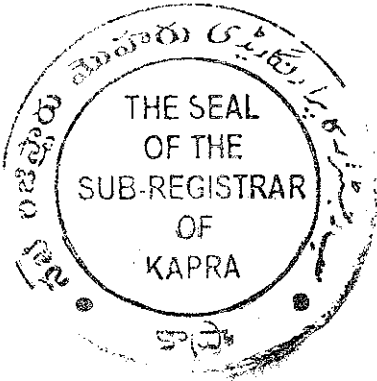
Date:  
22nd day of April, 2017

Signature of Registering Officer  
Kapra

Bk - 1, CS No 1699/2017 & Doct No 1649 / 2017 Sub Registrar Kapra

1వ పుస్తకము 2017 సం./శా.స.1939  
పు. 1649 వేంకటరంగా రిజిస్టరు చేయబడి  
స్థానిక విమతం దస్తావేజు నెంబరు 1526  
1649/2017 నా యిప్పకమైనది  
2017 సం. మార్చి 22 వ తేది

పబ్లిక్ రిజిస్ట్రార్  
కాప్రా  
మొదటి, మల్కాజ్ గిరి



- 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.001 on the ground floor, in block no. 'C' 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.
- 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. 32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

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

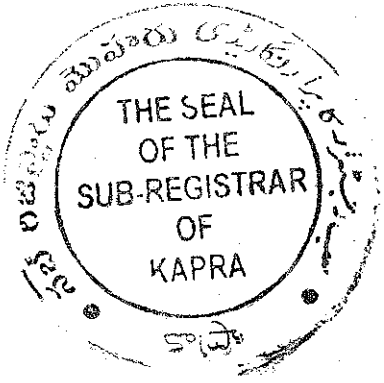
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.001 on the ground floor, in block no. 'C', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes 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.

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. 32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand 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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1649, 2017 Sheet 3 of 12 Sub Registrar  
Kapurthala



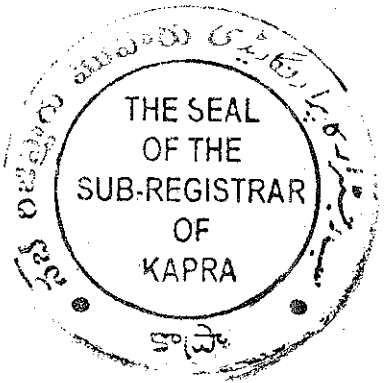


- i. Rs.15,63,000/- (Rupees Fifteen Lakhs Sixty Three Thousand Only) paid by way of banker cheque no.534697, dated 18.06.2016 issued by State Bank of India, RACPC-III, Hyderabad.
  - ii. Rs.4,82,869/- (Rupees Four Lakhs Eighty Two Thousand Eight Hundred and Sixty Nine Only) (Part Payment) paid by way of cheque no.251262, dated 18.05.2016 drawn on State Bank of India.
  - iii. Rs.4,66,000/- (Rupees Four Lakhs Sixty Six Thousand) by way of banker cheque no.535205, dated 30.07.2016 issued by State Bank of India, RACPC-III, Hyderabad.
  - iv. Rs.4,00,000/- (Rupees Four Lakhs ~~XXXX~~ Only) paid by way of banker cheque no.537186, dated 21.01.2017 issued by State Bank of India, RACPC-III, Hyderabad.
  - v. Rs.3,28,131/- (Rupees Three Lakhs Twenty Eight Thousand One Hundred and Thirty One Only) paid by way of banker cheque no.538128, dated 12.04.2017 issued by State Bank of India, RACPC-III, 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.

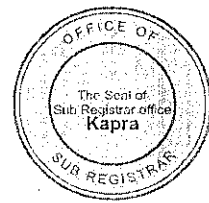
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

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Kapra



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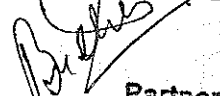


8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The 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.

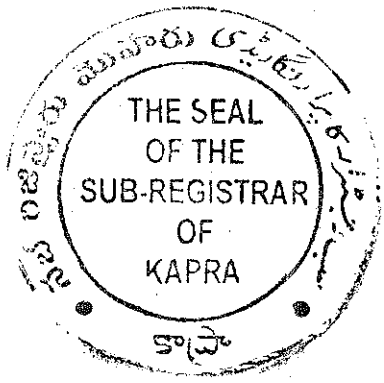
FOR VISTA HOMES

  
Partner

FOR VISTA HOMES

  
Partner

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Kapura

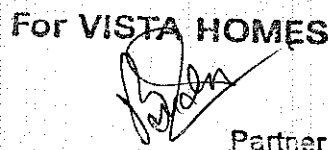


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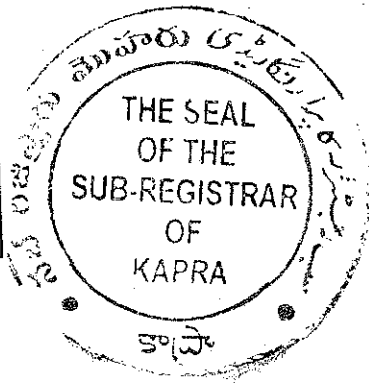


- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute 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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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.001 on the ground floor, in block no. 'C' 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	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. *v. chandra sekhar*

2. *G. v. Raghun*

For VISTA HOMES

*[Signature]*  
Partner

For VISTA HOMES

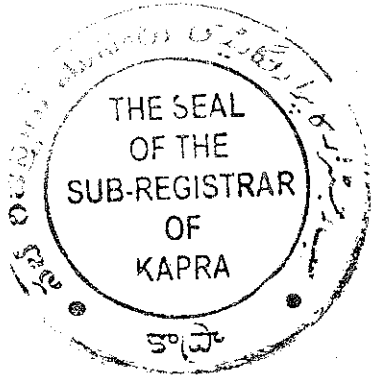
*[Signature]*  
Partner

VENDOR

*[Signature]*  
VENDEE

*[Signature]*

Bk-1, CS No 1699/2017 & Doct No  
1649/2017 Sheet 7 of 12 Sub Registrar  
Kapra



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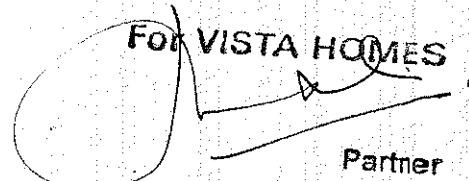


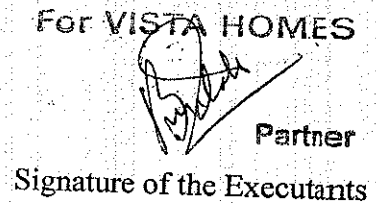


**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no. 001 on the ground floor, in block no. 'C' 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 Ground Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,40,000/-

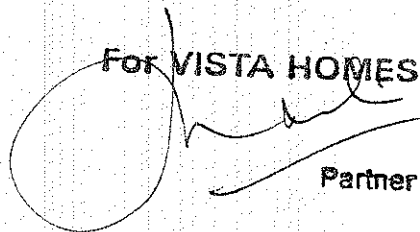
Date: 21.04.2017

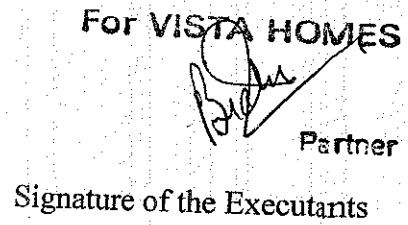
For VISTA HOMES  
  
Partner

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.

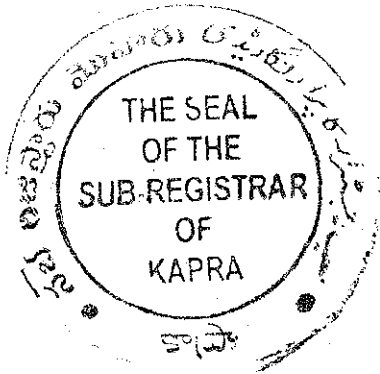
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner  
Signature of the Executants

Date: 21.04.2017

D. Kalidhas  
G. Siva Sankar

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Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 001 IN BLOCK NO. 'C' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

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 LATE SATISH MODI

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

VENDEE: 1. MRS. DAMULURI KALI DEVI, WIFE OF MR. GANGI SIVASANKAR

2. MR. GANGI SIVASANKAR, SON MR. G. VEERA RATNAM

REFERENCE:

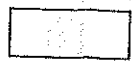
AREA: 74.12

SCALE: SQ. YDS. OR

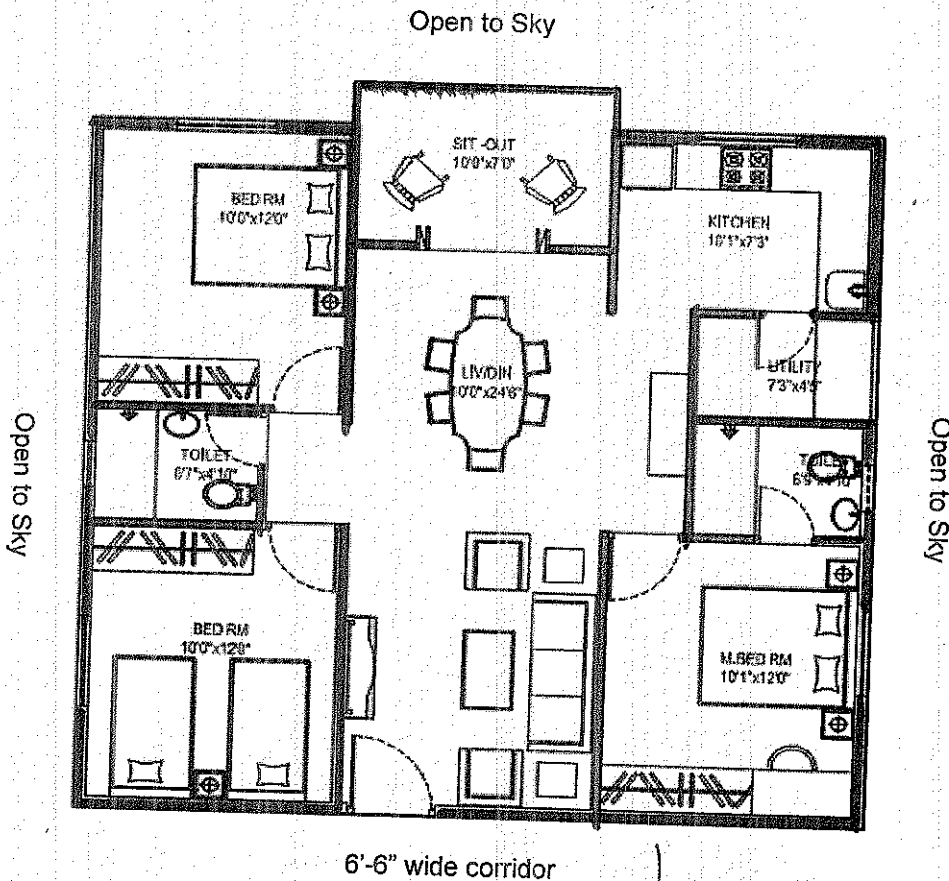
INCL: SQ. MTRS.



EXCL:



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



WITNESSES:

1. v. chandra seeds

2. G. V. Ratnam

For VISTA HOMES

Partner

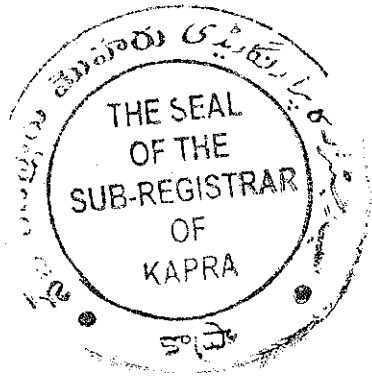
For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

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1649 / 2017 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)

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:

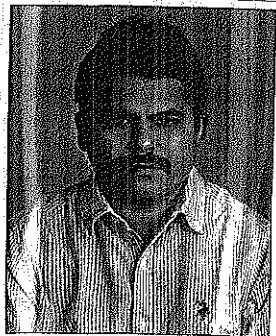
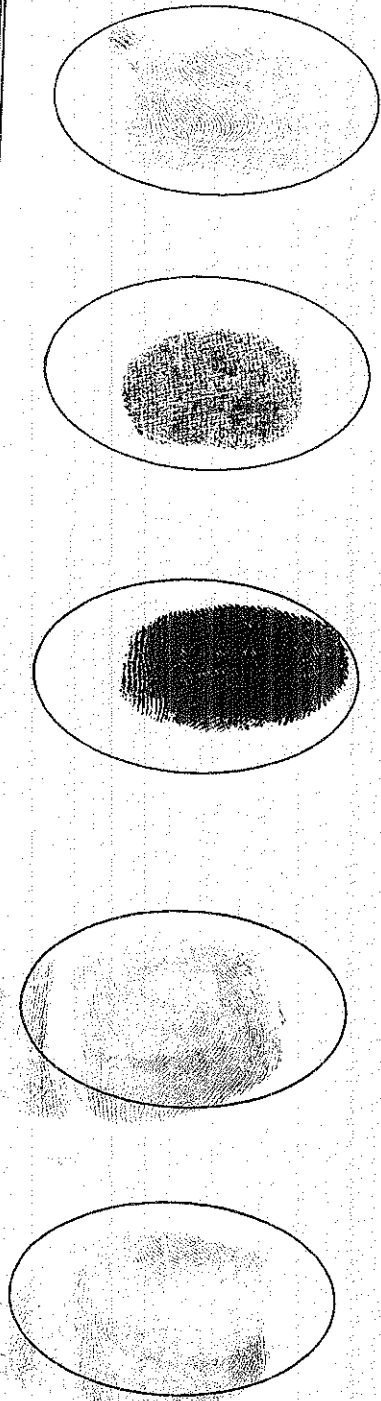
1. M/S. SUMMIT HOUSING PVT. LTD., REP. BY AUTHORISED SIGNATORY MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003.

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

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:**

1. MRS. DAMULURI KALI DEVI W/O. MR. GANGI SIVASANKAR R/O. FLAT NO. 305, DHATRI RESIDENCY PADMAVATHI COLONY KUSHAIGUDA, ECIL(POST) HYDERABAD - 500 062.
2. MR. GANGI SIVASANKAR S/O. MR. G. VEERA RATNAM R/O. FLAT NO. 305, DHATRI RESIDENCY PADMAVATHI COLONY KUSHAIGUDA, ECIL(POST) HYDERABAD - 500 062.



**SIGNATURE OF WITNESSES:**

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

VISTA HOMES

For VISTA HOMES

Partner

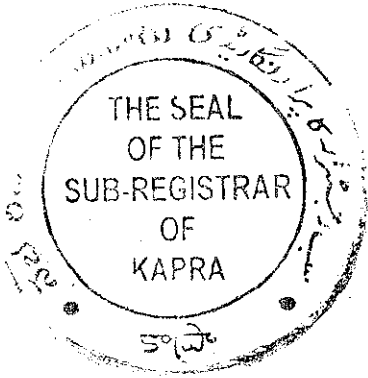
Partner

SIGNATURE OF THE VENDOR

*[Signature]*

*[Signature]*

Bk: 1, CS No 1699/2017 & Doct.No  
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Kapra



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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2068P



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

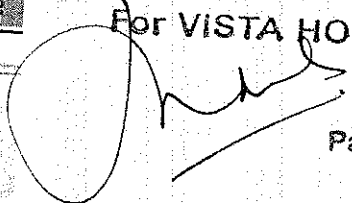
नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आय ३६०  
Chief Commissioner of Income-tax, Ayatka 360

For VISTA HOMES  
  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

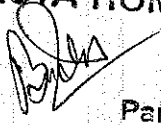
नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आय ३६०  
Chief Commissioner of Income-tax, Ayatka 360


For VISTA HOMES  
  
Partner

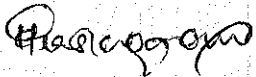
आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI


भारत सरकार  
GOVT OF INDIA

15/01/1974  
Permanent Account Number  
AWSPP8104E

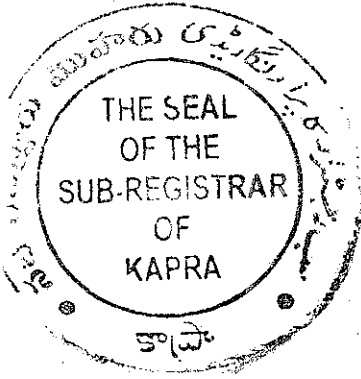
हस्ताक्षर / SIGNATURE







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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SIVASANKAR GANGI  
VEERARATNAM  
27/04/1979  
Permanent Account Number  
AIPFG1846D

G. Sivasankar  
Signature




G. Sivasankar

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

D KALI DEVI  
APPA RAO DAMULURI  
10/07/1981  
Permanent Account Number  
AIWPD3890P



D. Kalidevi  
Signature



D. Kalidevi

भारत चयन आयोग  
भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YZK4801768

चंद्र शंकर वनपल्लि  
Elector's Name : Chandra Shekhar Vanapalli

राम राव वनपल्लि  
Father's Name : Rama Rao Vanapalli

दिनांक / Sex : पुरु / M  
जन्म तिथि / Date of Birth : 04/05/1989

V. Chandra Shekhar

चयन संख्या : YZK4801768  
1-7-202/105  
श्री सायु कृष्ण अपार्टमेंट्स  
साउथ कामलानगर, उप्पाल,  
रंगारेड्डी, 500062

Address:  
1-7-202/105  
Sri Sai Krishna Apartments,  
South Kamalanagar, Uppal,  
Rangareddy, 500062

Date: 08/02/2017

चयन आयोग  
उत्पल विधानसभा क्षेत्र  
47 - उत्पल विधानसभा क्षेत्र

Facsimile Signature of  
Electoral Registration Officer  
47 - Uppal Assembly Constituency

यदि आपका पता बदलता है तो कृपया इस कार्ड नंबर के साथ में एक नया पता सूचीबद्ध करने के लिए एक नया फॉर्म प्राप्त करें।  
In case of change in address, mention this Card No. in the relevant form for including your name in the Roll at the changed address and to obtain the card with same number

61 / 1277


भारत सरकार  
Government of India

गणेश वेरवेणकटा रत्नम  
Ganji Veeravenkata Ratnam

जन्म वर्ष / Year of Birth: 1953  
पुरुष / Male

5737 2314 3091

आधार - सामान्य निवासी



भारत सरकार  
Unique Identification Authority of India

चयन संख्या: S/O: गणेश वेरवेणकटा रत्नम  
9-137-1, राणे पेडा, बेस्तवारिपेटा,  
बेस्तवारिपेटा, प्रकासम,  
आंध्र प्रदेश, 523334

Address: S/O: Ganji Pedda  
Veraiah, 9-137-1, RANI  
PETA, Bestavaripeta,  
Bestawaripeta, Prakasam,  
Besthavari Peta, Andhra  
Pradesh, 523334

5737 2314 3091

1800 200 1947 help@uidai.gov.in www.uidai.gov.in

Ganji Ratnam



A/C PAYEE ONLY  
NOT NEGOTIABLE

# MANAGER'S CHEQUE

VALID FOR 3 MONTHS ONLY

15042017

Or Order

Pay COMMISSIONER GHMC \*\*\*\*\*

या उनके आदेश पर

अदा करे

Rupees

रुपये

THREE THOUSAND TWO HUNDRED FORTY ONLY

₹ 3,240.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD  
SECUNDERABAD - 500 003  
REF. No. 00212103479

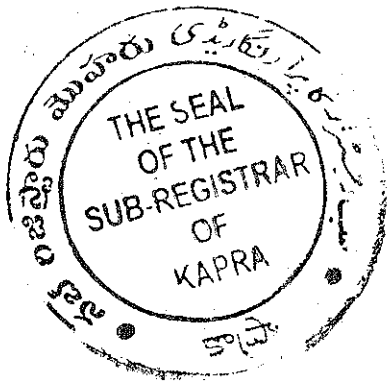
*[Handwritten signatures]*

AUTHORISED SIGNATORIES

Please sign above

⑈ 190400⑈ 500240003⑈ 999989⑈ 12

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1649/2017 Sheet 12 of 12 Sub Registrar  
Kapra



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Registration and Stamps Department

## STATEMENT OF ENCUMBRANCE ON PROPERTY

2023/12

Date : 26-04-2017 13:29:24

App No : 599819

Statement No : 25863809

Sri/Smt.: D.KALI DEVI 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.C , Flat No: 1 , SURVEY NO: , 193,194/P,195/P,  
 Bounded by NORTH : OPEN TO SKY , SOUTH : OPEN TO SKY , EAST : OPEN TO SKY , WEST : 6-6 WIDE CORRIDOR

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.C FLAT: 001 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6'-6" WIDE CORRIDOR 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. 3240000 Cons.Value:Rs. 3240000	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)DAMULURI KALI DEVI 7.(CL)GANGI SIVASANKAR	0/0  1649/2017 [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]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES	(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)



2

## ENCUMBRANCE FORM

	[S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES Link Doct:4324/2007 of SRO 1512				
3/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194 SOUTHERN PART HOUSE: / EXTENT: 1452 SQ.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: 6050 SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PART OF 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: 14641 SQ.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 HOMES,REPB BY ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for



ENCUMBRANCE FORM

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 / Umamant

4. Search verified and certificate examined by /

5. Result : '5 out of 9 are included in the  
statement.'

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

OFFICE SEAL & DATE  
Register Officer

Signature of

Print back

Sub-Registrar  
Kapra

Sub-Registrar Office  
Kapra, Medak District

