

8583

ORIGINAL

వెం. M/S Vistara Homes Rephy
 శ్రీమతి / శ్రీ K. Anabhalaw Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	3271000				2
స్టాంపు విలువ రూ.	100				100
దస్తావేజు వెంబరు	1957/13		3270	190608	
రిజిస్ట్రేషన్ రుసుము	16355				
లోటు స్టాంపు (D.S.D.)	130740			62905209015	
GHMC (T.D.)					
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు	49065			40913	
5 x	1			1700386704	
మొత్తం	196260				

(అక్షరాల) 14

తేది 10/5

వాపసు తేది _____

రూపాయలు మాత్రమే

సబ్ రిజిస్ట్రార్


If Document is not claimed within 10 days from the date of Registration, safe custody charges of Rs. 500/- will be levied.

2014 W. No. 1957/2012

SCANNED



తెలంగాణ తేలంగానా TELANGANA
S.No. 11177 Date:27-04-2017


H. SATISH KUMAR K 728803
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 10th day of May 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 - 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, 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
Partner






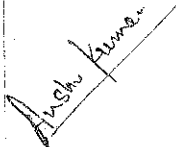

For VISTA HOMES
Partner

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. 16355/- paid between the hours of 2 and 3 on the 10th day of MAY, 2017 by Sri Soham Modi

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ KUMAR BAT [1526-1-2017-3014]	PANKAJ KUMAR BATTABYAL S/O. SAMAR CHANDRA BATTABYAL HNO.34 BHAT TOLA PUNDRU, JHARKHAND	
2	EX		 VENDORS REP BY GP [1526-1-2017-3014]	VENDORS REP BY GP K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-1973&4 II FLOOR, SOHAM MANSONI, M.G. ROAD SECABAD	

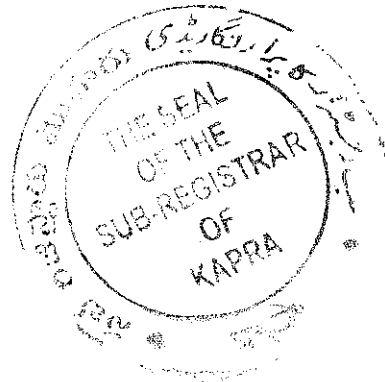
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SUMIT RAGHUVANSHI [1526-1-2017-2014]	SUMIT RAGHUVANSHI R/O.KUSHAIGUDA,KEESARA.	
2		 ANSHU KUMAR:10/E [1526-1-2017-2014]	ANSHU KUMAR R/O.KUSHAIGUDA,ECIL,HYD	

10th day of May,2017

Signature of Sub Registrar
Kapra

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IN FAVOUR OF

Mr. Pankaj Kumar Battabyal, Son of Mr. Samar Chandra Battabyal, aged about 23 years residing at H. No. 34, Bhat Tola Road, Pundru P.O, P. S. Pindra Zora, Dist. Bokaro, Jharkhand - 828134, {Pan No. BJHPB2853B, Aadhar No. 3175 0477 8977} 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	130740	0	0	0	130840
Transfer Duty	NA	0	49065	0	0	0	49065
Reg. Fee	NA	0	16355	0	0	0	16355
User Charges	NA	0	100	0	0	0	100
Total	100	0	196260	0	0	0	196360

Rs. 179805/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16355/- towards Registration Fees on the chargeable value of Rs. 3270280/- was paid by the party through E-Challan/BC/Pay Order No. 629USR090517 dated 10-MAY-17 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :


(1). AMOUNT PAID: Rs. 196260/-, DATE: 10-MAY-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001828243, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: PANKAJ KUMAR BATTABYAL).

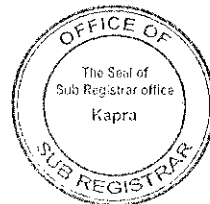
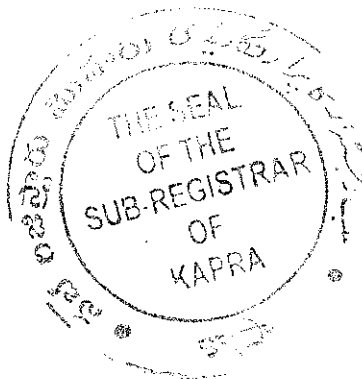
Date:
10th day of May, 2017


Signature of Registering Officer
Kapra

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1 వ పుస్తకము 2017 సం./శా.శ. 1939
 ఖ... 1957... నెంబరుగా రిజిస్టరు చేయబడి
 స్వామింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526
 1-1957/2017... గా యిప్పడమైనది
 2017 సం... 10 వ తేది


పబ్లిక్ రిజిస్ట్రార్
కాపా
మేడ్చల్, 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.306 on the third 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. 32,70,280/- (Rupees Thirty Two Lakhs Seventy Thousand Two Hundred and Eighty Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. 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. '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:

- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the stilt floor, 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.32,70,280/- (Rupees Thirty Two Lakhs Seventy Thousand Two Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.18,67,110/- (Rupees Eighteen Lakhs Sixty Seven Thousand One Hundred and Ten Only) paid by way of D. D. No.029984, dated 21.10.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
- ii. Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of D. D. No.848653 dated 01.07.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.

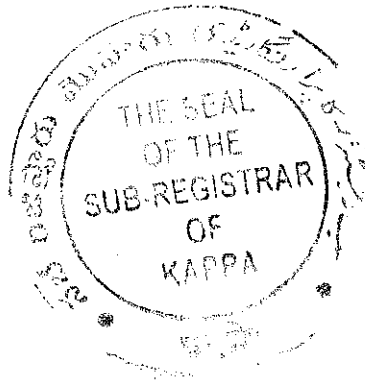
FOR VISTA HOMES

FOR VISTA HOMES

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Sub Registrar
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- iii. Rs.5,65,000/-(Rupees Five Lakhs Sixty Five Thousand Only) paid by way of D. D. No.031134, dated 20.03.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
 - iv. Rs.3,04,482/-(Rupees Three Lakhs Four Thousand Four Hundred and Eighty Two Only) paid by way of cheque no.695207, dated 22.03.2017 drawn on State Bank of India.
 - v. Rs.1,33,688/-(Rupees One Lakhs Thirty Three Thousand Six Hundred and Eighty Eight Only) (Part Payment) paid by way of cheque no.695205, dated 03.06.2016 drawn on State Bank of India.
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.
 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.

For VISTA HOMES

Partner

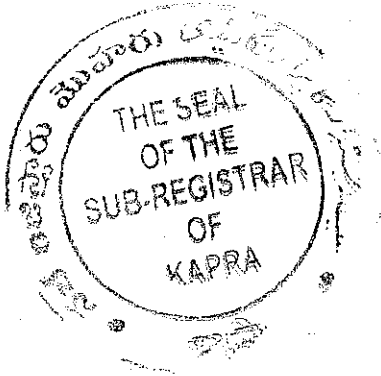
For VISTA HOMES

Partner

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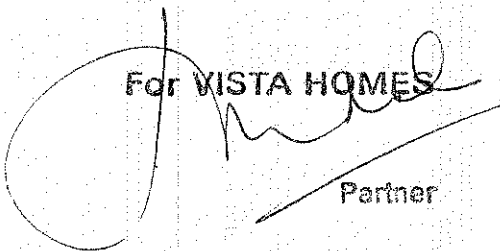
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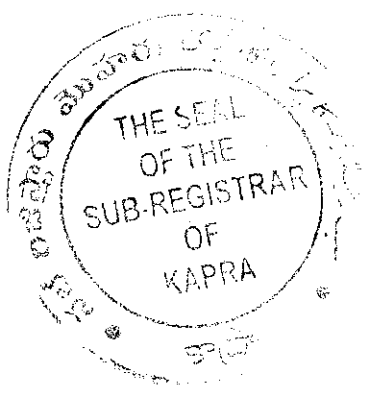


- ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
- iii. That the Vendee shall become a member of the Vista Homes Owners Association 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
Partner

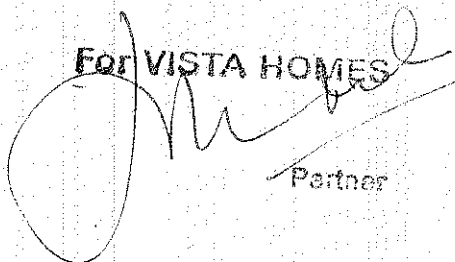
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Kapra

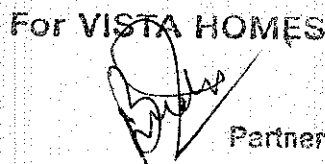


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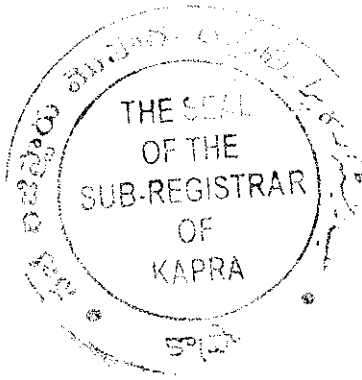


- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage 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.

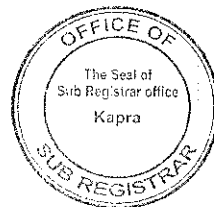
For VISTA HOMES

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'

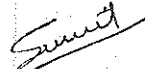
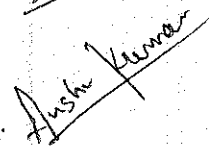
SCHEDULE OF FLAT

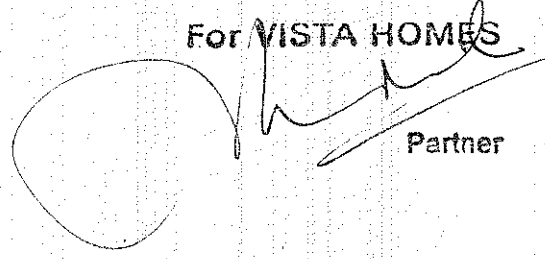
All that portion forming a deluxe apartment bearing flat no.306 on the third floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved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

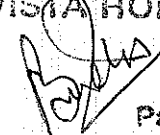
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

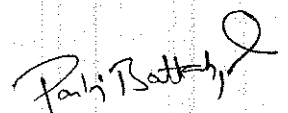
1. 
2. 

For VISTA HOMES

Partner

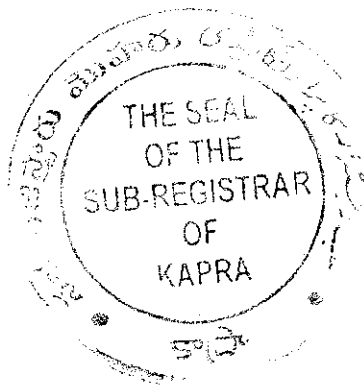
For VISTA HOMES


Partner

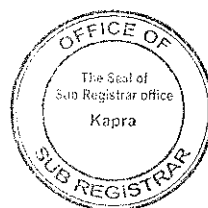
VENDOR


VENDEE

Bk-1, CS No 2014/2017 & Doct No. 1957/2017 Sheet 7 of 12 Sub Registrar Kapra



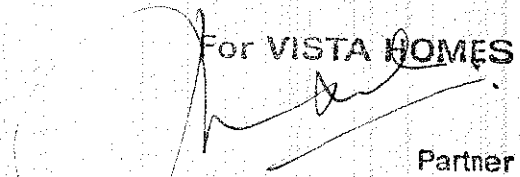
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 306 on the third 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 Khapra 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. 32,70,280/-

Date: 10.05.2017

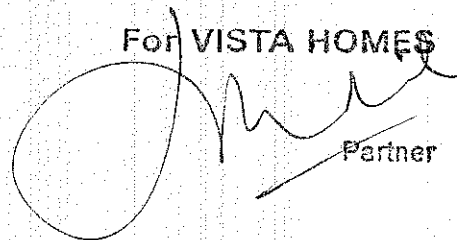

For VISTA HOMES
Partner

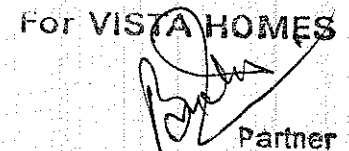

For VISTA HOMES
Partner

Signature of the Executants

C E R T I F I C A T E

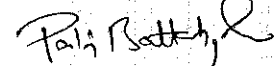
I do hereby declare that what is stated above is true to the best of my knowledge and belief.


For VISTA HOMES
Partner


For VISTA HOMES
Partner

Date: 10.05.2017

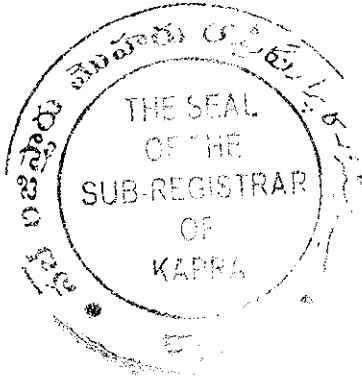
Signature of the Executants



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1957 / 2017 Sheet 8 of 12

Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 306 IN BLOCK NO. 'C' 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 LATE SATISH MODI

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

VENDEE:

MR. PANKAJ KUMAR BATTABYAL, SON OF MR. SAMAR CHANDRA BATTABYAL

REFERENCE:

SCALE:

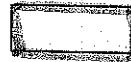
INCL:

AREA:

74.12

SQ. YDS. OR

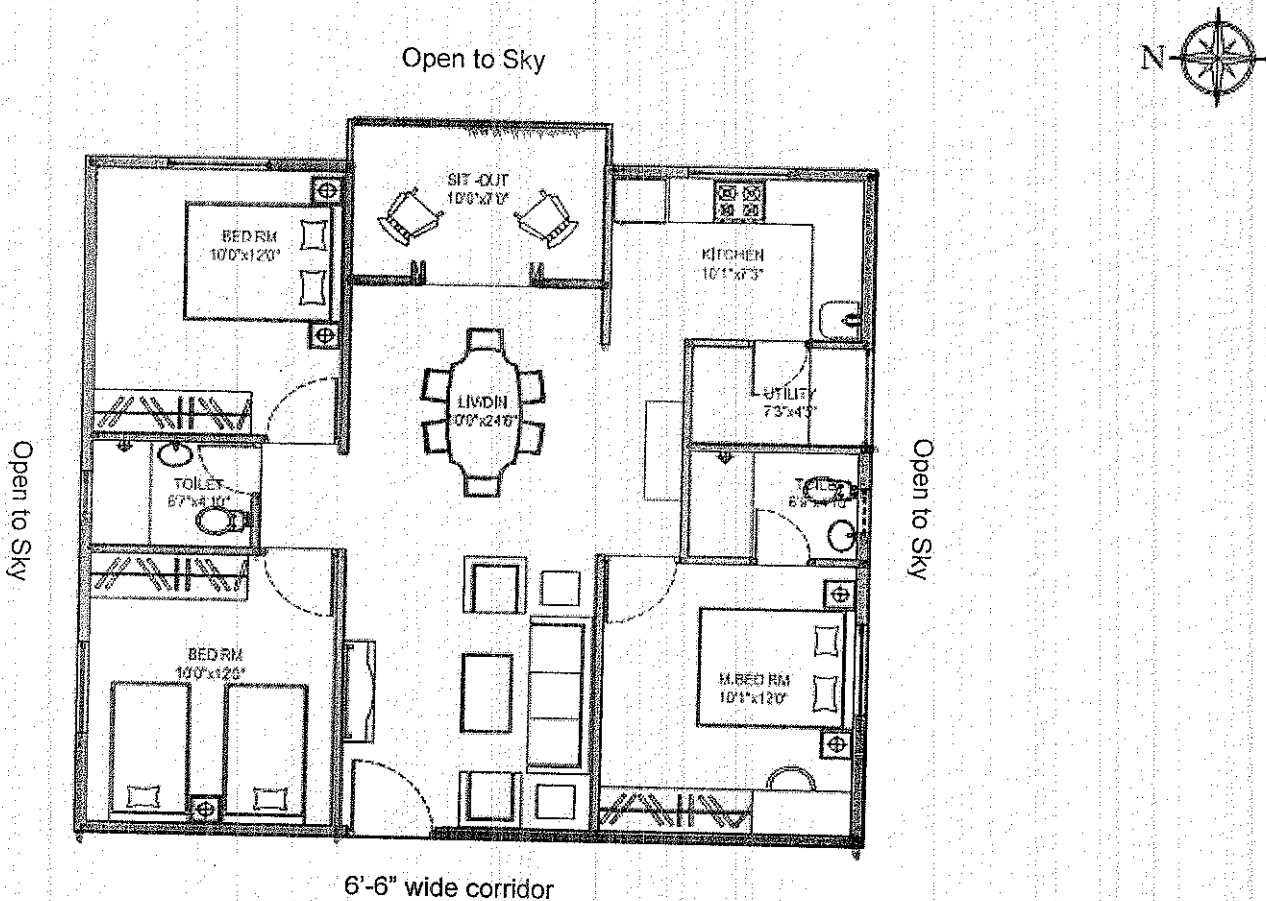
SQ. MTRS.



EXCL:



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



WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

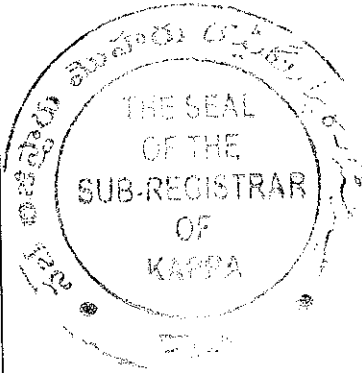
For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk - 1, CS No 2014/2017 & Doct No
1957/2017. Sheet 9 of 12 Sub Registrar
Kappa

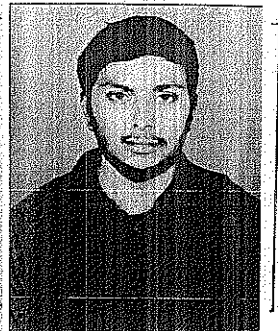
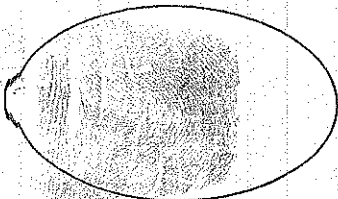
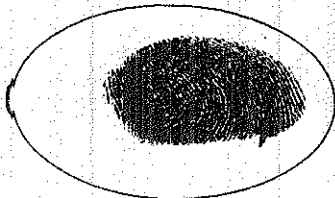
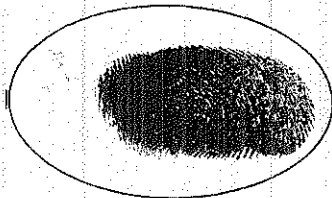
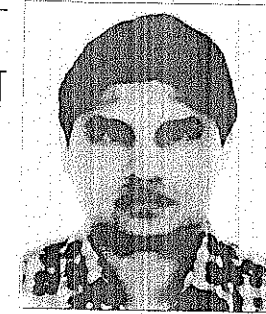
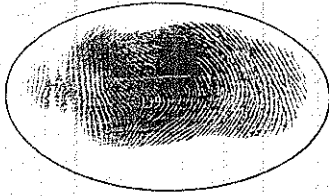


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	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:

MR. PANKAJ KUMAR BATTABYAL
S/O. MR. SAMAR CHANDRA BATTABYAL
R/O. H. NO. 34, BHAT TOLA ROAD
PUNDRU P.O, P. S. PINDRA ZORA
DIST. BOKARO
JHARKHAND - 828134

SIGNATURE OF WITNESSES:

1. *Sumit*
2. *Anshu Kumar*

[Signature] For VISTA HOMES
Partner

[Signature] For VISTA HOMES
Partner

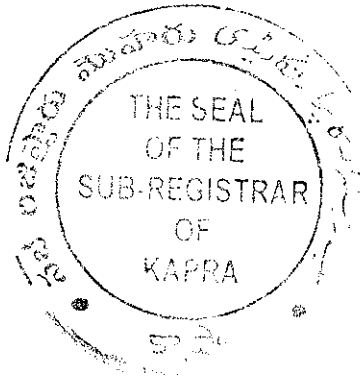
SIGNATURE OF THE VENDOR

[Signature]

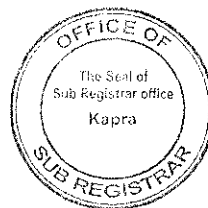
SIGNATURE OF THE VENDEE

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1957 / 2017 Sheet 10 of 12

Sub Registrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P

070327007

For VISTA HOMES

[Handwritten Signature]
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPMG725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन तिथि /DATE OF BIRTH
18-10-1969

स्थायी हस्ताक्षर /SIGNATURE
[Handwritten Signature]

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPMG754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन तिथि /DATE OF BIRTH
D2-03-1970

स्थायी हस्ताक्षर /SIGNATURE
[Handwritten Signature]

मुख्य आयकर अधिकारी, उत्तर प्रदेश
Chief Commissioner of Income-tax, U.P.

For VISTA HOMES

[Handwritten Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

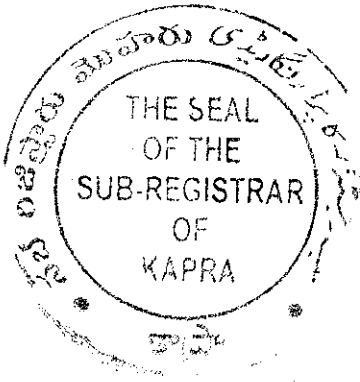
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Permanent Account Number
AWSPP8104E

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070327007

[Handwritten Signature]

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1957 / 2017. Sheet 11 of 12 Sub Registrar
Kapra



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भारत सरकार
GOVERNMENT OF INDIA



पंकज कुमार बटब्याल
Pankaj Kumar Battabyal

जन्म वर्ष / Year of Birth : 1993

पुरुष / Male

3175 0477 8977



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O समर चंद्र बटब्याल, पोस्ट -
पुण्डरू, थाना- पिण्ड्राजोरा, पुण्डरू,
बोकारो, झारखण्ड, 828134

Address: S/O Samar Chandra
Battabyal, PO- PUNDARU PS-
PINDRAJORA, PUNDARU,
Bokaro, Jharkhand, 828134



1547
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Pankaj Battabyal



INDIAN DRIVING LICENSING ACT, 1987
REGULATIONS, 1989

TS00820150033785

SUMIT RAGHUVANSHI
HEMPRAKASH RAGHUVANSHI
I-008

VISTA HOMES
KUSHAIGUDA
KEESARA
RANGA REDDY - 500062



Signature
Issued On: 26/11/2015

Licensing Authority
RTA RANGAREDDY EAST

Sumit

Non Transport Motor Cycle With Gear

Date of Validity 26/11/2035
Transport

Date of Validity
Badge No.

Reference No. TS00820150033785

Original LA. RTA RANGAREDDY EAST

Date of First Issue 26/11/2015

Date of Birth 27/07/1992

Blood Group



DL001447/15



INDIAN DRIVING LICENSING ACT, 1987
REGULATIONS, 1989

TS00820150032277

ANSHU KUMAR
UDAY SINGH
I-008

KUSHAIGUDA
ECIL, HYDERABAD
KEESARA
RANGA REDDY - 500062



Signature
Issued On: 09/11/2015

Licensing Authority
RTA RANGAREDDY EAST

Anshu Kumar

Non Transport Motor Cycle With Gear

Date of Validity 08/11/2035
Transport

Date of Validity
Badge No.

Reference No. TS00820150032277

Original LA. RTA RANGAREDDY EAST

Date of First Issue 09/11/2015

Date of Birth 10/01/1993

Blood Group



DL0011805/15



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

040517

SESHASRANJ / CIS-2010

Pay (COMMISSIONER GHMC) *****

Or Order

जमा करे या उनके आदेश पर

Rupees THREE THOUSAND TWO HUNDRED SEVENTY ONLY

₹ 3,270.00

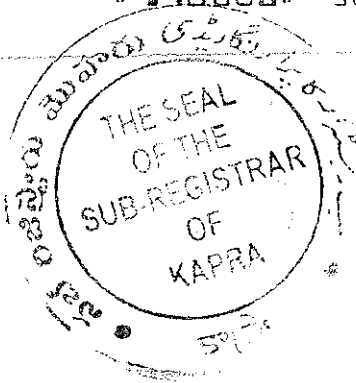
FC HDFC BANK LTD.

For HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212103721

[Handwritten Signatures]
AUTHORISED SIGNATORIES
Please sign above

⑈ 190608⑈ 500240003⑈ 999989⑈ 12



Bk - 1, CS No 2014/2017 & Doct No
1957 / 2017. Sheet 12 of 12 Sub Registrar
Kapra



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STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :16-05-2017 12:40:10

App No :910613

Statement No :26131462

Sri/Smt.:PRABHAKAR REDDY having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No:, , Apartment:VISTA HOMES BLOCK NO.C , Flat No:306 , 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 15-05-2017** 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/Fg 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: 306 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) 10-05-2017 (E) 10-05-2017 (P) 10-05-2017	0101 Sale Deed Mkt.Value:Rs. 3270280 Cons.Value:Rs. 3270280	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)PANKAJ KUMAR BATTABYAL	0/0 1957/2017 [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 [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	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/2009 [1] of SRO KAPRA(1526)
3/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART	(R) 16-06-2007 (E) 16-06-2007 (P) 16	0101 Sale Deed Mkt.Value:Rs. 2178000 Cons Value:Rs	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4 (EX)S ANJI REDDY	0/0 CD_Volume: 303 4325/2007 [@] of SRO MALKAJGIRI(1512)

	[N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199			MEHUL V MEHTA 7.(CL)AJEETA MODY	
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 APPROACH ROAD [W]: SY NO.199	(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 11.(CL)M/S.VISTA HOMES,REPBY 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 registering officer for selecting or deseleting 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 / Umakanth

4. Search verified and certificate examined by /

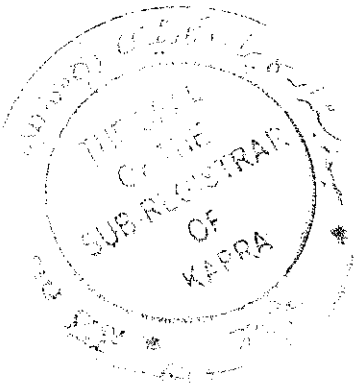
5.Result : '5 out of 22 are included in the statement.'

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

OFFICE SEAL & DATE
Register Officer

[Print](#) [back](#)

Signature of
Sub-Registrar
Kapra



Sub-Registrar Office
Kapra, Medchal-Malkajgiri Dist.

