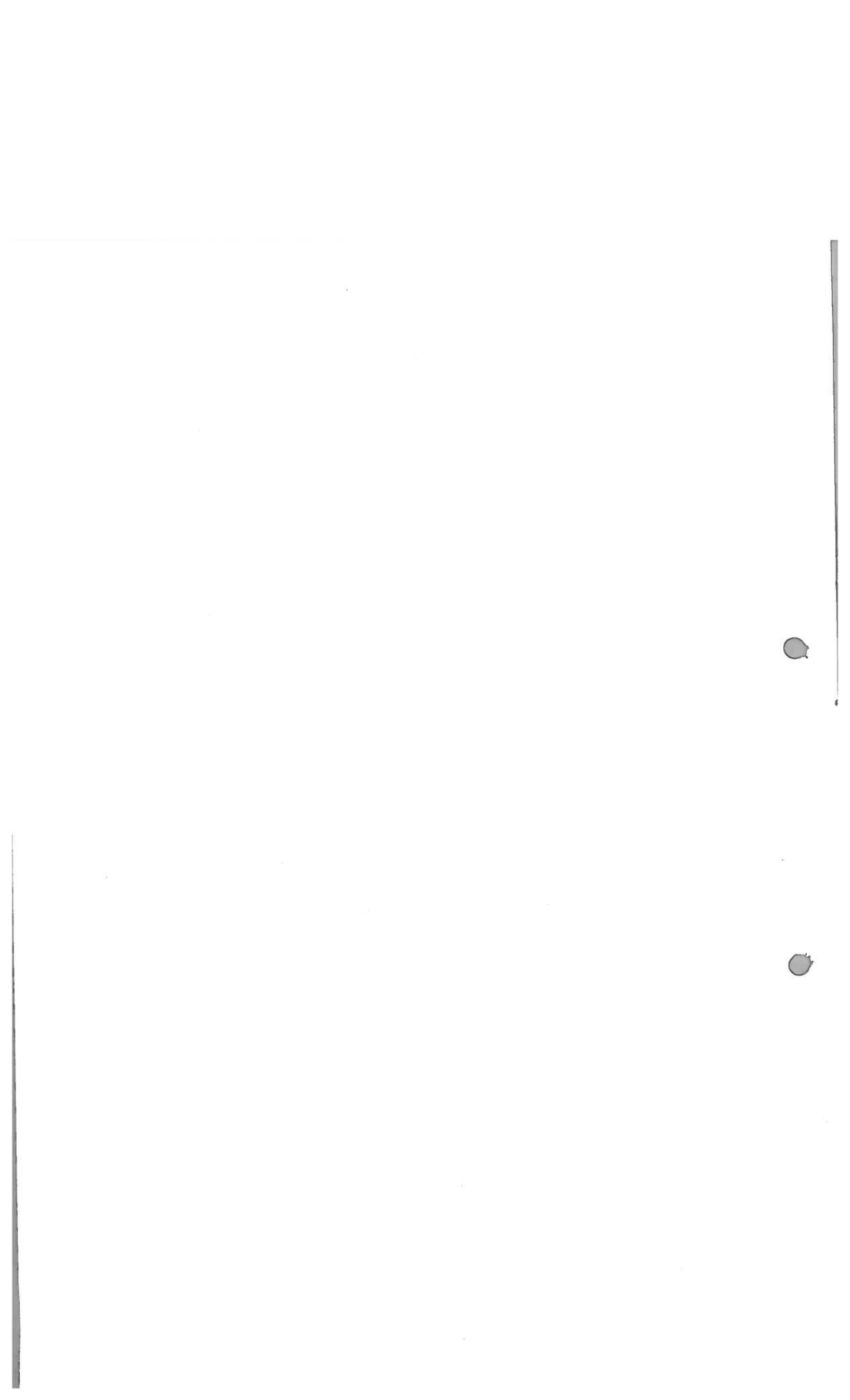


Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VISTA HOMES	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. Vista Homes	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	B-301	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky & 6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	29,34,780/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)		N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	29,34,780/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	08.02.2015	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 25/8/14	Date: 26/8/14	Date: 26/8/14	Date:



Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type Flat No.	Amount B-301	Units	Formula
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,220	sft	
B	Undivided share of land	74.12	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,934,780	Rs.	
F	Registrars value of undivided share of land	555,863	Rs.	B X Land Rate
G	Registrars Const. Value	1,830,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,880,000	Rs.	G + H + I
L	Sale Deed Amount	2,934,780	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	180,587	Rs.	L X rate + N X rate + incidental charges
P	Service tax	90,685	Rs.	E @ rate or N @ rate
Q	VAT	36,685	Rs.	E X rate
R	Total Taxes	307,956	Rs.	O + P + Q
P	Total Tax Percentage	10.49	%	R/E

Notes

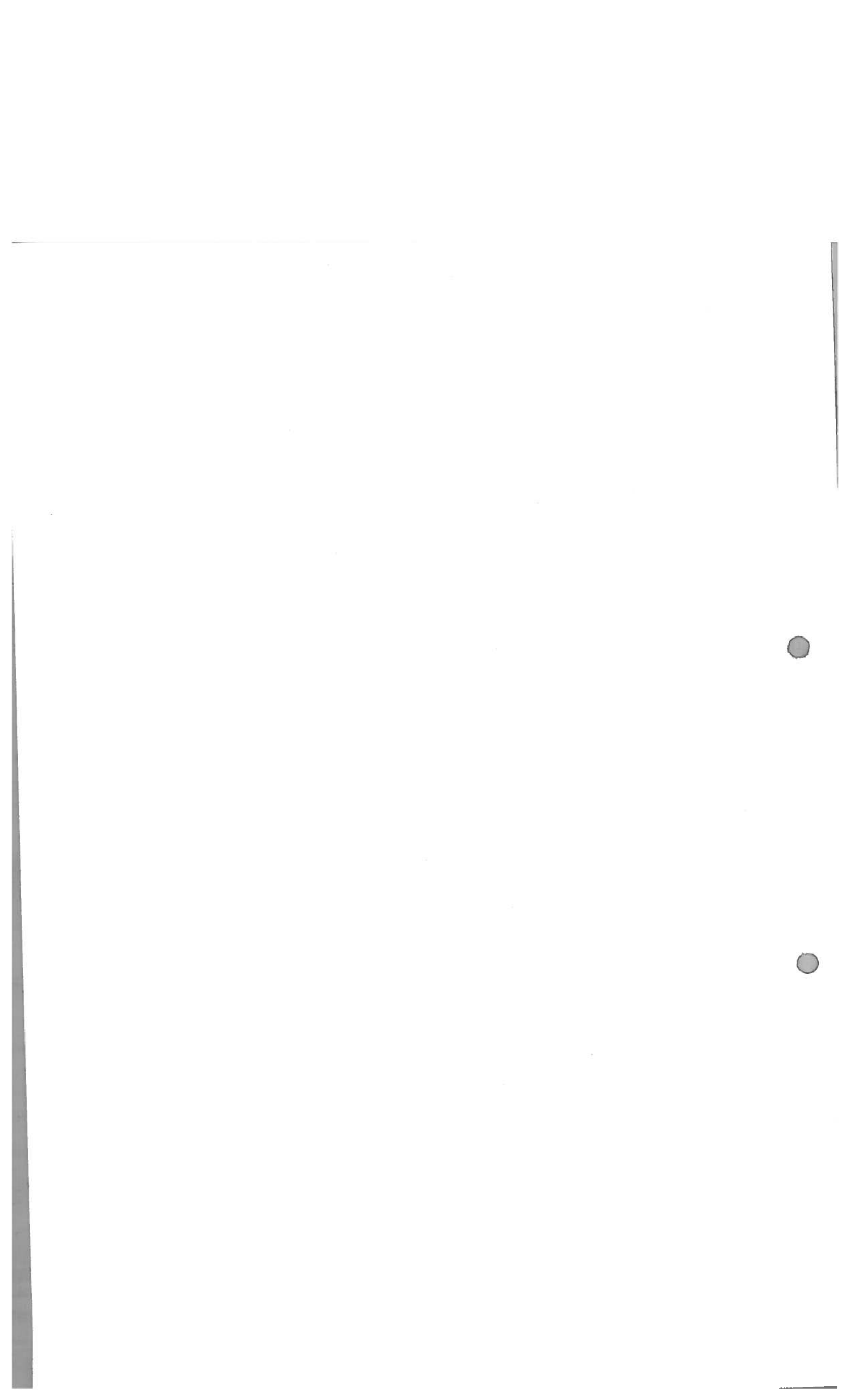
1 Registrars rates and other values:

Land	7,500	Rs. per sq. yd.	
Construction	1,500	Rs. per sft	
Parking	500	Rs. per sft	
Stamp duty & reg charges	6.00	percent	on sale deed
Stamp duty & reg charges	5.00	percent	on agr. of const.
Incidental charges - sale deed	4,500	Rs.	
Reg. Charges - const. agr.	1,000	Rs.	
Undivided share of land	6.075	sq yds	per 100 sft of SBUA
Sale deed ratio	100	percent	
Service tax	3.09	percent	under const. of complex services
Service tax - Const complex service	4.944	percent	under works contract
VAT	1.25	percent	

2 Estimate as per prevailing rates that are subject to change.

3 Applicability of service tax / VAT may differ from case to case.

4 Some nationalized banks require registration of construction contract.



దస్తావేజాలు మరియు రుసుముల రశీదు

నెం. 800

శ్రీమతి / శ్రీ Ratana Mulani.

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

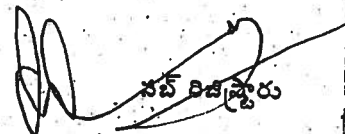
దస్తావేజా వ్యభావము	<u>Sale</u>	<u>78</u>	<u>Kapraye</u>
దస్తావేజా విలువ	<u>293500</u>	<u>13/10</u>	<u>^</u>
స్టాంపు విలువ రూ.	<u>100</u>		
దస్తావేజా వెంబరు	<u>3942/10</u>		<u>F</u>
రిజిస్ట్రేషన్ రుసుము	<u>14675</u>	<u>Vala</u>	
లోటు స్టాంపు (D.S.D.)	<u>117300</u>		
GHMC (T.D.)	<u>44025</u>		
యూజర్ ఛార్జీలు	<u>100</u>	<u>అ. 918967</u>	
అదనపు షీట్లు		<u>13/10</u>	
5 x .....			
మొత్తం	<u>176100</u>		

(అక్షరాల)

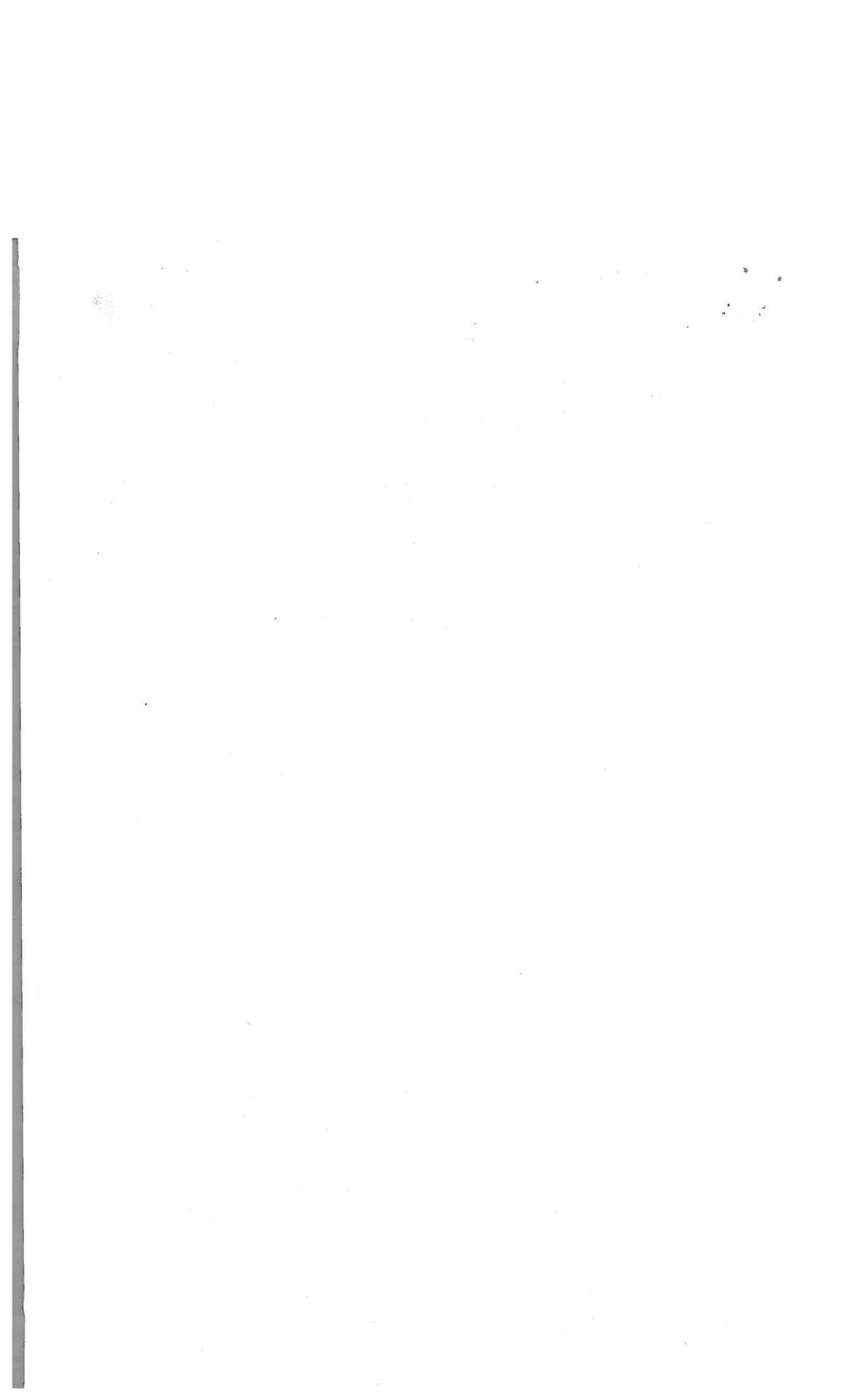
రూపాయలు మాత్రమే)

తేది 13/10

వాచసు తేది \_\_\_\_\_

 నవ్ 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.



SCANNED

330

23.30.34479 2014



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*[Signature]*

BK 878074

S.No. 11382 Date: 07-08-2014

Sold to: Ratan N Mulani  
 S/o Late Nathumal R Mulani  
 For Whom: Self

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

**SALE DEED**

This Sale Deed is made and executed on this the 13<sup>th</sup> day of October 2014 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Ratan N. Mulani, Son of Late Nathumal R Mulani, aged about 57 years, Occupation: Business, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

**IN FAVOUR OF**



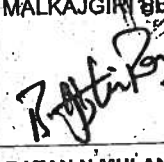


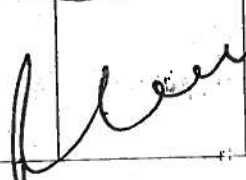
Mr. Abhiram Bavisetty, Son of Mr. B. Venkateswar Rao, aged about 25 years, Occupation: Service, residing at Plot No. 41, Flat No.8, Sri Lakshmi Nivas Apts, 3<sup>rd</sup> Floor, Brahmarambica Nagar, Vishnupuri Colony, Malkajgiri, Secunderabad - 500 047, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

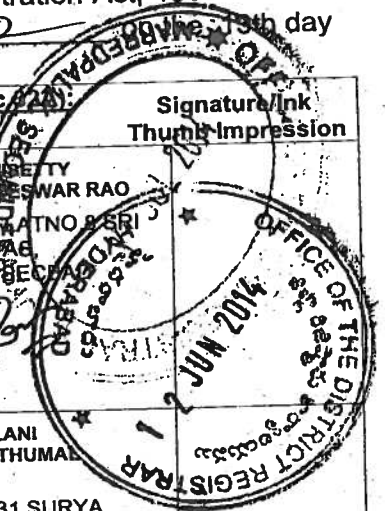
*[Signature]*

**Presentation Endorsement:**


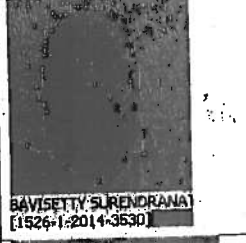
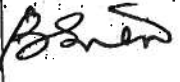



Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14674/- paid between the hours of 1 and 2 on the 13th day of OCT, 2014 by Sri Ratan N.Mulani

Execution admitted by (Details of all Executants/Claimants under Sec. 24):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			ABHIRAM BAVISSETTY S/O. B.VENKATESWAR RAO PLOTNO.41 PLOTNO 8 SRI LAKSHMI NIVAS MALKAJGIRI SEC [1526-I-2014-3530]	
2	EX			RATAN N.MULANI S/O. LATE.NATHUMAL R.MULANI PLOTNO.30,31 SURYA NAGAR, SECBAD [1526-I-2014-3530]	

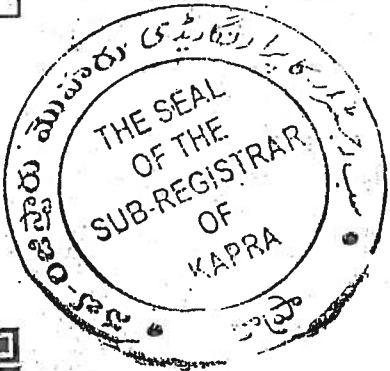


Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			BAVISETTY SURENDRANATH R/O.24-64-10/29,RDNO- 2,STNO-11,VISHNUPURI EXTENSION CLNY MALKAJGIRI HYD [1526-I-2014-3530]	
2			B.JAYALAKSHMI R/O.24-64-10/29,RDNO- 2,STNO-11,VISHNUPURI EXTENSION CLNY MALKAJGIRI HYD [1526-I-2014-3530]	

13th day of October, 2014

Signature of Joint SubRegistrar8  
Kapra



BK-1, CS No 3530/2014 & Doct No 3447/2014  
Joint SubRegistrar8 Kapra  
Sheet 1 of 10

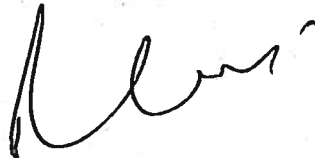


**WHEREAS:**

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no.301 on the third floor, in block no. 'B' 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 on the basement admeasuring about 100 sft., in the residential complex named as "Vista Homes", situated at Survey Nos.193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor under an understanding with the Builder M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no.1549/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- D. The Buyer is desirous of purchasing flat no 301 on third floor in block no. 'B', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- F. 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.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer 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.301 on the third floor, in block no. 'B', 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 Basement, admeasuring about 100 sft.



Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	161313	0		0	161413
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14674	0		0	14674
User Charges	NA	95	0		0	95
<b>Total</b>	<b>100</b>	<b>176082</b>	<b>0</b>		<b>0</b>	<b>176182</b>

Rs. 161313/- towards Stamp Duty including T.D under Section 41. of I.S. Act, 1899 and Rs. 14674/- towards Registration Fees on the chargeable value of Rs. 2934780/- was paid by the party through Challan/BC/Pay Order No ,917967 dated ,13-OCT-14.

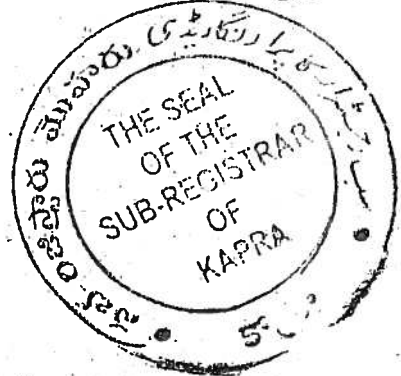
Date: 13th day of October, 2014

Signature of Registering Officer: Kapra

19365E రిజిస్ట్రేషన్

Bk - 1, CS No 3530/2014 & Doct No 3447/2014 Sheet 2 of 10  
 Joint Sub Registrar Kapra

దేవుడు 2014 సం. / కా.న. 19365E  
 పు. 3447 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి  
 స్టాంపు నిమిత్తం గుర్తింపు నెంబరు 1526  
 3447/2014 గా యిచ్చబడినది  
 2014 సం. 10/13 నెల... తేదీ



సబ్-రిజిస్ట్రార్



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. 29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.17,32,335/- (Rupees Seventeen Lakhs Thirty Two Thousand Three Hundred and Thirty Five Only) paid by way of D. D. No.828720, dated 08.10.2014 issued by State Bank of India, RACPC, Hyderabad.
  - ii. Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of cheque no.375904, dated 10.09.2014 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
  - iii. Rs.3,07,957/- (Rupees Three Lakhs Seven Thousand Nine Hundred and Fifty Seven Only) paid by way of cheque no.375906, dated 08.10.2014 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
  - iv. Rs.2,69,488/- (Rupees Two Lakhs Sixty Nine Thousand Four Hundred and Eighty Eight Only) (Part Payment) paid by way of cheque no.375914, dated 08.10.14 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
  - v. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.375901, dated 21.08.2014 drawn on ICICI Bank, Jubilee Hills Branch, Hyderabad.
  - vi. Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cash.
2. The Vendor further covenant 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
  3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
  4. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.



Bk - 1, CS No 3530/2014 & Doct No  
3447/2014. Sheet 3 of 10  
Joint Sub Registrar  
Kapra



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5. The Vendor hereby covenant 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 Buyer in the concerned departments.
6. The Vendor hereby covenant that the Vendor have 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.
7. That it is hereby agreed and understood explicitly between the parties hereto the Buyer 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.
8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
  - i. The Buyer 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 Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer 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 Buyer 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/Builder 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.

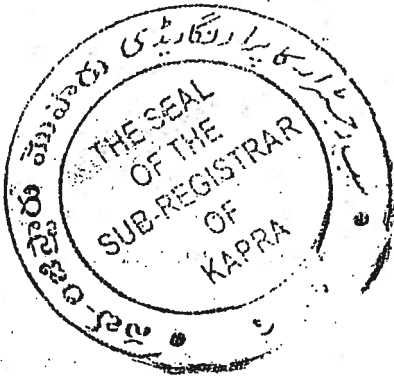




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3447/2014 Sheet 4 of 10

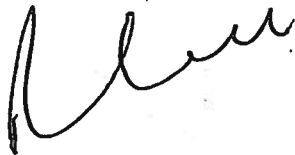
Joint Sub Registrar  
Kapra



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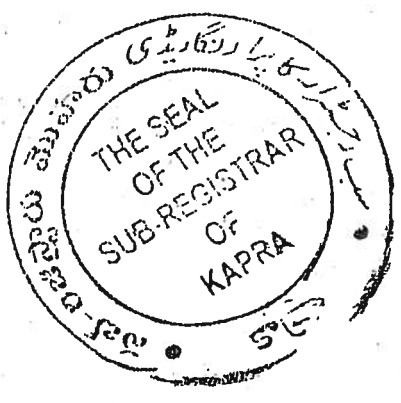


- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Buyer.
- 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 Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- 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 Buyer 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 Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(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 Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer 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 Buyer 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 Buyer, 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.



Bk - 1, CS No 3530/2014 & Doct No  
3447 2014

Joint SubRegistrar  
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 no.301 on the third floor, in block no. 'B' 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 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	Open to sky & 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:

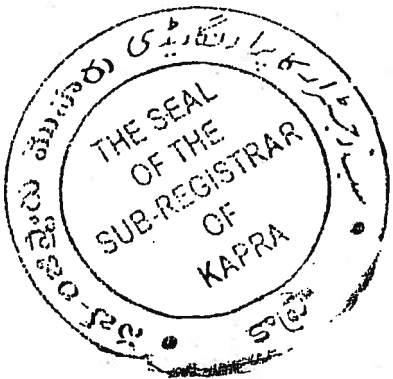
WITNESSES:

1. *B. Srinivas*
2. *B. Jayaram Lakshmi*

*[Signature]*  
VENDOR  
*[Signature]*  
BUYER



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3447/2014 Sheet 6 of 10  
Joint SubRegistrar  
Kapra




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**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE flat bearing flat no.301 on the third 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 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 : 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. 29,34,780/-


Date: 13.10.2014


  
Signature of the Executants

**C E R T I F I C A T E**

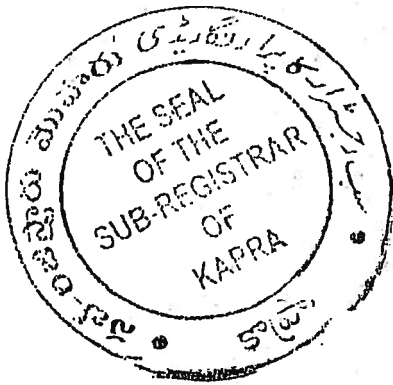
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 13.10.2014

  
Signature of the Executants



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547/2014 Sheet 7 of 10  
Joint SubRegistrar  
Kapra



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**02REGISTRATION PLAN SHOWING**

FLAT NO.301 IN BLOCK NO. 'B' 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.**

**VENDOR:**

SHRI. RATAN N. MULANI, SON OF LATE NATHUMAL R. MULANI

**BUYER:**

MR. ABHIRAM BAVISETTY, SON OF MR. B. VENKATESWAR RAO

**REFERENCE:**

**AREA:**

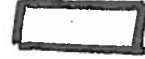
74.12

**SCALE:**

SQ. YDS. OR

**INCL:**

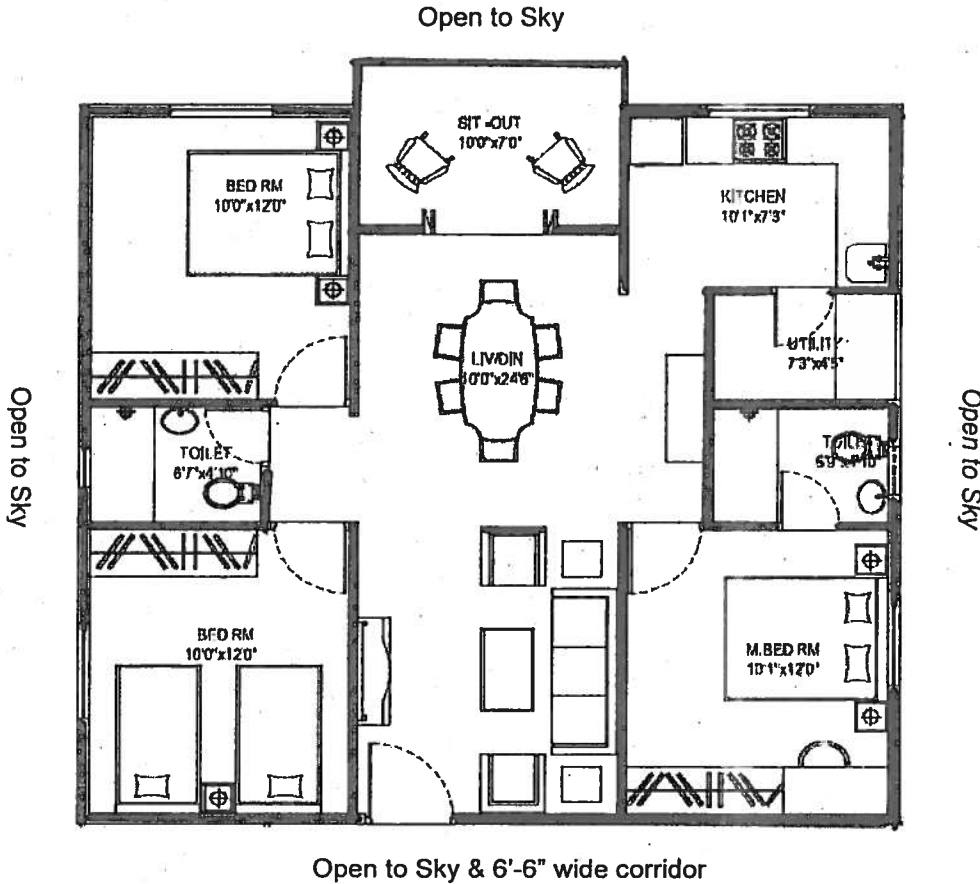
SQ. MTRS.



**EXCL:**



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



**WITNESSES:**

1. *B. Venkateswar Rao*
2. *B. Jayaram Lakshmi*

*[Handwritten Signature]*  
SIGNATURE OF THE VENDOR  
*[Handwritten Signature]*  
SIGNATURE OF THE BUYER



Bk - 1, CS No 3530/2014 & Doct No  
344712014

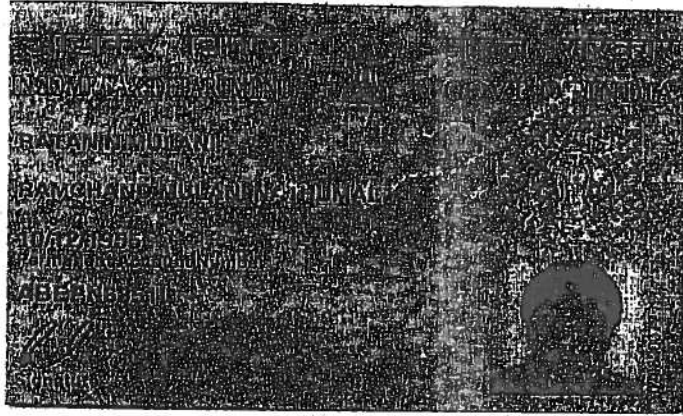
Joint SubRegistrar  
Kapra



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VENDOR:

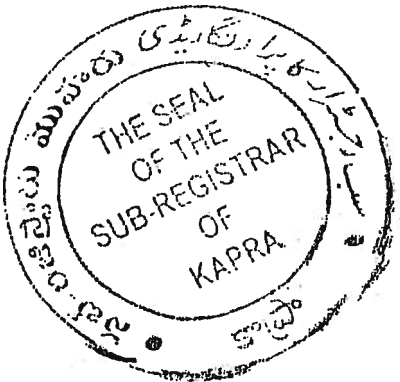


*Alvin*



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3447/2014. Sheet 9 of 10

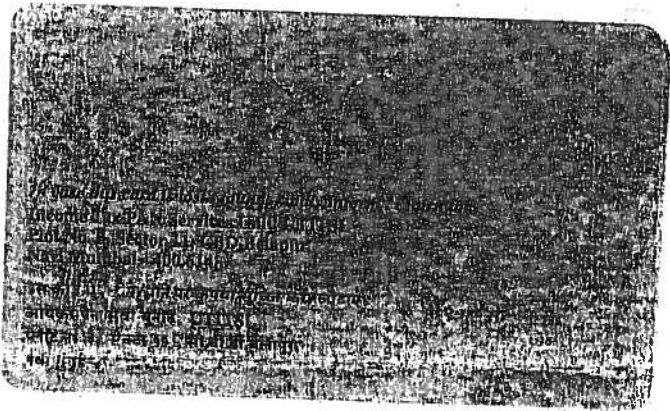
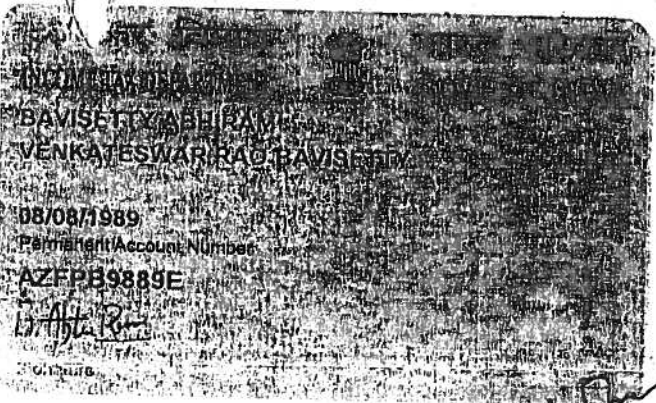
Joint SubRegistrar  
Kapra



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*Handwritten signature or scribble in black ink.*


*Handwritten name: రెండ్రనాథ్ లక్ష్మి*

**భారత ప్రభుత్వం**  
**GOVERNMENT OF INDIA**

**భావిసెట్టి జయలక్ష్మి**  
**Bhavisetty Jayalakshmi**

పుట్టిన సంవత్సరం/Year of Birth : 1959  
 స్త్రీ / Female

**6389 5059 4535**



ఆధార్ - సామాన్యని హక్కు

**భారత ప్రభుత్వం**  
**GOVERNMENT OF INDIA**

**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

చిరునామా: w/o భావిసెట్టి సురేంద్రనాథ్, 24-64-10/29, స్ట్రీట్ నంబర్ 11, రోడ్ నంబర్ 2, విష్ణుపురి ఎక్స్టెన్షన్ కాలనీ, మల్కాజ్గిరి, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500047

Address: W/O Bhavisetty Surendranath, 24-64-10/29, street no 11, road no 2, vishnupuri extn colony, Malkajgiri, Rangareddi, Andhra Pradesh, 500047


1947 1800 180 1847 help@uidai.gov.in www.uidai.gov.in పి. బాక్ నెం. 1947, రంగారెడ్డి-500001

**భారత ప్రభుత్వం**  
**GOVERNMENT OF INDIA**

**భావిసెట్టి సురేంద్రనాథ్**  
**Bhavisetty Surendranath**

పుట్టిన సంవత్సరం/Year of Birth: 1953  
 పురుషుడు / Male

**5207 5217 2037**



ఆధార్ - సామాన్యని హక్కు

**భారత ప్రభుత్వం**  
**GOVERNMENT OF INDIA**

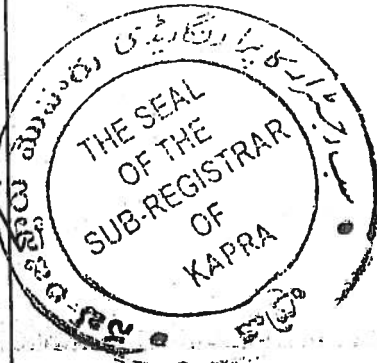
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

చిరునామా: s/o భావిసెట్టి రామకోటేశ్వర రావు, 24-64-10/29, స్ట్రీట్ నంబర్ 11, రోడ్ నంబర్ 2, విష్ణుపురి ఎక్స్టెన్షన్ కాలనీ, మల్కాజ్గిరి, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500047

Address: S/O Bhavisetty Ramakoteswara Rao, 24-64-10/29, street no 11, road no 2, vishnupuri extn colony, Malkajgiri, Malkajgiri, Rangareddi, Andhra Pradesh, 500047

1947 1800 180 1847 help@uidai.gov.in www.uidai.gov.in పి. బాక్ నెం. 1947, రంగారెడ్డి-500001

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3447/2014 Joint Sub Registrar  
Kapra  
Sheet 10 of 10



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mee seva  
easier, faster



మీ సేవ  
సౌకర్యం, త్వరితగతినే

GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT

STATEMENT OF ENCUMBRANCE ON PROPERTY

App No: 707641  
Date: 15-Oct-14

Statement No: 9181B1406  
Mee Seva App No: ECM00140073193

Sri/Smt: **ABHIRAM BAVISETTY** 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: 301, Apartment: VISTA HOMES, Ward: 1, HIGHER WILDFIRE VILLAGES KHAPRA (M) Survey No: 193, 194, 195, East: OPEN TO SKY West: OPEN TO SKY & 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY**

A search is made in the records of SRO(S) of KHAPRA, Telangana, for the period of 7 years from 01-10-2007 to 14-10-2014 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear:

S.No	Description of property	Registration Date	Name & Nature of Act	Name of the Registrant (TA) & Clauses (CL)	Year, No. of Year, Schedule No.
1	VILLAGE: KHAPRA (M) VAMPIGUDA ENCLAVE KHAPRA OLD VILLAGE LAKSHMI VENKTESWARI SURVEY: 193 PART: 484844 195 PART: APARTMENT: VISTA HOMES FLAT: 301 EXTENT: 74.12 SQ Yds. Boundaries: (N) SYN: 199 (S) SYN: 199 (E) SYN: 199 (W) SYN: 199 OPEN TO SKY (S) OPEN TO SKY (E) OPEN TO SKY (W) OPEN TO SKY (N) 6-6 WIDE CORRIDOR This document Link Doct: 1526/1549/2013 of SRO 1516/1013	13-10-2014	(Sale Deed)	1. (TA) M/S VISTA HOMES REPR BY PARTNER BHAVESH V. MEHTA 2. (CL) REP BY CLAIMANT	2014/0701
2	VILLAGE: KHAPRA (M) VAMPIGUDA COLONY: R-2300 W-B-1-3 SURVEY: 193, 194, 195 EXTENT: 498.250 Yds. Boundaries: (N) SYN: 199 (S) SYN: 199 (E) SYN: 199 (W) SYN: 199 This document Link Doct: 1526/1842/2009 of SRO 1526/1009	25-03-2013	(Sale Deed)	1. (TA) SHORUKEMAR 2. (CL) REP BY CLAIMANT	2013/0549

Certified By

*[Signature]*

Name: CH. SHORUKEMAR  
Designation: SRO REGISTRAR  
SRO KHAPRA

