

ORIGINAL

నెం. 15086 M/S Vista Homes Remy
శ్రీమతి / శ్రీ. Bhavesh V. Mehta

ఈ దిగువ ఉదహరించి దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

| | | | | | |
|----------------------|---------|--|------------|----------|-----|
| దస్తావేజు స్వభావము | Sale | | 3/9 | | f |
| దస్తావేజు విలువ | 2331500 | | 29/10 | | kap |
| స్టాంపు విలువ రూ. | 100 | | | | |
| దస్తావేజు నెంబరు | 4006/15 | | Val-29162 | | |
| రిజిస్ట్రేషన్ రుసుము | 11658 | | 0000004806 | | |
| లోటు స్టాంపు(D.S.D.) | | | | | |
| GHMC (T.D.) | 93160 | | | 10/10/15 | |
| యూజర్ ఛార్జీలు | 100 | | | | |
| అదనపు షేట్లు | | | | | |
| 5 x | 34973 | | | | |
| | 1 | | | | |
| మొత్తం | 139890 | | | | |

(అక్షరాల _____ ని)

_____ రూపాయలు మాత్రమే)

తేది 29/10

వాపసు తేది _____

(Handwritten signature and stamp)
సర్కిల్ రిజిస్ట్రారు

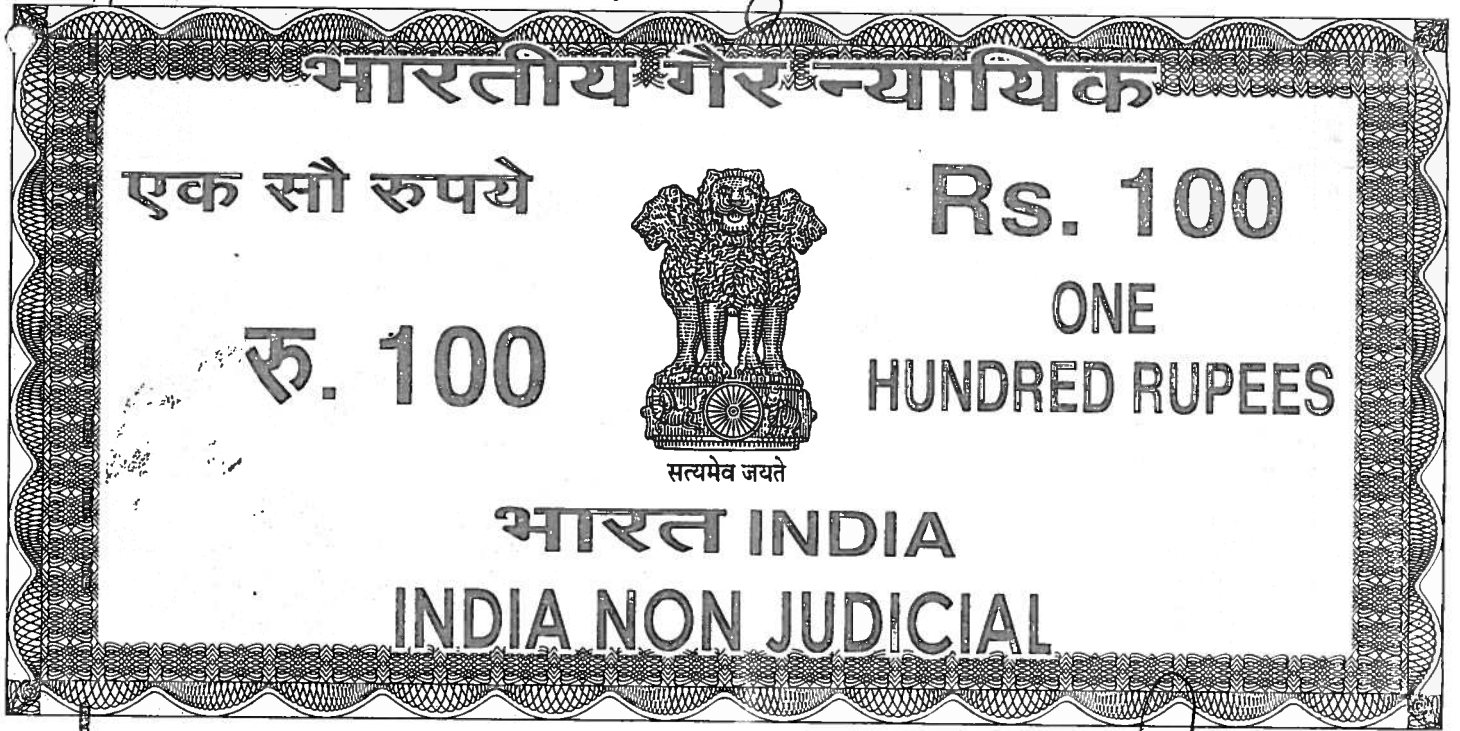
If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

10

44130

डि. नं. 4006 of 2015

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 10986 Date:03-09-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

412359

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 the 29th day of October 2015 at SRO, Kapra by and between:

1. M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6725H} and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot.No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P}, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES





Partner

For VISTA HOMES





Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11657/- paid between the hours of 11 and 12 on the 29th day of OCT, 2015 by Sri M/S Vista Homes Rep By Partner

| Execution admitted by (Details of all Executants/Claimants under Sec 32A): | | | | | Signature/Ink Thumb Impression |
|----------------------------------------------------------------------------|------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| SI No | Code | Thumb Impression | Photo | Address | |
| 1 | CL |  |  A.PADMA (REP TO BUY) [1526-1-2015-4130] | A.PADMA (REP TO BUY) W/O. G.ARVIND KUMAR PLOT NO. C-107, J.J.NAGAR COLONY,, NEREDMET X ROAD, SAINIKPURI, SEC-BAD. | <i>Padma</i> |
| 2 | EX |  |  REP BY SPA FOR PRI [1526-1-2015-4130] | REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD | <i>Prabhakar</i> |

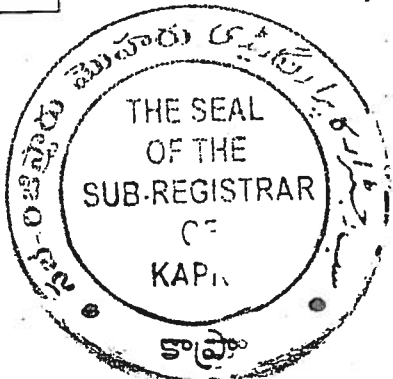
Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------|
| 1 |  |  G.K.GOPAL: 29/10/2015 [1526-1-2015-4130] | G.K.GOPAL R/O.PL.NO.C 107,J.J.NAGAR COLONY,NEREDMET X ROADS,SAINIKPURI,SEC-BAD. | <i>G.K. Gopal</i> |
| 2 |  |  G.DEVATHA: 29/10/2015. [1526-1-2015-4130] | G.DEVATHA R/O.PL.NO.C 107,J.J.NAGAR COLONY,NEREDMET X ROADS,SAINIKPURI,SEC-BAD. | <i>G. Devatha</i> |

29th day of October, 2015

Signature of *T. Nagarajiah*
Joint SubRegistrar
Kapra

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In favour of

Mr. G. Arvind Kumar, Son of Mr. G. K. Gopal, aged about 32 years, Occupation: Service, residing at Plot No. C-107, J. J. Nagar Colony, Neredmet X Roads, Sainikpuri, Secunderabad - 500 094 {Pan No. AJRPG3807F}., 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 Sy. 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 Sy. 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

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.

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 | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | |
| Stamp Duty | 100 | 128124 | 0 | 0 | 0 | 128224 |
| Transfer Duty | NA | 0 | 0 | 0 | 0 | 0 |
| Reg. Fee | NA | 11657 | 0 | 0 | 0 | 11657 |
| User Charges | NA | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 139881 | 0 | 0 | 0 | 139981 |

Rs. 128124/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11657/- towards Registration Fees on the chargeable value of Rs. 2331350/- was paid by the party through Challan/BC/Pay Order No ,634627 dated ,28-OCT-15.

Date

29th day of October, 2015

Signature of Registering Officer

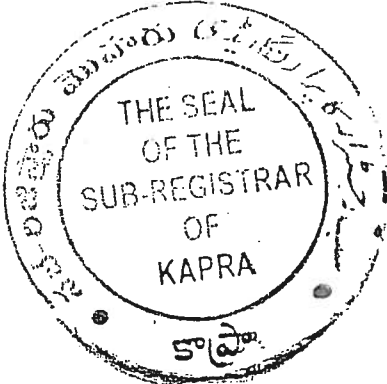
Kapra

Bk-1, CS No 4130/2015 & Doct No

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1వ పుస్తకము 2015 నం./ చా.న. 103, 4006 నెంబరుగా రిజిస్టరు చేయబడి
 ఛార్జింగ్ విమిక్తం గుర్తింపు నెంబరు 106
 4006/2015 నం. లో రిజిస్టరు చేయబడినది.
 2015 నం. 29 వ తేదీ

T. Nagaraj
 నవ-రిజిస్ట్రార్



- 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.104 on the first floor, in block no. 'H' admeasuring 950 sft, of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the 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. 23,31,350/- (Rupees Twenty Three Lakhs Thirty One Thousand Three Hundred and Fifty 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.104 on the first floor, in block no. 'H', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.23,31,350/-(Rupees Twenty Three Lakhs Thirty One Thousand Three Hundred and Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 9,28,275/-(Rupees Nine Lakhs Twenty Eight Thousand Two Hundred and Seventy Five Only) paid by way of D.D.No.515346, dated 24.10.2014 drawn on Syndicate Bank, Alwal Branch, Hyderabad.
- ii. Rs. 5,56,965/-(Rupees Five Lakhs Fifty Six Thousand Nine Hundred and Sixty Only) paid by way of D.D.No.516025, dated 14.03.2015 drawn on Syndicate Bank, Alwal Branch, Hyderabad.

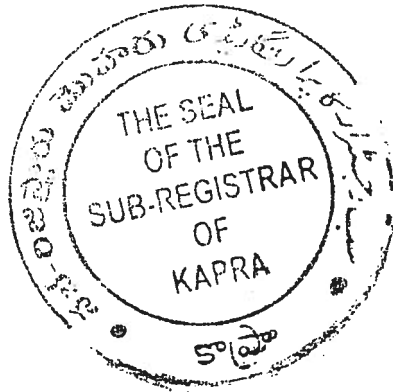
For VISTA HOMES


Partner

For VISTA HOMES


Partner

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- iii. Rs. 4,58,035/- (Rupees Four Lakhs Fifty Eight Thousand and Thirty Five Only) paid by way of D.D.No.403972, dated 10.10.2015 drawn on Syndicate Bank, Alwal Branch, Hyderabad.
 - iv. Rs.1,68,475/- (Rupees One Lakhs Sixty Eight Thousand Four Hundred and Seventy Five Only) paid by way of D.D.No. 405025, dated 23.10.2015 drawn on Syndicate Bank, Alwal Branch, Hyderabad.
 - v. Rs.2,19,600/- (Rupees Two Lakhs Nineteen Thousand and Six Hundred Only) (Part Payment) paid by way of cheque no.142283, dated 15.07.2014 drawn on Syndicate Bank, Mouali Branch, Hyderabad.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
 7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
 8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

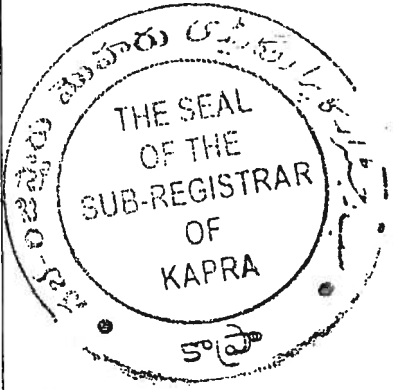
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
 - vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.

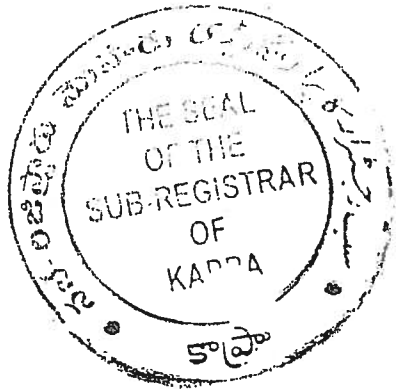
For VISTA HOMES

Partner

For VISTA HOMES

Partner


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- 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.

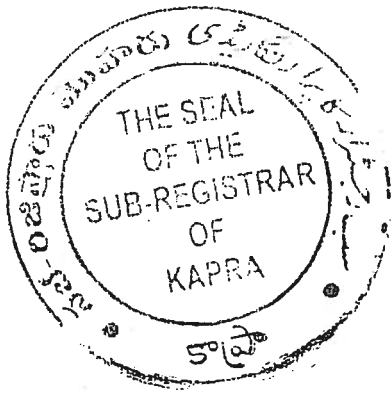
For VISTA HOMES

Partner

For VISTA HOMES

Partner


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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.104 on the first floor, in block no. 'H' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

| | |
|----------|---------------------|
| North By | Open to Sky |
| South By | Open to Sky |
| East By | 6'-6" wide corridor |
| West By | Open to Sky |


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


WITNESSES:

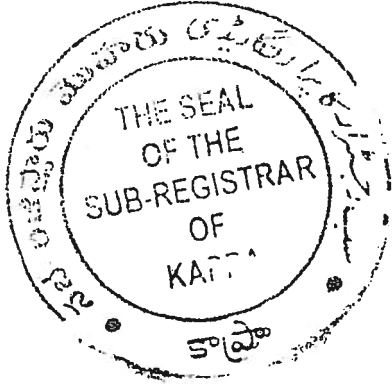
1. 
2. Gr. Devalia

For VISTA HOMES

Partner

For VISTA HOMES

Partner
VENDOR


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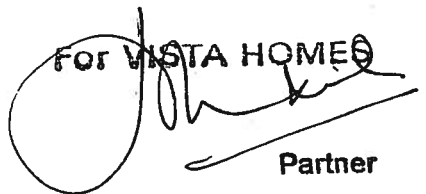


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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.104 on the first floor, in block no. 'H' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the First Floor : 950 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 23,31,350/-

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Executants

Date: 29.10.2015

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

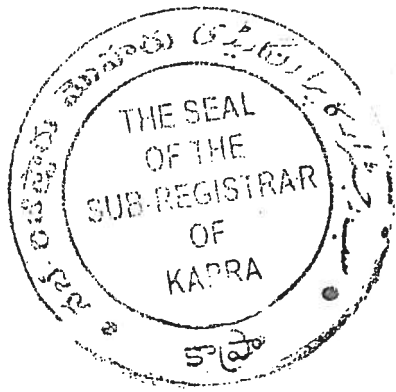
For VISTA HOMES

Partner

Date: 29.10.2015

Signature of the Executants


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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO.104 IN BLOCK NO. 'H' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA MANDAL, R. R. DIST.

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

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

BUYER: MR. G. ARVIND KUMAR, SON OF MR. G. K. GOPAL

REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

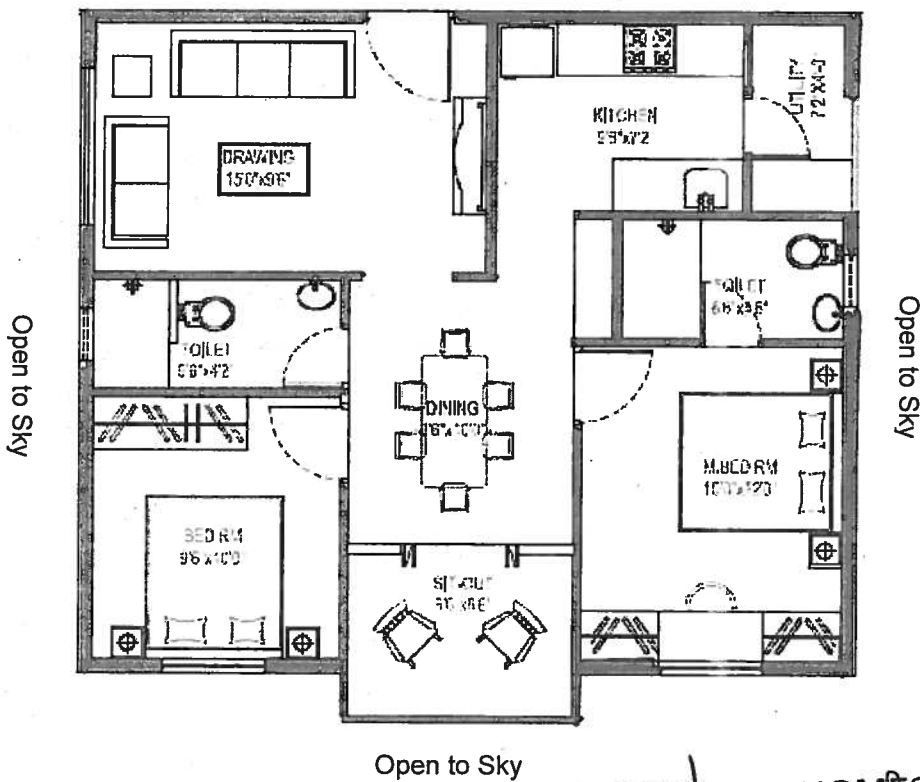


EXCL:

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



6'-6" wide corridor



WITNESSES:

- 1.
- 2.


For VISTA HOMES

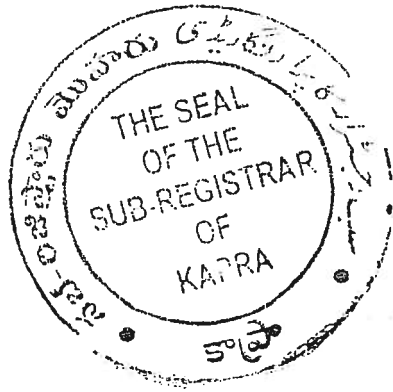
Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR


Bk-1, CS No 4130/2015 & Doct No
4006-0015. Sheet 9 of 12 Joint SubRegistrar
Kapra



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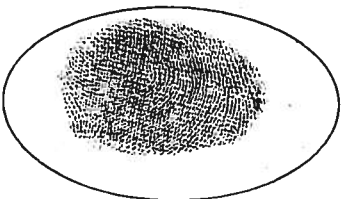
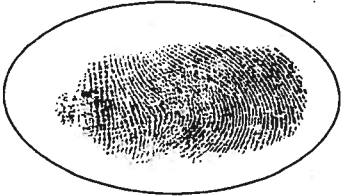


PHOTOGRAPHS AND
PRINTS AS PER SECTION 32A
OF THE REGISTRATION
ACT, 1908.

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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDORS:

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

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

SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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.

BUYER:

MR. G. ARVIND KUMAR
S/O. MR. G. K. GOPAL
R/O. PLOT NO C-107,
J.J. NAGAR COLONY
NEREDMET X ROADS,
SAINIKPURI
SECUNDERABAD- 500 094.

REPRESENTATIVE TO BUYER

MRS. A. PADMA
W/O. G. ARVIND KUMAR
R/O. PLOT NO C-107,
J.J. NAGAR COLONY
NEREDMET X ROADS,
SAINIKPURI
SECUNDERABAD- 500 094.

SIGNATURE OF WITNESSES:

- 1.
- 2.


FOR VISTA HOMES **For VISTA HOMES**

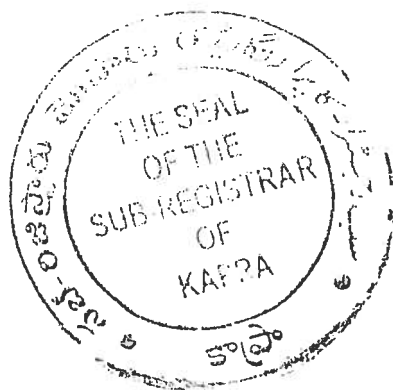
Partner **SIGNATURE OF EXECUTIVE PARTNER**

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, A. Padma, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

x


Bk-1, CS No 4130/2015 & Doct No
4006/2015. Sheet 10 of 12 Joint Sub Registrar
Kapra



Generated On: 29/10/2015 11:59:02 AM



BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GARVIND GUPTA
GASISTARAM KRISHNA GOPAL

28/07/1981
Permanent Account Number
AARPG3507F

[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PADMA RAMENAPU
TATA RAO RAMENAPU

18/02/1986
Permanent Account Number
AQUF80000

[Signature]
Signature



[Handwritten signature]

Padma

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P



शुद्ध सेवा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H


नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

[Signature]
Signature

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



शुद्ध सेवा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C


नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
D2-03-1970

[Signature]
Signature

मुख्य आयकर अधिकारी, कर्नाटक
Chief Commissioner of Income-tax, Karnataka




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI


15/01/1974
Permanent Account Number
AWSP8104E

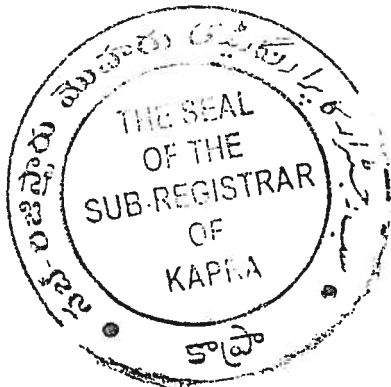
[Signature]
Signature



For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner


Bk-1, CS No 4130/2015 & Doct No
4006/2015. Sheet 11 of 12 Joint SubRegistrar
Kapra



ఆంధ్ర ప్రదేశ్ రాష్ట్రం

ఆధార్



ఆధార్

భారత ప్రభుత్వం

Ministry of Information and Public Relations
Government of India

భారత ప్రభుత్వం

Ministry of Information and Public Relations
Government of India

నమోదు క్రమసంఖ్య/Enrolment No.: 1111/15218/01606

నమోదు క్రమసంఖ్య/Enrolment No.: 1111/15218/01607

To: G K Gopal

(జి కి గోపాల్)

S/O Late G Krishna
37-70/11/6 C-107
J J NAGAR COLONY
NEAR MAHABODHI FUNCTION HALL
SAINIKPURI
Malkajgiri
Hyderabad
Andhra Pradesh - 500094

Date: 03/05/2011



EY 06472011 5 IN Ref. No.: 09052011-07978

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2263 4642 6050

ఆధార్ - సామాన్యుని హక్కు

To: G Devatha

(జి దేవత)

W/O G K Gopal
37-70/11/6 C-107
J J NAGAR COLONY
NEAR MAHABODHI FUNCTION HALL
SAINIKPURI
Malkajgiri
Hyderabad
Andhra Pradesh - 500094

Date: 25/03/2011



EY 04020075 6 IN Ref. No.: 25032011-00376

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2645 5326 1982

ఆధార్ - సామాన్యుని హక్కు

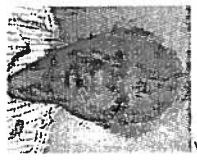
G. Devatha

(Handwritten signature)

WITNES:



జి కి గోపాల్
G K Gopal



పుట్టిన సంవత్సరం / Year of Birth : 1950
పురుషుడు / Male
2263 4642 6050



ఆధార్ - సామాన్యుని హక్కు




జి దేవత
G Devatha

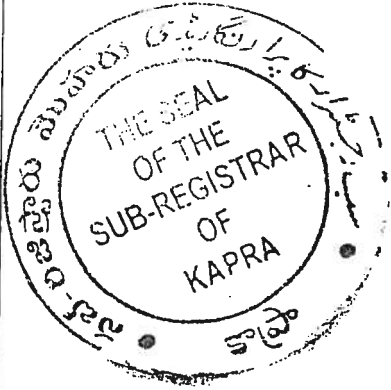


పుట్టిన సంవత్సరం / Year of Birth : 1960
స్త్రీ / Female
2645 5326 1982



ఆధార్ - సామాన్యుని హక్కు


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4006/2015. Sheet 12 of 12 Joint Sub Registrar
Kapra





00WW 84809849

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 101478

MeeSeva App No : ECM021502431488

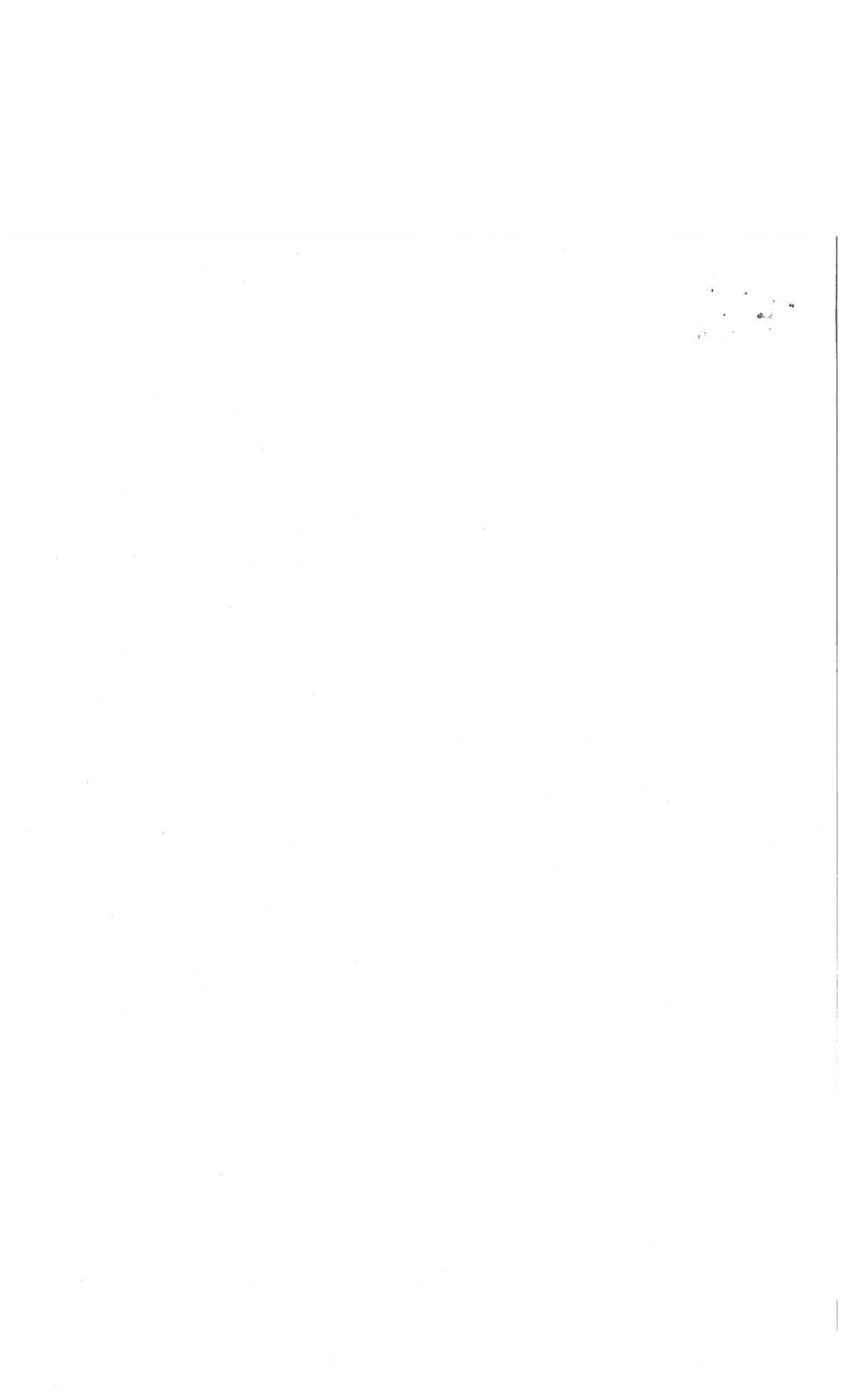
Date : 02-Nov-15

Statement No : 12521260

Sri/Smt.: G ARAVIND KUMAR : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: KHAPRA (M) House No: Flat No: 104 Apartment: VISTA HOMES BLOCK NO.H, Ward : 1-Block : 1
VILLAGE: KHAPRA (M) Survey No : 193,194,195, East: 6-ft WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KHAPRA relating there to for 8 years from 01-10-2007 To 30-10-2015 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

| S.No | Description of property | Reg.Date Exd.Date Pres.Date | Nature & Mkt Value Cons. Value | Name of Parties (EX) & Claimants (CL) | Vol/Pg No CD No Dist No/Year (Schedule No) |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 1 | VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-3 SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES BLOCK NO.H FLAT: 104 EXTENT: 57.71SQ Yds BUILT: 1650SQ. FT Boundries: (N): OPEN TO SKY (S) OPEN TO SKY (E): 6-ft WIDE CORRIDOR (W): OPEN TO SKY This document Link Doc Link Doc Link Doc Link Doc 1526, 3080/2007 of SRO 1512; 1842/2009 of SRO 1526; 4325/2007 of SRO 1512; 1428/2007 of SRO 1512/ 2007 | (R) 29-10-2013 (E) 29-10-2015 (P) 29-10-2015 | 0101 (Sale Deed) Mkt.Value:Rs. 50000 Cons.Value:Rs. 2331850 | 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 SOHAM MODI 3. (EX) WAREDDY KIRAN KUMAR 4. (EX) REP BY AGPA M/S VISTA HOMES REP BY PARTNER BHAVESH V MEHTA 5. (EX) REP BY AGPA M/S VISTA HOMES REP BY PARTNER M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 6. (EX) REP BY SPA FOR PRESENTING DOCTE PRABHAKAR REDDY 7. (CL) G ARAVIND KUMAR 8. (CL) PADMANABH (BUYER) | 0/0 4005/ 2015 [1] of SRO KAPRA |
| 2 | VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 193SP PLOT: / HOUSE: EXTENT: 3082SQ Yds Boundries: (N) BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES (S) SY NO 199 (E): SY NO 199 (W): SY NO 194 BELONGING TO M/S VISTA HOMES This document Link Doc 1526 4324/2007 of SRO 1512;/ 2007 | (R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009 | 0111 (AGREEMENT OF SALE GUM-GPA) Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7850000 | 1. (EX) WAREDDY KIRAN KUMAR 2. (EX) M/S VISTA HOMES REP BY MEHUL V MEHTA 3. (EX) M/S VISTA HOMES REP BY SOHAM MODI | 0/0 CD Volume: 119 1842/ 2009 [1] of SRO KAPRA |
| 3 | VILL/CCL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194 SOUTHERN PART HOUSE: / EXTENT: 1452SQ Yds Boundries: (N): BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER (S) SYNO.199 (E): SYNO.195 (W): SYNO.199 | (R) 16-05-2007 (E) 16-05-2007 (P) 16-05-2007 | 0101 (Sale Deed) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000 | 1. (EX) S.CHILAKAMMA 2. (EX) S.DHANPAL REDDY 3. (EX) S.MADHUSUDHAN REDDY 4. (EX) S.ANJI REDDY 5. (EX) S.SRINIVAS REDDY 6. (CL) M/S VISTA HOMES MEHUL V MEHTA 7. (CL) AJEETA MODY | 0/0 CD Volume: 303 4325/ 2007 [0] of SROMALKAJGIRI |
| 4 | VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundries: (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 | 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: 3003 3000/ 2007 [0] of SROMALKAJGIRI |
| 5 | VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundries: (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 | 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: 3003 3000/ 2007 [0] of SROMALKAJGIRI |



| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundries: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199 1512,</p> | <p>(R) 23-02-2007 (E) 19-02-2007 (P) 19-02-2007</p> | <p>0101 (Sale Deed) Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000</p> | <p>4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPBY ITSPARTNER V. MEHTA</p> | <p>0/0 CD_Volume: 297 1426/ 2007 [@] of SROMALKAJGIRI</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|

Certified By



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

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