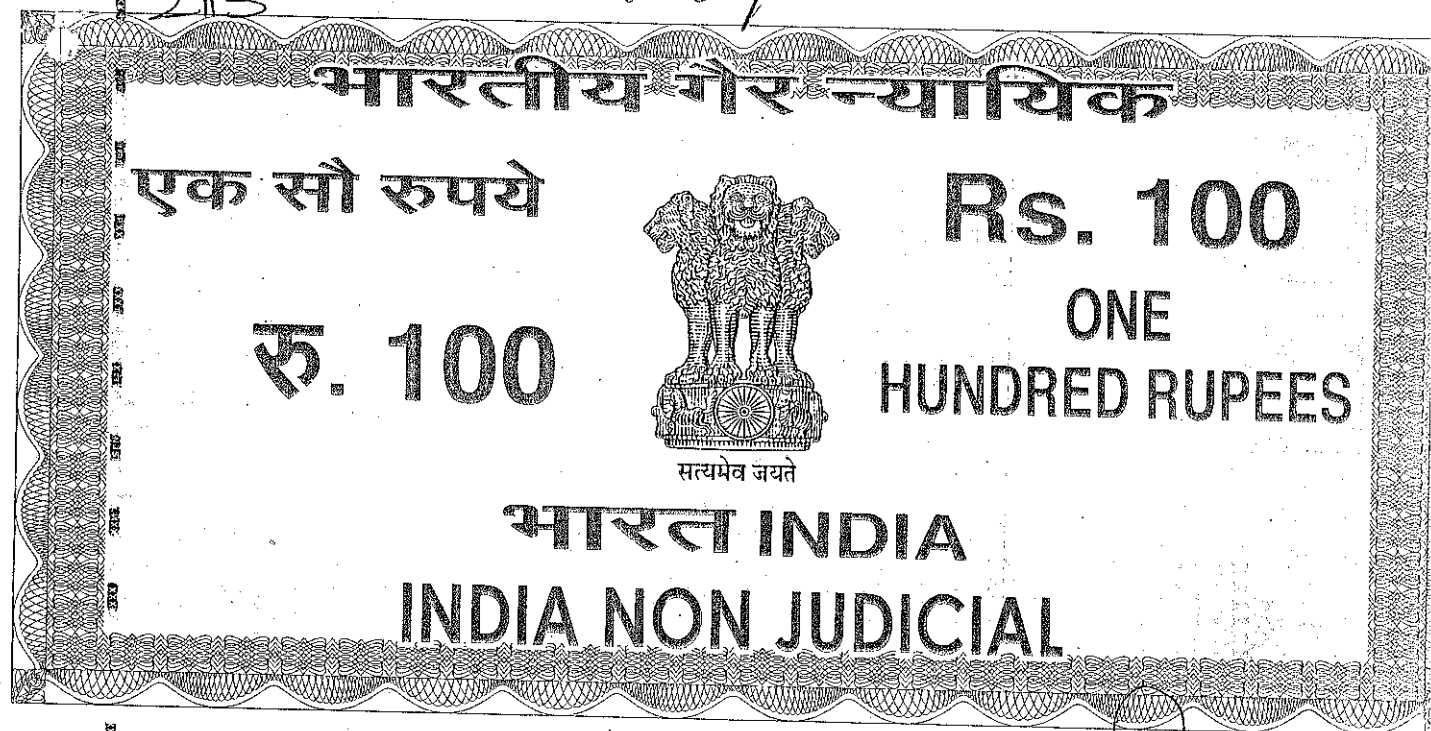


213

Doc No: 2020/2015

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

*[Handwritten Signature]*

566120

S.No. 3897 Date: 21-04-2015

Sold to: MAHENDER

S/o. MALLESH

For Whom: M/s. VISTA HOMES

**K.SATISH KUMAR**  
 LICENSED STAMP VENDOR  
 LIC No.16-05-059/2012,  
 R.No.16-05-029/2015  
 Plot No.227, Opp.Back Gate  
 of City Civil Court,  
 West Marredpally, Sec'bad.  
 Mobile: 9849355156

**SALE DEED**

This Sale Deed is made and executed on this the 11<sup>th</sup> day of June 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, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) Shri Bhavesh V, Mehta, S/o. Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
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, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES  
*[Handwritten Signature]*  
 Partner





For VISTA HOMES  
*[Handwritten Signature]*  
 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. 16505/- paid between the hours of 11 and 12 on the 11th day of JUN, 2015 by Sri Bhavesh V.Mehta

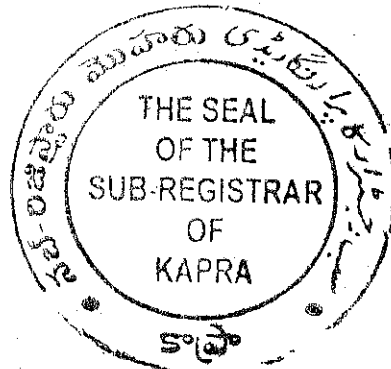
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 PRANITHA KANUGANTI:11 [1526-1-2015-2113]	PRANITHA KANUGANTI W/O. DEVENDER SUNCHU FLATNO.306 VINOOTHNA ORCHID, PADMAVATHY CLY KUSHAIGUDA HYD	<i>Praniha</i>
2	EX		 REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY [1526-1-2015-2113]	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		 K.SAI RAM PRASAD:11 [1526-1-2015-2113]	K.SAI RAM PRASAD R/O.303,VINOOTHNA ARCHIDE,PADMAVATHI CLNY,KUSHAIGUDA,HYD.	<i>KR</i>
2		 S.DEVENDER:11/06/2015 [1526-1-2015-2113]	S.DEVENDER R/O.306,VINOOTHNA ARCHIDE,PADMAVATHI CLNY,KUSHAIGUDA,HYD.	<i>Devender</i>

11th day of June,2015

Signature of Joint SubRegistrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM



Bk-1, CS.No 2113/2015 & Doct No  
 1000/2015. Sheet 1 of 11  
 Joint SubRegistrar  
 Kapra

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 7296  
 శ్రీమతి శ్రీ M/s Vista Homes Rep by SPA K  
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వుజ్యక్తం చేస్తున్నది.

దస్తావేజు వ్యభావము	Sale				F
దస్తావేజు విలువ	3301000				Kopra
స్టాంపు విలువ రూ.	100				
దస్తావేజు వెంబరు	2020/15		vat - 37447		
రిజిస్ట్రేషన్ రుసుము	16505		00751		
లోటు స్టాంపు (D.S.D.)	13194				
GHMC (T.D.)	49575				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు	/				
5 x .....	/				
మొత్తం	198060				

RETURNED

Ch-no: 886448  
 10/06/15

(అక్షరాల) Nil రూపాయలు మాత్రమే)

తేది 11/06/15  
 వాచసు తేది

సెల్-08  
 సబ్ రిజిస్ట్రారు  
 కార్వా

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.



**In favour of**

Mrs. Pranitha Kanuganti, Wife of Mr. Devender Sunchu, aged about 27 years, Occupation: Service, residing at Flat No, 306, Vinoothna Orchid, Padmavathy Colony, Kushaiguda, Hyderabad - 500 062, {Pan No. BDRPK9312G} 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	181455	0	0	0	181555
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	16505	0		0	16505
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>198060</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>198160</b>

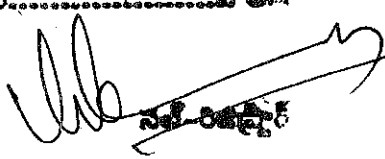
Rs. 181455/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16505/- towards Registration Fees on the chargeable value of Rs. 3301000/- was paid by the party through Challan/BC/Pay Order No ,886448 dated ,10-JUN-15.

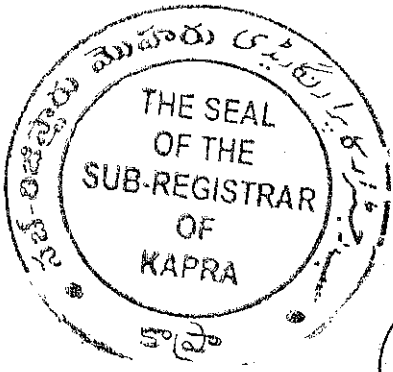
Date: 11th day of June,2015

Signature of Registering Officer  
Kapra

Bk-1, CS No 2113/2015 & Doct No  
 2015. Sheet 2 of 11 Joint SubRegistrar  
 Kapra

ప్ర పుస్తకము 2015 నం./ కా.వ. 1932  
 పు.....2020.....నెంబరుగా రిజిస్టరు చేయబడ  
 స్టాంప్ విమిత్తం గుర్తింపు నెంబరు 1526  
 2020/2015 నా యిచ్చడవ్వెనది  
 2015 నం.....నెంబరు.....వ తీసి

  
 న. 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.208 on the second floor, in block no. 'H' 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.
4. 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.33,01,000/-(Rupees Thirty Three Lakhs and One Thousand Only) and the Vendee has agreed to purchase the same.
- H. 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. 208 on the second floor, in block no. 'H', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
  - A reserved parking space for single car on the basement, admeasuring about 100 sft.
- situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.33,01,000/-(Rupees Thirty Three Lakhs and One Thousand Only) loan availed from IDBI Bank Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration,
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.

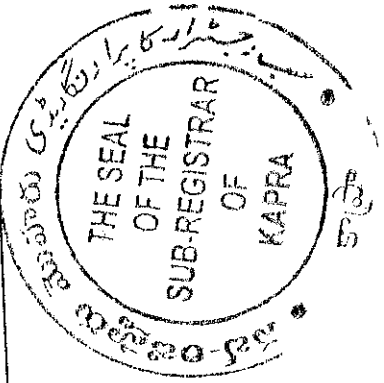
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk-7, CS No 2113/2015 & Doct No  
Sheet 3 of 11  
Joint SubRegistrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM





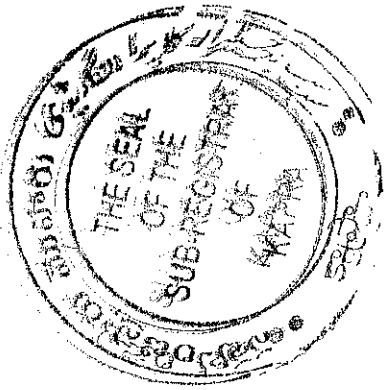
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming 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.
  - 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.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

Bk-1, CS No 2113/2015 & Doct No  
Sheet 4 of 11

Joint SubRegistrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM



- 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.
- 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

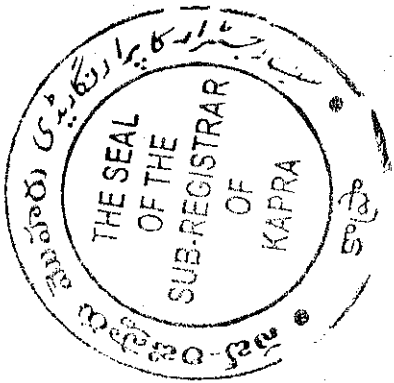
Partner

For VISTA HOMES

Partner

Bk-1, CS.No 2113/2015 & Doct No  
2020/2015. Sheet 5 of 11

Joint SubRegistrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM



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'


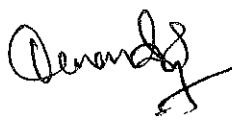
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.208 on the second floor, in block no.'H' 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 marked in red in the plan enclosed and bounded as under:

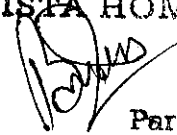
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

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:

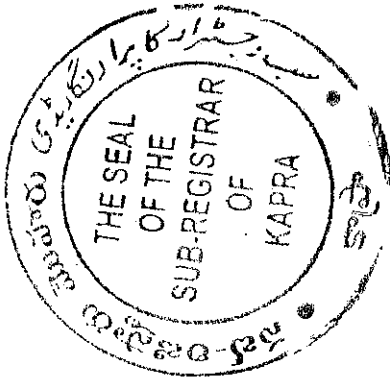
WITNESSES:

1. 
2. 

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner  
VENDOR  
*Pranika K*  
VENDEE

Bk-1, CS No 2113/2015 & Doct No  
2000/2015 Sheet 6 of 11 Joint SubRegistrar  
Kapra



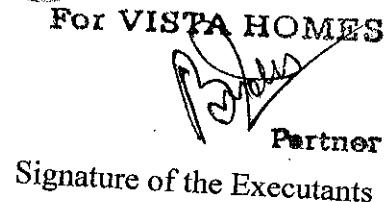
Generated On: 11/06/2015 11:46:14 AM



**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE Apartment bearing flat no.208 on the second 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 : 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 Second Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 33,01,000/-

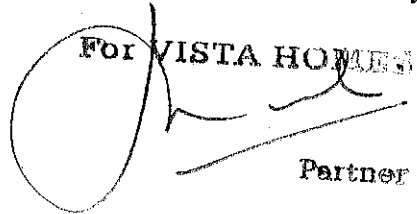
For VISTA HOMES  
  
Partner

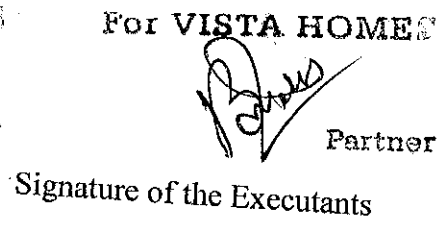
For VISTA HOMES  
  
Partner  
Signature of the Executants

Date: 11.06.2015

**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  
Signature of the Executants

Date: 11.06.2015

*Panitha.k*

Bk-1, CS No 2113/2015 & Doct No

Sheet 7 of 11

Joint Sub Registrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM





**REGISTRATION PLAN SHOWING**

FLAT NO. 208 IN BLOCK NO. 'H' ON THE SECOND FLOOR  
IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

KAPRA VILLAGE, KEESARA

**SITUATED AT**  
**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

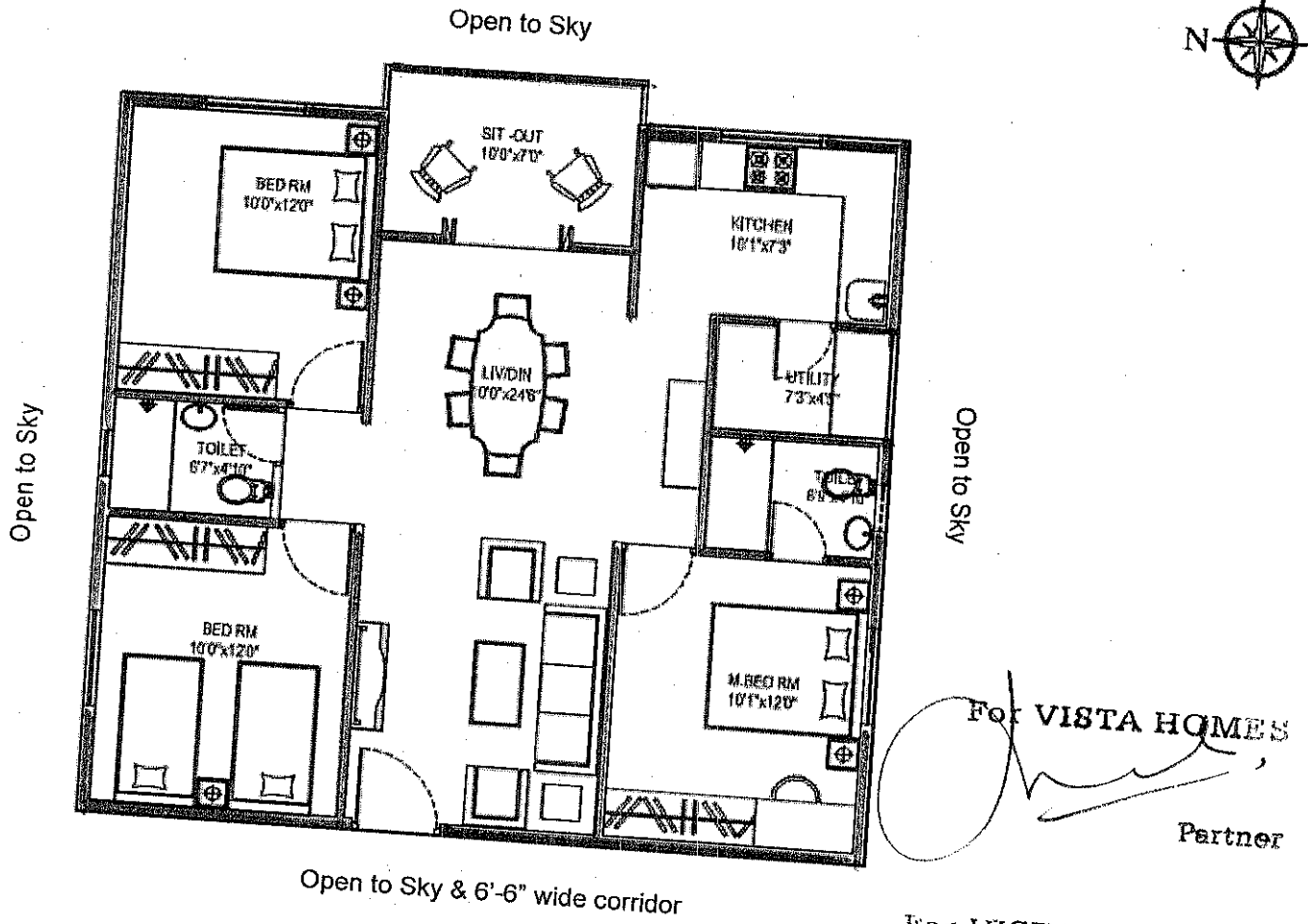
**BUYER:** MRS. PRANITHA KANUGANTI, WIFE OF MR. DEVENDER SUNCHU

**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.



For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

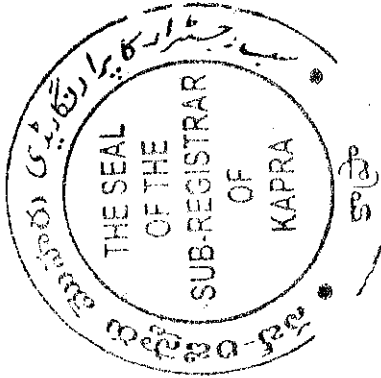
SIGNATURE OF THE VENDOR  
*Pranitha-k*  
SIGNATURE OF THE BUYER

**WITNESSES:**

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

Bk-1, CS No 2113/2015 & Doct No  
2113/2015. Sheet 8 of 11

Joint SubRegistrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM



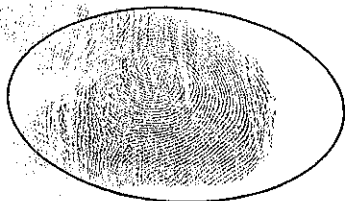
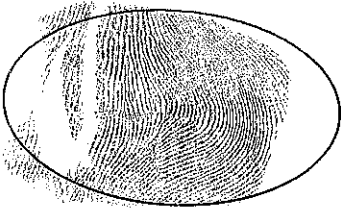
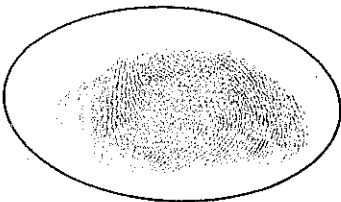
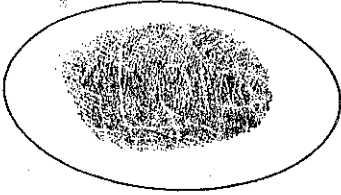
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH

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:**

MRS. PRANITHA KANUGANTI  
W/O. MR. DEVENDER SUNCHU  
R/O. FLAT NO, 306, VINOOTHNA ORCHID  
PADMAVATHY COLONY  
KUSHAIGUDA  
HYDERABAD - 500 062.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

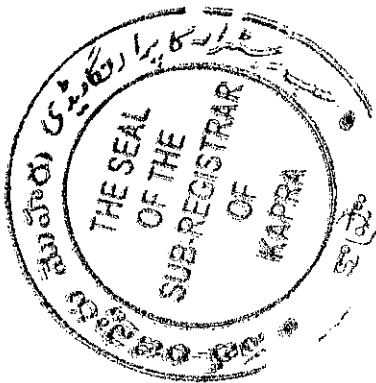
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

BK-1, CS.No.2113/2015 & Doct No  
2001/2015 Sheet 9 of 11 Joint Sub Registrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM





**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT. OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2058P



For VISTA HOMES

Partner


आयकर विभाग / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1968

हस्ताक्षर / SIGNATURE



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


आयकर विभाग / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE



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

For VISTA HOMES

Partner




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

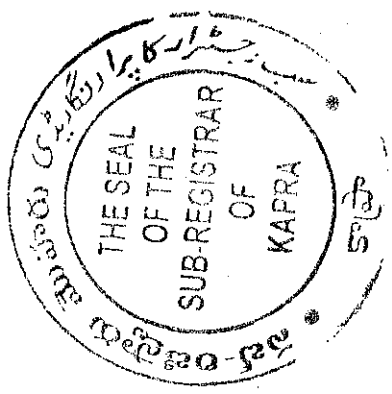
हस्ताक्षर / SIGNATURE



Partner

Bk-1, CS No 2113/2015 & Doct No  
Sheet 10 of 11

Joint SubRegistrar &  
Kapra



Generated On: 11/06/2015 11:46:14 AM



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**PRANITHA KANUGANTI**  
**RAJAJIAH KANUGANTI**  
**29/03/1987**  
 Permanent Account Number  
**BDRPK9312G**

*Pranitha.k*  
 Signature




0102008

*Pranitha.k*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**S DEVENDER**  
**SAMBAIAH SUNCHU**  
**13/05/1981**  
 Permanent Account Number  
**BKVPS2146D**

*Devender S.*  
 Signature



*Devender S.*



**భారత ప్రభుత్వం**  
**Unique Identification Authority of India**  
**Government of India**

సామాన్య సంఖ్య / Enrollment No. 1067/47009/05500

To  
**Sai Ram Prasad Kuppaa**  
 సాయి రామ్ ప్రసాద్ కుప్పా  
 20-2  
 street nem 4  
 near electrocell sub station  
 goutham nagar ma katgiri  
 Malkajgiri  
 Malkajgiri K V Railway araddy  
 Andhra Pradesh - 500047  
 9291499634

03/07/2013

*SK*



KL47117974FF7  
17117974



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
**8680 2272 0287**

సామాన్య సంఖ్య - సామాన్యని హక్కు

**భారత ప్రభుత్వం**  
**Government of India**  
 సాయి రామ్ ప్రసాద్ కుప్పా  
 Sai Ram Prasad Kuppaa



సృష్టించిన తేదీ / Year of Birth: 1956  
 పురుషుడు / Male

**8680 2272 0287**

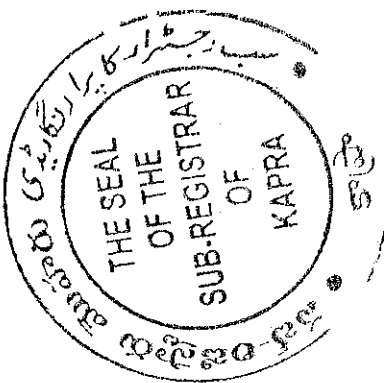
సామాన్య సంఖ్య హక్కు



Bk-1, CS No 2113/2015 & sheet No

Sheet 19 of 17

Joint Sub Registrar  
Kapra



Generated On: 11/06/2015 11:46:14 AM







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

App No : 191322

Date : 17-Jun-15

MeeSeva App No : ECM021501862094 **00WW 10696035**

Statement No : 10842250

Sri/Smt.: **K PRANITHA** : 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: 208 ,Apartment: VISTA HOMES BLOCK NO.H**  
**,Ward : 1-Block : 1 VILLAGE: 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 KAPRA relating there to for 8 years from 01-10-2007 To 14-06-2015 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Act/Encumbrance No. & Date	Nature & Mkt. Value/Cons. Value	Name of the person(s) by whom created	Val/Pg. No. & Date of Registration
1 3	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES BLOCK NO.H FLAT: 208 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY & 6-6' WIDE CORRIDOR <b>1526,</b>	(R) 11-06-2015 (E) 11-06-2015 (P) 11-06-2015	<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 50000 Cons.Value:Rs. 3301000	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)NAREDDY 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 DOCT K.PRABHAKAR REDDY 7. (CL)PRANITHA KANUGANTI	0/0 2020/ 2015 [1] of SROKAPRA

Certified By

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

